

South Oxfordshire District Council – Committee Report

APPLICATION NO.	P23/S2705/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	17.8.2023
PARISH	THAME
WARD MEMBERS	Pieter-Paul Barker David Bretherton Kate Gregory
APPLICANT	Ms Hannah Whyte-Smith
SITE	2 Brook Lane Thame, OX9 2EG
PROPOSAL	Complete refurbishment and reconfiguration of existing house, demolition of existing store room building and conservatory. Erection of two storey rear extension. (As amended by plans received 2 October 2023 omitting first floor side extension, altering fenestration serving bedrooms 2 and 3 and changing proposed light coloured timber cladding).
OFFICER	Victoria Clarke

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This report sets out the justification for officers' recommendation to grant planning permission having regard to the development plan and any other material planning considerations.
- 1.2 The application has been called to committee by Cllr David Bretherton who considers the extension is over large and against the shared boundary.
- 1.3 The application site (shown at **Appendix A**) is located on a residential street in southern Thame and comprises a detached two storey dwelling with red brick walls and clay tiled roof. The existing plans of the property are shown at **Appendix B**. The property is located on a corner plot where Brook Lane meets Spring Path. A designated public footpath runs along the boundary of the site (along Spring Path) and then continues south west away from the site towards Cuttle Brook Nature Reserve. Thame Conservation Area lies approximately 86 metres to the east of the site and 50 metres to the west of the site.
- 1.4 The application seeks planning permission for the erection of a two storey rear extension. The existing dwelling and proposed extension would be clad in vertical timber cladding and roofed with powder coated metal sheet. The proposed plans are shown at **Appendix C**.
- 1.5 The proposal initially included a first floor side extension above the existing garage and the cladding was proposed to be a dark stained timber. At the request of officers, the applicant has submitted amended plans to remove the first floor side extension and change the position of some of the windows which would have resulted in overlooking. In response to concerns from neighbours,

South Oxfordshire District Council – Committee Report

the applicant has also changed the proposed colour of the timber cladding to a light / natural timber colour.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1 Full copies of the representations are available on the Council's website at www.southoxon.gov.uk under the planning reference number.

2.2 Thame Town Council

First consultation: Objection

- Fails to respect amenity and privacy of neighbours
- Contrary to SODC Design Guide in relation to design, materials and neighbouring amenity
- Fails to take account of local character

Amended plans consultation: Support

- The property's unique existing built form allows for deviations from the adopted Design Guide.

County Archaeological Services (SODC) – No objection

The site is located in an area of archaeological interest however the development is of a relatively small scale and as such there are no archaeological constraints to this scheme.

Drainage - (South & Vale) – No objection, subject to condition:

- Full surface water drainage scheme required

Neighbour – Two letters have been received raising the following issues:

First consultation:

- Safety concerns about construction traffic using Brook Lane at the start and end of the school day when young children and their parents will be using the entrance to St Joseph's Catholic Primary School which is directly opposite the application site across Brook Lane.
- Concern about contractor parking blocking narrow part of Brook Lane preventing access for regular deliveries to the school and access to staff car park
- Concern about construction vehicles parking on Spring Path
- Size, scale and position of the two storey side extension will make it a very imposing building which will reduce light to back garden of 4 Spring Path. The closeness of the extension to the boundary will be an intrusion to the view and skyline.
- Overlooking from rear window on first floor side extension into rear garden of 4 Spring Path.
- Rear extension will project forward of the front of 4 Spring Path and will reduce light to neighbouring living room window
- Black timber and metal roof will be out of keeping with the area and colour will make it more imposing and barn-like.

Amended plans consultation: No comments received

3.0 RELEVANT PLANNING HISTORY

South Oxfordshire District Council – Committee Report

3.1 [P84/N0014](#) - Approved (15/02/1984)
SINGLE STOREY EXTENSION.

[P79/N0087](#) - Approved (26/03/1979)
ERECTION OF A GARAGE AND COVERED PASSAGEWAY

[P57/M0333](#) - Approved (07/05/1957)
DWELLINGHOUSE WITH GARAGE

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 N/A

5.0 POLICY & GUIDANCE

5.1 Development Plan Policies

South Oxfordshire Local Plan 2035 (SOLP) Policies:

- DES1 - Delivering High Quality Development
- DES2 - Enhancing Local Character
- DES6 - Residential Amenity
- DES7 - Efficient Use of Resources
- DES8 - Promoting Sustainable Design
- ENV1 - Landscape and Countryside
- ENV6 - Historic Environment
- ENV8 - Conservation Areas
- ENV9 - Archaeology and Scheduled Monuments
- ENV12 - Pollution
- EP4 - Flood Risk
- INF4 - Water Resources
- TRANS5 - Consideration of Development Proposals

