

**11 MAPLE ROAD**

Demolition of existing conservatory. Erection of new single storey rear extension. Extension of existing porch. Associated internal reconfigurations.

**1. Officer Recommendation:**

SUPPORTS and has a RESPONSE:

- A pitched roof on the rear extension would be more in conformance with the Design Guide and the site & its surroundings.

**2. Key Issues:**

- Impact on Neighbouring Amenity

Whilst the proposed rear extension is relatively large, the property is detached and its relationship with neighbouring properties is such that the proposed extension would not give rise to any adverse consequences in terms of loss of light, privacy, or outlook.

- Impact on the Character and Appearance of the Area

The extensions would be visible from the street scene however overall, it is considered that the proposed materials would not harm the character of the area, however a pitched roof (rather than flat) would be more in conformance with the Design Guide and the site & its 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
- ESDQ16 Development must relate well to its site and its surroundings
- ESDQ28 Provide good quality private outdoor space

**SODC Local Plan 2035 Policies**

- DES1 Delivering high quality development
- DES2 Enhancing local character
- DES5 Outdoor amenity space
- DES6 Residential amenity
- DES7 Efficient use of resources
- DES8 Promoting sustainable design

