

62 ROBIN GIBB ROAD

Loft conversion with dormer. Installation of roof lights to south elevation.

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

- Impact on Neighbouring Amenity

Inevitably with dormer extensions, some new overlooking will be introduced. However the impact of neighbouring amenity is considered to be acceptable.

- Parking and Access

The number of bedrooms will increase from 5 to 6 bedrooms. The property has driveway parking for 2-3 vehicles plus a garage. The number of parking spaces is sufficient for the size of the proposed dwelling.

- Design & Scale

The proposed dormer complies with the Joint Design Guide such that it sits well above the eaves line, well below the ridge line and is set in from the gable ends, however it is a large flat roof dormer. It is likely that the proposed dormer will be similar to that possible through permitted development rights. Overall the design and scale are considered acceptable.

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
- 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