

10 GARDEN CITY

Proposed extension and alteration of existing detached house including single storey rear extension, raised roof and conversion of garage into habitable room.

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

- Impact on Neighbouring Amenity

10 Garden City is a detached bungalow. Whilst new windows are proposed at first floor, it is considered that 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.

- Parking and Access

The number of bedrooms will increase from 2 to 4, and the garage will be lost which is regrettable, however the property will benefit from off-street parking for several vehicles which is considered sufficient for the size of the dwelling.

- Impact on the Character and Appearance of the Area

Garden City is characterised by a range of property styles, and a number of bungalows have permission for their roofs to be raised. Whilst the proposals will present a significant change to the property’s appearance, it is considered that overall the proposals will have an acceptable impact on the site and surroundings.

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
- GA6 New development to provide parking on site for occupants and visitors
- 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
- ESDQ20 Building style must be appropriate to the historic context
- 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