

88 WELLINGTON STREET – Amendment No.1

Two-storey side and rear extensions to create a 4-bed family dwelling. (As amended by plans received 27 February 2024 showing the new vehicular access omitted and an alteration to the design and scale of the proposed extensions)

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.

2. Key Issues:

The Town Council objected to the original scheme on 20 February 2024 on the grounds of highways safety concerns in line with comments made by the Highways Officer.

The amended plans show a reduction in the scale of the extensions, and all changes to the parking arrangements have been removed such that the parking spaces are to remain as existing. Given that the Highways Officer objected to the proposed changes, which have now been removed, the Town Council may wish to consider withdrawing its objection subject to no objection from the County Highways Officer.

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