

11 GREENWAY

Demolition of existing conservatory, rear extension, internal alterations and all associated work.

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

- Impact on Neighbouring Amenity

The proposed rear extension will have similar footprint to the existing conservatory and rear extension. Overall, it is considered that the proposals would not give rise to any adverse consequences in terms of loss of light, privacy or outlook.

3. Planning History:

[P20/S4143/LDP](#) – The proposal is to replace an existing conservatory with a single storey extension, matching scale & materials of existing rear extension.

Withdrawn prior to determination

[P01/N0421/RET](#) – Retention of high level obscured glazed window in gable wall as means of fire escape. (Revision to approval P00/N0720).

SODC granted planning permission

[P00/N0720](#) – Demolition of existing garage and erection of a two-storey extension plus a loft conversion.

TTC objected

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
- ESDQ28 Provide good quality private outdoor space

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
H20 Extensions to dwellings