

**5 CROFT CLOSE**

Partial garage conversion to form new Utility Room.

**1. Officer Recommendation:**

SUPPORTS

**2. Key Issues:**

- Parking and Access

The property will retain 3 off-street parking spaces. The conversion of the garage is unlikely to generate any highways impacts, and therefore is considered acceptable.

- Impact on Neighbouring Amenity

No external changes are proposed, and as the property is detached, it is considered that there would be no impact on neighbouring amenity.

**3. Planning History:**

[P86/N0536](#) – First floor extension over garage.

**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**

- GA6 New development to provide parking on site for occupants and visitors
- ESDQ16 Development must relate well to its site and its surroundings
- 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
- DES6 Residential amenity
- DES7 Efficient use of resources
- DES8 Promoting sustainable design
- TRANS5 Consideration of development proposals