

WALBROOK, MORETON

Variation of condition 2 (approved plans) on application P23/S2078/FUL to make changes to the roof lights within the carers flat in order to provide a means of escape in the event of fire. (Erection of a detached dwelling (316m² GIA) with residential annex

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

The variation of condition is to change two rooflights on the rear elevation of the carers accommodation to small dormers. This will result in the relocation of some of the solar panels. The following documents show the proposed changes (all other documents relate to the consented scheme or non-material amendments that do not relate to this planning application):

- Roof Plan & Elevations Proposed drwgn 1.013.139 Rev 3.pdf
 - Elevations Proposed drwgn 1.013.129 Rev 5.pdf (2Mb)
 - Floor Plan First Annex Proposed drwgn 1.013.123 Rev2.pdf
 - 2023-12-23 S73 Covering Letter.pdf
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- Impact on Neighbouring Amenity

Given the relationship with neighbouring properties, it is considered that the proposals would give rise to any adverse consequences in terms of loss of light, privacy, or outlook.

3. Planning History:

[P23/S2078/FUL](#) – Erection of a detached dwelling (316m² GIA) with residential annex for disabled family member (239m² GIA) and carers accommodation (72m² GIA), detached garage, parking and amenity space.

TTC supported plus comments

SODC granted planning permission on 11 August 2023

[P21/S2067/FUL](#) – Erection of a detached dwelling with garaging, parking and amenity space (removal of the basement, omission of two windows in the north elevation, and increase in size of garage to accommodate plant room as shown on amended plans received 10th August 2021 and additional preliminary ecological assessment and energy statement received 26th September 2021)

TTC recommended support plus comment

SODC granted permission on 5 November 2021

[P19/S0344/FUL](#) – Erection of a detached, single storey, 4-bedroom dwelling with parking and amenity space. (additional arboricultural information received 17th April 2019).

TTC recommended No Objections plus comments

SODC granted permission

[P18/S3687/FUL](#) – Erection of detached single storey dwelling with parking and amenity space.
TTC fully supports plus comments
Withdrawn prior to determination

[P17/S2306/O](#) – Erection of a detached chalet-style dwelling with garaging, parking and amenity space (red line site area extended to include access and ecological report received 10th November 2017).
TTC recommended refusal
SODC refused planning permission

[P99/N0198/O](#) – Erection of detached dwelling and garage.
SODC refused 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

H6 Design new development to be of high quality
ESDQ16 Development must relate well to its site and its surroundings
ESDQ28 Provide good quality private outdoor space

SODC Local Plan 2035 Policies

DES1 Delivering high quality development
DES5 Outdoor amenity space
DES6 Residential amenity