

BATES LEYS FARM, MORETON LANE

Adding mezzanine floor to form part first floor with additional windows and rooflights. Amendment to windows, doors and external finishes. Alteration to curtilage to reflect existing fences.

1. Officer Recommendation:

SUPPORTS with Comment:

- Retaining the original metal cladding on the south facade would be in better keeping with the farmyard aesthetic and reuse materials in conformity with Local Plan Policies DES7 and DES8.
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2. Key Issues:

- Impact on the Character and Appearance of the Area

The proposals will see a reduction in the amount of glazing on the north (front) elevation compared to the original scheme, however there will be a relatively large increase in the glazing on the south (rear) elevation. The proposals will also introduce render over the existing brickwork.

- Views from the Countryside

The proposals will be partially visible from a public footpath, however no new changes to the footprint or volume are proposed from the extant permission [P21/S0689/N4B](#), and it is therefore it is considered that the proposals are acceptable.

- Impact on Neighbouring Amenity

The proposals introduce of windows at first floor, and on the southern elevation a French-style balcony and enclosed terrace balcony. 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 would decrease from 4 to 3. The property will have off-road parking for two vehicles within the garage, plus space on the driveway. The parking provision is acceptable for the size of the dwelling.

3. Planning History:

[P23/S2683/FUL](#) – Change of use from agricultural land to residential curtilage and the erection of a timber garage.

TTC supported + comment

SODC granted planning permission 22 December 2023

[P21/S0689/N4B](#) – Prior Approval for change of use of agricultural buildings to three dwellinghouses with associated building operations.

TTC objected – concerns over access arrangements and safety. Works and change of use do not meeting PD criteria.

SODC agreed PD application on 14 April 2021

[P18/S0370/PAR](#) – Change of use and conversion of three agricultural barns to residential dwellings.

TTC objected – concerns over access arrangements and safety. Works and change of use do not meeting PD criteria.

SODC agreed PD application on 14 April 2021

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

- H5 Integrate windfall sites
- 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
- 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
- ESDQ20 Building style must be appropriate to the historic context
- ESDQ21 Development proposals, particularly where sited on the edge of Thame or adjoining Cuttle Brook, must maintain visual connections with the countryside
- ESDQ22 The visual impact of new development on views from the countryside must be minimised
- ESDQ26 Design new buildings to reflect the three-dimensional qualities of traditional buildings
- 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
- DES2 Enhancing local character
- DES3 Design and access statements
- DES5 Outdoor amenity space
- DES6 Residential amenity
- DES7 Efficient use of resources
- DES8 Promoting sustainable design