

71 CROMWELL AVENUE

Change of use of land to domestic garden. Erection of 1.8m high fence to replace the existing.

1. Officer Recommendation:

SUPPORTS and has a RESPONSE:

- Subject to a condition that no development is permitted on this specific piece of land in the future.
 - The committee regret any loss of biodiversity that may arise as a result of this proposal.
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2. Key Issues:

- Principle of development

The Case Officer has provided a copy of the Land Registry document from the applicant which confirms that the land in question is within their ownership.

- Impact on the Character and Appearance of the Area

The triangular piece of land is currently fenced off with a small/low height fence (see photo below). 71 Cromwell Avenue has existing access onto this land from their garden and are the only property to have access.



The loss of the open space is regrettable, however given that it is an awkward shaped piece of land it is considered that the proposals would have an acceptable relationship with the site and surroundings. In line with other proposals within Thame the following comments are recommended as part of the Town Council's response:

- Subject to a condition that no development is permitted on this specific piece of land in the future.
- The committee regret any loss of biodiversity that may arise as a result of this proposal.

- Impact on Neighbouring Amenity

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

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| H6 | Design new development to be of high quality |
| ESDQ1 | Protect existing open spaces |
| ESDQ16 | Development must relate well to its site and its surroundings |
| ESDQ28 | Provide good quality private outdoor space |

SODC Local Plan 2035 Policies

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| CF4 | Existing open space, sport, and recreation facilities |
| DES1 | Delivering high quality development |
| DES5 | Outdoor amenity space |
| DES6 | Residential amenity |
| DES7 | Efficient use of resources |
| DES8 | Promoting sustainable design |