

**4 THAME PARK ROAD**

Single storey rear extension and garage conversion

**1. Officer Recommendation:**

SUPPORTS and has a RESPONSE:

- Subject to the property being able to provide sufficient parking for the size of the dwelling.

**2. Key Issues:**

- Impact on Neighbouring Amenity

The single storey rear extension has extant planning permission under P23/S2766/HH, therefore the principle of development has been established to have an acceptable impact on residential amenity.

- Parking and Access

The garage will be converted into living space. The loss of the garage for its original purpose is regrettable. The proposals should be subject to the property being able to provide sufficient parking for the size of the dwelling.

**3. Planning History:**

SODC Ref	Description	TTC Decision	SODC Decision
<a href="#">P23/S2766/HH</a>	Single storey rear extension/first floor rear extension.	Supports	Granted 29/09/2023

**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
- ESDQ16 Development must relate well to its site and its surroundings
- 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
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