

## 6 GRENVILLE WAY

Garage conversion to include replacing the garage door with a window. Addition of half landing window to the side elevation. Move main entrance door to front elevation.

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### 1. Officer Recommendation:

SUPPORTS and has a RESPONSE:

- Subject to the two parking space sizes complying with standards.
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### 2. Key Issues:

- Impact on Neighbouring Amenity

The proposed window on the side elevation will be unopenable and frosted. It is considered that the proposals will not give rise to any adverse consequences in terms of loss of light, privacy, or outlook.

- Parking and Access

The proposals will see the garage converted to habitable living space. The neighbour has undertaken a similar proposal. The applicant states that two parking spaces are available on the driveway, and this will remain unchanged. Subject to the two parking space sizes complying with standards, suitable parking provision is provided for the size of the dwelling.

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### 3. Planning History: None.

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### 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.

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### 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
TRANS5	Consideration of development proposals

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