

**24 CROFT ROAD**

Erection of new porch, roof upgrade, loft conversion with box dormer, alteration to fenestrations, windows replacement, internal alterations, and low energy retrofit.

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**1. Officer Recommendation:**

SUPPORTS

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**2. Key Issues:**

- Impact on Neighbouring Amenity

The proposed porch is unlikely to give rise to any notable impact on neighbouring amenity. The proposals will introduce a rear dormer. This will have some impact on neighbouring amenity and overlooking into neighbour's gardens, however overall 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. It is likely that the proposal dormer will fall under Permitted Development rights.

- Impact on the Character and Appearance of the Area

Whilst properties in the immediate vicinity of the site do not have dormer windows, a number of properties on Queens Road have dormer windows. Croft Road has a number of different property styles / characteristics. The proposed rear dormer would not be visible from the street scene of Croft Road or Queens Road. Overall the scale and design of the proposed rear dormer extension are considered acceptable.

- Parking and Access

The number of bedrooms (4) and off-street parking for two vehicles will be retained.

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**3. Planning History:**

None

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**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.

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**5. Policies Relevant to the Application**

The following policies are of particular relevance when considering this application.

### **Thame Neighbourhood Plan**

- 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
- 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

### **SODC Local Plan 2035 Policies**

- DES1 Delivering high quality development
- DES2 Enhancing local character
- 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