

OAK TREE HOUSE, MORETON LANE

Proposed 2-storey side extension to the existing house, 2-storey front extension, 2-storey/single-storey rear extension, loft conversion, single storey rear pool room extension, and single storey side extension with accommodation in the roof space.

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

- Impact on Neighbouring Amenity

Oak Tree House is a detached property situated on a large plot. The extensions are relatively substantial however overall, it is considered that the proposals would not give rise to any adverse consequences to neighbouring amenity.

- Parking and Access

Although the garage space is being converted and an additional bedroom created, there is sufficient driveway parking for several vehicles. Under [P23/S2304/HH](#), planning permission has granted a detached 4-bay garage.

- Impact on views from the countryside

The property is visible from the Phoenix Trail and Moreton Lane. The extensions which increase the property's footprint are contained to single storey. Accommodation at second floor is proposed however this will not increase the ridge height beyond existing. Overall it is considered that the proposals would not harm views from the countryside.

3. Planning History:

[P23/S2304/HH](#) – Detached 4-bay garage with ancillary accommodation over.

TTC supported + comment

SODC granted planning permission on 30 August 2023

[P22/S4434/HH](#) – New 4 bay garage.

TTC supported

SODC granted planning permission on 1 February 2023

[P22/S3343/FUL](#) – Change of use of land to side of existing garden to become garden.

TTC supported

SODC granted planning permission on 15 November 2022

[P16/S2041/HH](#) – Conversion of garage to form ancillary annex to provide wheelchair

accessible accommodation.
TTC recommended approval
SODC granted planning permission

[P11/E1542](#) – Single storey side garage/store extension
SODC granted planning permission

[P00/N0189](#) – Demolition of existing extension and balustrade and erection of single storey rear extension with balcony over.
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

H6	Design new development to be of high quality
ESDQ16	Development must relate well to its site and its surroundings
ESDQ21	Development proposals, particularly where sited on the edge of Thame or adjoining Cuttle Brook, must maintain visual connections with the countryside
ESDQ22	The visual impact of new development on views from the countryside must be minimised
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
DES5	Outdoor amenity space
DES6	Residential amenity
DES7	Efficient use of resources
DES8	Promoting sustainable design
ENV1	Landscape and countryside
H20	Extensions to dwellings