

17 SYCAMORE DRIVE

Demolition of existing single story extension and garage. Replacement single story rear extension, internal alterations, external insulation and fenestration changes.

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

- Impact on Neighbouring Amenity

It is not considered that the proposed extensions would harm the amenity of neighbouring properties.

- Impact on the Character and Appearance of the Area

Although a sizeable extension, the proposals retain the character of the bungalow as the roof height will not be raised. Modern materials will be used however within the local vicinity a mix of materials can be found, including those proposed. Overall it is considered that the proposals would not harm the character or appearance of the area.

- Parking and Access

The garage will be converted. The loss of the garage for its original purpose is regrettable however sufficient off-street parking is provided for the size of the dwelling.

3. Planning History:

[P70/M0069](#) – Extensions to provide large kitchen, bedroom & study. Construction of carport & garden store.

SODC granted planning permission

4. Risk Appraisal

Dependent on the Town Council's recommendation to SODC is it likely that there would be a contrary decision by SODC? If so then a councillor should be nominated at the meeting to represent the views of the Town Council at the planning committee.

5. Policies Relevant to the Application

The following policies are of particular relevance when considering this application.

Thame Neighbourhood Plan

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| H6 | Design new development to be of high quality |
| GA6 | New development to provide parking on site for occupants and visitors |

- ESDQ16 Development must relate well to its site and its surroundings
- ESDQ28 Provide good quality private outdoor space
- ESDQ29 Design car parking so that it fits in with the character of the proposed development

SODC Local Plan 2035 Policies

- DES1 Delivering high quality development
- DES2 Enhancing local character
- DES5 Outdoor amenity space
- DES6 Residential amenity
- DES7 Efficient use of resources
- DES8 Promoting sustainable design
- H20 Extensions to dwellings