

88 AYLESBURY ROAD

Demolition of existing rear lean to. Erection of new infill single storey rear extension. Conversion of loft space into habitable accommodation. Relocation of existing garage. Creation of new driveway to the front of the dwelling, including a new dropped kerb.

1. Officer Recommendation:

OBJECTS and has a RESPONSE:

- The size of the remaining, quality private outdoor amenity space would be insufficient for the size of the dwelling.
- The proposed front access and parking would be unsafe, given immediate highway conditions.
- The proposed driveways should be constructed using permeable materials.

2. Key Issues:

There are four key components to this application, which will be considered in turn below.

1. Single Storey Rear Extension

- The scale and form of the proposed rear extension would not give rise to any adverse consequences in terms of loss of light, privacy, or outlook.

2. Loft Conversion and Dormer Extension

- The proposed dormer extension would fill most of the rear roof space. There would be no change to the number of bedrooms. No.92 Aylesbury Road has constructed a dormer extension (see below) and whilst this is much smaller in scale, it may have set a precedent in dormer extensions being acceptable in the area. Whilst a smaller dormer would be more in keeping with the area, it could be considered acceptable and may be allowable under permitted development. The elevations and roof plans do not, however, show the chimney stack which is shared with number 86 Aylesbury Road. As it is possible that the design may have to change to accommodate the shared chimney the case officer has requested alternative plans from the applicant.



3. Relocation of Existing Garage

- The relocation of the existing garage would create an additional parking space in front of the garage. From a desktop-study this would enable two vehicles to be parked in front of the garage, as well as a vehicle within the garage (as the garage appears to conform with OCC's size standards for garages). The relocation of the garage would result in the second garden area being removed. This would leave the three bedroom with a small garden that is roughly half the size of what should be provided for a terraced house of this size. The size of the private outdoor amenity is regrettable for the size of the dwelling.

4. New Dropped Kerb and Driveway

- The applicant is seeking to create an additional parking space within their front garden. Vehicular access onto/off Aylesbury Road already exists to the rear of the property and the proposed front parking would require vehicles to reverse into the flow of traffic.
- A comprehensive response from the County Highways Team advises that the front parking would lead to an unacceptable risk to the safety of highway users, contrary to Local Plan 2035 Policy Trans 5, paragraph 110 of the NPPF and risk breaching the Highway Code (and, by implication, Highway law).
- A telegraph pole is situated in front of the property, where vehicular access would be required from the new dropped kerb. The applicant would need to apply to relocate this pole to ensure safe vehicle access onto/off the driveway.
- The loss of the grassed front garden is regrettable. The new driveways should be constructed using permeable materials.
- In theory, the property, with the new and extended driveway and garage, could accommodate 4 vehicles. Members may wish to consider whether this is appropriate for the scale of the dwelling and character of the area.



3. **Planning History:** None

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
- 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
- DES5 Outdoor amenity space
- DES6 Residential amenity
- DES7 Efficient use of resources
- DES8 Promoting sustainable design
- H20 Extensions to dwellings
- TRANS5 Consideration of development proposals