

**2A MITCHELL CLOSE**

Proposed single-storey rear (North) extension.

**1. Officer Recommendation:**

SUPPORTS

**2. Key Issues:**

- Impact on Neighbouring Amenity

The proposal is for a small infill extension to the rear of the property. 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.

**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
- 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
- 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
- ESDQ28 Provide good quality private outdoor space

**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