

88 WELLINGTON STREET

Two-storey side and rear extensions to create a 4-bed family dwelling. New vehicular access is proposed from the front.

1. Officer Recommendation:

SUPPORTS and has a RESPONSE:

- Subject to no objection from the Highways Officer.
 - The proposed driveway should be constructed using permeable materials.
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2. Key Issues:

- Impact on Neighbouring Amenity

It is considered that given the relationship with neighbouring properties, 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 will increase from 3 to 4. The proposals will see a new dropped kerb to enable vehicular access directly onto Wellington Street. The number of parking spaces will remain as two, which is sufficient for the size of the proposed dwelling. The dropped kerb will result in the loss of two on-street parking spaces. The application should be subject to no objection from the Highways Officer, and the proposed driveway should be constructed using permeable materials.

- Impact on the Character and Appearance of the Area

The proposals will introduce a new design pattern with the side extension, as other properties of the same design on Wellington Street do not have sufficient space to accommodate a side extension. As the side extension is set back from the front elevation, it will remain subservient to the main dwelling whilst retaining the character of the main dwelling.

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
- 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
- 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
- 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
- TRANS5 Consideration of development proposals