5.2 Thame Neighbourhood Plan

- H6 Design new development to be of high quality
- GA6 New development to provide parking on site for occupants and visitors
- ESDQ15 Developers must demonstrate in a Design and Access Statement how their proposed development reinforces Thame's character
- ESDQ16 Development must relate well to its site and its surroundings
- ESDQ17 Development must make a positive contribution towards the distinctive character of the town as a whole
- ESDQ18 New development must contribute to local character by creating a sense of place appropriate to its location
- ESDQ19 The Design and Access Statement and accompanying drawings must provide sufficient detail for proposals to be properly understood
- ESDQ27 Design in the 'forgotten' elements from the start of the design process
- ESDQ28 Provide good quality private outdoor space
- ESDQ29 Design car parking so that it fits in with the character of the proposed development

5.3 Supplementary Planning Guidance/Documents

South Oxfordshire District Council – Committee Report

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

5.4 **National Planning Policy Framework and Planning Practice Guidance**

5.5 **Other Relevant Legislation**

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

6.0 **PLANNING CONSIDERATIONS**

6.1 **The relevant planning considerations are the following:**

- **Principle of development**
- **Design and character**
- **Residential amenity**
- **Impact on the highway**
- **Carbon reduction**

6.2 **Principle of development**

The proposal accords with the residential extension policy; it provides sufficient parking and private amenity space, and it is not in the Green Belt.

6.3 **Design and character**

The proposed extension would result in a substantial addition to the property, and it would not be subservient to the original dwelling. However, the existing dwelling is of no particular design merit and officers consider the unique circumstances of the siting and orientation of the existing dwelling combined with the site's corner plot position provides an opportunity to deliver something that is slightly alternative in design but that would not be harmful to the character of the area. Officers consider the proposed scale and design of the extension, and the resulting design of the re-configured dwelling, is an appropriate and acceptable design response and that it would contribute positively to the character of the site and the surrounding area and would not be harmful to the setting of the nearby conservation area.

6.4 **Residential amenity**

The application property is positioned with its rear wall facing the side elevation of neighbouring property 4 Spring Path and its north western side wall facing towards the rear of neighbouring properties on Mitchell Close. The application property has a different alignment to the neighbouring property 4 Spring Path with the gap between the dwellings widening from the rear to the front of 4 Spring Path. The proposed rear extension will be approximately 2.4 metres from the side of 4 Spring Path at its closest point which will increase to approximately 3 metres.

6.5 The first floor side extension and the associated rear window that were initially proposed have now been omitted from the proposal, and therefore the north

South Oxfordshire District Council – Committee Report

eastern flank wall of the extension will not project beyond the rear building line of 4 Spring Path. The south western flank wall of the extension will project approximately 2.5 metres beyond the front elevation of 4 Spring Path but it does not intersect the 45 degree line from the neighbouring living window.

- 6.6 The first floor rear window serving Bedroom 3 facing towards 4 Spring Path will be a high level window and will not introduce overlooking. The first floor side window serving Bedroom 2 has been reduced in width and therefore moved slightly further from the shared boundary. Officers consider the proposed two storey rear extension would not be overbearing on or result in a harmful loss of light or privacy to 4 Spring Path.
- 6.7 The proposed side windows on the north east elevation that would face towards the rear of properties on Mitchell Close would have a similar relationship to an existing window on the application property and to those on the rear of Spring Path properties. The windows would be approximately 18 metres from the rear elevations of the houses on Mitchell Close and in the opinion of officers would not introduce an unacceptable level of overlooking.
- 6.8 **Impact on the highway**
Concerns have been raised by the governors of St Joseph's Catholic Primary School about construction vehicles using the lane at the start and end of the school day and construction vehicles blocking the lane preventing access for deliveries to the school and to the staff car park.
- 6.9 A development of this scale would not usually require a construction traffic management plan. However, due to the narrowness of the lane and the sensitive location of the site next to public footpaths and the primary school, officers consider it is reasonable and necessary to attach a condition requiring a construction traffic management plan to control the timing of deliveries / construction vehicles accessing the site and for the parking of construction vehicles. The applicant is amenable to this condition.
- 6.10 **Carbon reduction**
The proposed construction aims to meet the highest standard of sustainable design. The carbon emissions will be reduced through a combination of passive design and energy efficiency. The proposed extension will have super insulated walls, floors and roof. Natural cross ventilation will be used in conjunction with a mechanical ventilation heat recovery system. The facades are designed with sufficient proportions of glazing on each elevation to limit the use of artificial lighting during daylight hours and provide generous views and aspect whilst also ensuring internal spaces would not be subject to overheating.
- 7.0 **CONCLUSION**
- 7.1 Officers consider that the proposed development complies with the development plan policies. Subject to the recommended conditions, the scale and design of the proposed development would not be harmful to the character of the site or the surrounding area, including the setting of Thame Conservation Area, and would not materially harm the amenity of neighbouring properties or highway safety.

South Oxfordshire District Council – Committee Report

8.0 RECOMMENDATION

Grant planning Permission subject to the following conditions:

- 1 : Commencement within three years
- 2 : Development in accordance with the approved plans
- 3 : A schedule of materials for external finishes of walls and roof required
- 4 : Parking and manoeuvring areas shown on plan to be retained
- 5 : Surface water drainage scheme required
- 6 : Construction traffic management plan required
- 7 : Withdrawal of permitted development rights - no extensions

Informatives:

- Bats are a protected species
- Thame Neighbourhood Plan policies

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