

H&C PEARCE & SONS LTD, AYLESBURY ROAD

Variation of condition 2 (Approved plans) and 24 (Energy Statement Verification) in application P22/S4155/FUL-Provision of single storey rear extensions to plots 2-7 and 12-18, rationalisation of rear curtilage boundaries and replacement of garages for pl

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

- Proposed change from approved scheme

It is proposed to extend the ground floor of the 13 new-build market homes. The applicant reasons that future occupants would prefer greater living space on the ground floor. Nine of the properties would have the main bedroom to the first floor. It is stated that the minimum recommended amenity space can be provided, alongside the required bin and bicycle stores.

- Impact on Neighbouring Amenity

As the scale and design of the main built elements remains similar to the approved scheme the likelihood of harm is low.

- Parking and Access

It has been proposed to remove the garages belonging to plots 13 and 14. This will have no impact on the overall parking provision but will make it easier to access the rear gardens of these properties.

- Impact on the Character and Appearance of the Area

The design is very similar to the approved scheme.

- Design

No significant design changes have been proposed.

- Quality of living environment for future occupiers

There would be an improvement to the internal living space for to future occupants of the market homes, while an adequate quantum of external amenity space has been maintained.

- Impact on the Character and Appearance of the Conservation Area

The design is very similar to the approved scheme.

- Impact on the Special Architectural and Historic Interest of the Listed Building

Where properties adjoin the curtilages of the Listed Buildings the proposed extensions have been kept modest, at less than 1.4 metres deep and no more than 3.4 metres high. It is not considered the heritage assets will be harmed by the impact of these elements in their setting.

3. Planning History:

| SODC Ref | Description | TTC Decision | SODC Decision |
|-------------------------------|---|---|--|
| P21/S0644/FUL | Full planning permission for the erection of a 70-bed care home development (Use Class C2), including communal space, landscaping and associated development. (amplified by energy statement received 13 April 2021) (Amendment No.1 received 15 July 2021 and 27 July 2021) (Amendment Nos.2, 3 & 4 received 16 August 2021, 14 September 2021, and 20 September 2021) (Employment Alternatives Report received 19 January 2022) | Objects Impact on Conservation Area and listed building, harm to heritage asset, loss of employment land | Refused 22/03/2022 |
| P22/S4155/FUL | Full planning permission for the erection of 21 dwellings with associated parking, landscaping and open space.(as amended by drawings and information received 1 March 2023). | Objects Poor amenity space, poor design, flood risk, affordable housing occupiers would be disadvantaged | Granted 14/07/2023 |
| P24/S0523/MPO | Modification of schedule 1 (affordable housing) of the Section 106 Agreement relating to planning application P22/S4155/FUL. | <i>Application under consideration</i> | <i>Application under consideration</i> |

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

- 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
- ESDQ23 Streets within new development must be designed as pleasant places to be
- ESDQ24 Pedestrian and cycle routes must link together potential destinations, such as new housing and the town centre
- ESDQ25 Improve the town centre for pedestrians and cyclists
- ESDQ26 Design new buildings to reflect the three-dimensional qualities of traditional buildings
- ESDQ27 Design in the 'forgotten' elements from the start of the design process
- 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
- 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
- ENV6 Historic environment
- ENV7 Listed buildings
- ENV8 Conservation areas
- EP3 Waste collection and recycling
- H3 Housing in the towns of Henley-on-Thames, Thame, and Wallingford
- H9 Affordable housing
- H11 Housing mix
- H12 Self-build and custom housing
- H20 Extensions to dwellings
- STRAT1 The overall strategy
- STRAT5 Residential densities
- TH1 The strategy for Thame
- TRANS2 Promoting sustainable transport and accessibility
- TRANS4 Transport assessments, transport statements and travel plans
- TRANS5 Consideration of development proposals