

56 LUDSDEN GROVE

New entrance porch.

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

- Impact on Neighbouring Amenity

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 proposed porch will reduce the space available on the driveway for vehicles however sufficient parking provision will be provided for the size of the dwelling.

3. Planning History:

[P19/S0542/HH](#) – New two storey side infill extension and new single storey rear extension with garage conversion.

TTC no objections

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

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| H6 | Design new development to be of high quality |
| ESDQ16 | Development must relate well to its site and its surroundings |
| ESDQ19 | The Design and Access Statement and accompanying drawings must provide sufficient detail for proposals to be properly understood |
| ESDQ29 | Design car parking so that it fits in with the character of the proposed development |

SODC Local Plan 2035 Policies

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|------|-------------------------------------|
| 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
TRANS5 Consideration of development proposals