

12 QUEENS ROAD

Demolition of existing rear extension and erection of single storey rear extension and front porch.

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

- Impact on Neighbouring Amenity

The proposed rear extension is relatively large, measuring approximately 6m, roughly double the depth of the existing rear conservatory (to be removed). It is expected that there would be some loss of outlook for 10 Queens Road, however it is not expected that there would be any adverse consequences in terms of loss of light or privacy. Overall it is considered that the proposals would have an acceptable impact on neighbouring amenity.

- Parking and Access

The existing off-street parking will be retained, despite the proposed porch removing some of the space available for parking.

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
- ESDQ17 Development must make a positive contribution towards the distinctive character of the town as a whole
- 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