

22 HOLLIERS CLOSE

Proposed single-storey front/side extension. Proposed single-storey rear extension. Internal alterations

1. Officer Recommendation:

SUPPORTS and has a RESPONSE:

- Subject to the rear extension complying with the 45-degree rule with 21 Holliers Close

2. Key Issues:

- Impact on Neighbouring Amenity

Subject to the rear extension complying with the 45-degree rule with 21 Holliers Close, it is considered that the proposed front, side and rear extensions 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
P03/E0152	Side first floor extension.	-	Granted
P05/E0432	Erection of a conservatory to the rear elevation (as amended by drawing nos.1 rev b and 2 rev b(reducing the length of conservatory to 3.29m) received on 13 May 2005).	-	Granted
P22/S3754/HH	Proposed single storey rear extension (replacing existing conservatory).	Supports	Granted 08/12/2022

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