

20 CHESTNUT AVENUE

Demolition of existing bungalow, proposed construction of new 4 bed dwelling.

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

The proposed scheme is of the same form and height of the 2023 approved scheme. There have been some minor alterations to the window placement and additional timber cladding has been added. The application has been submitted to enable the applicant to build out the approved scheme as a new-build house rather than extensions to offer a more thermally efficient home.

The Town Council supported the previous scheme subject to compliance with the 45-degree with the neighbouring property. In granting planning permission, SODC were of the view that the scheme complies with the advice of the Joint Design Guide and that it would not result in harmful loss of light. Therefore it is recommended that TTC supports the latest scheme.

3. Planning History:

SODC Ref	Description	TTC Decision	SODC Decision
P23/S2910/HH	Raise the roof height of the existing bungalow to create habitable accommodation at first floor level, proposed single storey side/rear extensions to the existing house, and material/fenestration alterations to the existing house.	Supports + response	Granted 23/10/2023

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
- 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
- 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
- H18 Replacement dwellings
- H20 Extensions to dwellings
- TRANS5 Consideration of development proposals