

57 TOWERSEY DRIVE

Construction of two storey side extension.

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

- Impact on Neighbouring Amenity

Given the relationship with neighbouring properties, it is considered that the proposals would not give rise to any adverse consequences in terms of loss of light, privacy, or outlook.

- Parking and Access

The number of bedrooms will increase from 3 to 4. There will be parking provision for two vehicles which is considered sufficient for the size of the proposed dwelling.

- Impact on the Character and Appearance of the Area

A number of properties on Towersey Drive have undertaken similar two storey side extensions, therefore the proposals are considered to relate well to the site and surroundings.

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
- 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
- DES3 Design and access statements
- DES5 Outdoor amenity space
- DES6 Residential amenity

DES7 Efficient use of resources
DES8 Promoting sustainable design
H20 Extensions to dwellings