

FOUR SEASONS, MORETON

Demolition of existing dwelling and erection of a replacement dwelling with access, parking and amenity space.

1. Officer Recommendation:

SUPPORTS and has a RESPONSE:

- Subject to satisfactory arrangements for bin and bicycle storage being confirmed in line with Thame Neighbourhood Plan Policy ESDQ27.
- Subject to a condition requiring materials to be approved by the District Council prior to demolition of the existing dwelling.

2. Key Issues:

- Principle of development

The property has extant permission under [P22/S1929/PDS](#) to extend the roof height to create a two-storey dwelling, however the proposal varies from the approved scheme.

- Impact on Neighbouring Amenity

The proposal will re-site the dwelling more centrally on the site, moving it away from Calella to the east and closer to Willow Tree House to the west, however sufficient space between the dwellings will be afforded to reduce the impact of the proposed development. Some overlooking would be introduced with the windows at first floor, however it is considered that there would not be an unacceptable impact on neighbouring amenity.

- Parking and Access

Access to the site will be from the existing access point for the current dwelling. A new access point will be created so there are two access points. A large driveway and garage will be provided, accommodating a total of 4 vehicles. It is considered that sufficient parking will be provided for the size of the dwelling and that there will be minimal impact on the highway network.

- Design

As a new-build, the dwelling should demonstrate bin and bicycle storage as well as parking arrangements. The design proposes a central element around 8 metres in height with asymmetric single-storey, flat-roofed wings. The “wings” would be at least 0.8m lower than the existing bungalow’s roofline although the east wing would be 0.7m higher than the bungalow’s integral garage on the eastern boundary.

The corners, eaves and side elevations of the wings would be finished in a clay brick of undeclared colour. Boarding materials would be used for the main two-storey element, the rear and parts of the fronts of the wings. The colour and materials of the boarding is

similarly not declared on the plans or application form but is described as “timber” within the accompanying Planning and Design and Access Statement.

While the use of a timber-clad “barn” for the main, two-storey element could be considered appropriate within the setting of Moreton, it might not sit comfortably beside the modern, flat-roofed wing elements. The resulting low eave heights would, however, help preserve the appearance of the generous gaps between dwellings in the immediate area and is considered a reasonable and distinct design choice.

- Impact on views from the Countryside

The proposed replacement dwelling will be visible from the street scene and the public footpath to the north of the site.

- Quality of living environment for future occupiers

Sufficient internal and external amenity space will be provided for the number of occupiers.

3. Planning History:

SODC Ref	Description	TTC Decision	SODC Decision
P22/S1929/PDS	Erection of first floor extension, with external finishes to the walls and roof to match existing (brickwork and tile).	Supports	PD Agreed 04/07/2022

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
- 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
- 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
- ESDQ21 Development proposals, particularly where sited on the edge of Thame or adjoining Cuttle Brook, must maintain visual connections with the countryside
- ESDQ22 The visual impact of new development on views from the countryside must be minimised
- ESDQ26 Design new buildings to reflect the three-dimensional qualities of traditional buildings
- 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

- CF4 Existing open space, sport, and recreation facilities
- 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
- ENV1 Landscape and countryside
- ENV5 Green infrastructure in new developments
- EP3 Waste collection and recycling
- H3 Housing in the towns of Henley-on-Thames, Thame, and Wallingford
- H12 Self-build and custom housing
- H16 Backland and infill development and redevelopment
- H18 Replacement dwellings
- H20 Extensions to dwellings
- INF1 Infrastructure provision
- STRAT1 The overall strategy
- TH1 The strategy for Thame
- TRANS2 Promoting sustainable transport and accessibility
- TRANS4 Transport assessments, transport statements and travel plans
- TRANS5 Consideration of development proposals