

70 CHURCHILL CRESCENT

Replacement of an existing single storey rear extension to a dwellinghouse with a single storey rear extension of similar dimensions and in the same location (Retrospective).

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

This is a retrospective planning application with works completed in January 2023.

- Impact on Neighbouring Amenity

It is considered that the proposals would not give rise to any adverse consequences in terms of loss of light, privacy, or outlook.

3. Planning History:

SODC Ref	Description	TTC Decision	SODC Decision
P14/S0656/HH	Demolition of existing outbuilding and subsequent erection of single storey rear extension to provide enlarged living space.	Refused	Withdrawn prior to determination
P14/S1438/PDH	Erection of a single storey rear extension. Extension beyond rear wall: 6m Maximum height: 3.2m Eaves Height: 2.5m	Noted	Agreed
P23/S4081/LDE	Single-storey rear garden room (residential use) replacing inferior quality single-storey rear structure (residential use).	Noted	Withdrawn prior to determination

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
DES5 Outdoor amenity space
DES6 Residential amenity
DES7 Efficient use of resources
DES8 Promoting sustainable design
H20 Extensions to dwellings