

PLANNING

ELECTRONIC
VERSION

Planning Decision

P23/S2705/HH

Ms Hannah Whyte-Smith
c/o Gresford Architects
Unit 1, Oxford Eco Centre
Roger House, Osney Mead
Oxford
OX2 0ES

PLANNING PERMISSION

Application No : **P23/S2705/HH**

Application proposal, including any amendments :

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).

Site Location : **2 Brook Lane Thame OX9 2EG**

South Oxfordshire District Council hereby gives notice that **planning permission is GRANTED** for the carrying out of the development referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by any amendments as referred to above) subject to the following condition(s) :

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, 4217_090, 4217_091, 4217_020, 4217_021, 4217_022, 4217_023, 4217_011, 4217_010, 4217_001, 4217_012, 4217_112, 4217_013, 4217_101A, 4217_120A, 4217_121A,



4217_122A, 4217_123A, 217_110A, 217_111A, 217_190A, 217_191A, 217_192A, 4217_002, 4217_030, 4217_031, 4217_003, 217_113A, 4217_130A, 4217_131A, 4217_132A, 4217_133A and 4217_102A, except as controlled or modified by conditions of this permission.

Reason: To secure the proper planning of the area in accordance with Development Plan policies.

3. No development above slab level shall take place until a schedule and / or samples of the materials to be used for the external walls and roofs of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the development in accordance with Policies DES1 and DES2 of the South Oxfordshire Local Plan 2035.

4. Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with the approved plan 4217_102A and shall be constructed, laid out, surfaced, drained and completed to be compliant with agreed drainage principles, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.

Reason: In the interests of highway safety and in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

5. Prior to the commencement of development, with the exception of any demolition, a full surface water drainage scheme, shall be submitted to, and approved in writing by, the Local Planning Authority. The design of the surface water drainage system will be in accordance with the non-statutory technical standards for sustainable drainage systems, including details percolation testing undertaken in accordance with BRE365, levels, size, position and construction of all drainage works. The drainage scheme shall be sized to accommodate a minimum of the worst case 1 in 30 year storm + 40% CC. A surface water discharge to a Thames Water recorded foul sewer will not be permitted under any circumstance. The approved scheme shall be implemented in accordance with the approved details prior to the occupation of the development hereby approved.

Reason: To ensure the proper provision of surface water drainage and to reduce risk of pollution and flooding in accordance with Policies ENV12, INF4 and EP4 of the South Oxfordshire Local Plan 2035.

6. A Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved CTMP shall be implemented prior to any works

being carried out on site, and shall be maintained throughout the course of the development.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times and in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order), the enlargement, improvement or other alteration of any dwellinghouse as described in Schedule 2, Part 1, Class A of the Order shall not be undertaken without obtaining planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of the adjoining properties and the character of the area in accordance with Policies DES1, DES2 and DES6 of the South Oxfordshire Local Plan 2035.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order), no window(s), door(s) or other openings other than those shown on the approved plans shall be inserted at first floor level in the south east (rear) elevation of the development hereby permitted.

Reason: To ensure that the development is not unneighbourly in accordance with Policy DES6 of the South Oxfordshire Local Plan 2035.

- NB: The following Thame Neighbourhood Plan policies have been taken into consideration:

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

- NB: Your attention is drawn to the need to have regard to the requirements of UK

and European legislation related to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if bats are affected by the development. If bats are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution.

NB: The above permission/consent may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the pre-condition(s) have been met.

NB: This approval is specific to the details of the development as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. As such the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible. A decision will then be made as to whether the changes can be dealt with as a minor revision to the approved details or whether a revised application is required.

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Reason for Decision

Planning permission is granted because 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.

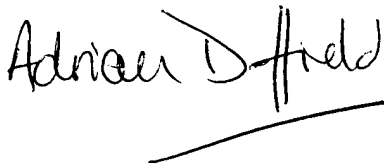
In accordance with paragraph 38 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems.

Note : A more detailed explanation is available in the officer's report, available in the application case file.

Key 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 - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)
EP4	Flood Risk
INF4	Water Resources
TRANS5	Consideration of Development Proposals

Note : The full wording of the above policies are available on our website or in the local plan documents, at our offices.



Head of Planning
2nd November 2023

STATUTORY INFORMATIVE

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **12 weeks** of the date of this notice, using a form which you can get from :

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Telephone : 0303 444 5000
www.planningportal.gov.uk
email: enquiries@pins.gsi.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

OTHER INFORMATION

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website (www.planningportal.gov.uk).

BUILDING OVER GAS MAINS AND SERVICES

Please note before you plan to dig, or carry out building work within the SGN gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact the SGN Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone SGN with general plant protection queries. See SGN details below: Phone 0800 912 1722 or email plantlocation@sgn.co.uk

For further information please refer to:

<https://www.sgn.co.uk/damage-prevention>

<https://www.sgn.co.uk/help-and-advice/digging-safely>