

79 PARK STREET

Part two storey part single storey rear extension, changes to fenestration and external appearance.

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

- Impact on Neighbouring Amenity

Whilst the proposed extensions are relatively large, the property is detached and it is considered that the proposals would not give rise to any adverse consequences in terms of loss of light, privacy, or outlook.

- Impact on the Character and Appearance of the Conservation Area

The property sits within the Conservation Area, however being constructed in 1950s holds no historical significance and adjoins a variety of property styles. The proposals will see the property's brickwork painted white, roof tiles replaced with slate roof tiles, windows replaced with Sage Green UPVC windows. This will be a noticeable variation from existing and will be visible from both Park Street and Elms Park, however overall it is considered that the impact on the character and appearance of the area would be acceptable.

- Parking and Access

There is no change to the number of bedrooms (3), parking spaces (2) or access arrangements. The loss of the garage for its original purpose is regrettable, however sufficient parking is provided for the size of the dwelling.

3. Planning History:

[P51/M0357](#) – Vehicular access.
SODC granted permission

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
- 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
- ESDQ26 Design new buildings to reflect the three-dimensional qualities of traditional buildings
- 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
- ENV8 Conservation areas
- H20 Extensions to dwellings