

Contrary Planning Decisions from 26.4.23 – 29.4.24

No.	TTC No. SODC No.	Address & Description	Date & TTC Decision	Date & SODC Contrary Decision / Reason	Application determined by SODC committee? If yes, did TTC speak at the meeting?
1	1707 P23/S1045/HH	42 HIGH STREET Raising and re-coping lane-facing wall of existing garage by approximately 450 mm, and extending existing garage by approximately 1.5 metre towards garden. Installation of solar panels on garage roof. Replacement of main garage door.	2.5.23 OBJECTS 1. Impact on neighbouring amenity, particularly loss of light and overbearing impact.	12.05.23 – Planning Permission Granted Planning permission is granted for the proposed development. The scale and design of the proposed development would be in keeping with the character of the building and the surrounding area and would not materially harm the amenity of neighbouring properties. In conjunction with the attached conditions, the proposal accords with relevant planning policy.	Committee? No – not called in (deadline missed) Representation? n/a
2	1662 P22/S4155/FUL	H & C PEARCE & SONS LTD, AYLESBURY ROAD Full planning permission for the erection of 21 dwellings with associated parking, landscaping and open space. (as amended by drawings and information received 1 March 2023).	17.1.23 & 21.3.23 OBJECTS 1. Poor amenity space for plots 20 and 21, contrary to LP Policy CF5 and TNP Policy ESDQ28. 2. Poor design that does not enhance the setting of the Conservation Area contrary to LP 2034 Policy ENV6 and TNP Policy ESDQ16. 3. Flood risk 4. Occupiers of the social housing would be unfairly disadvantaged due to lack of amenity / play space and site layout.	14.07.23 – Planning Permission Granted The principle of residential development on this brownfield site is accepted, when considered against policies H1 and H3. The loss of the employment land is also considered acceptable when considered against policy EMP3. The scheme takes into consideration the surrounding heritage assets and the longer range views and results in a neutral impact on the listed buildings and conservation area in accordance with policies ENV6, ENV7 and ENV8 of the South Oxfordshire Local Plan, and policy ESDQ20 of the Thame Neighbourhood Plan. The existing buildings of heritage value are retained and sensitively converted. The site is well designed and laid out taking into consideration the surrounding heritage assets and measures have been taken to reduce the impact on the amenity of the residential neighbours. On site constraints such as the area of flood risk and the need to retain trees on the boundary have been considered and are acceptable. Affordable housing is provided at a policy compliant level, taking into account the accepted Vacant Building Credit. The proposals are considered to be in accordance with policy DES10 and conditions are included to secure this compliance. Finally, the approval of this site would make a small but important contribution to the Council's five year supply of housing land as the applicant has indicated that all 21 homes will be delivered within the next five years. The NPPF recognises that small and medium sized sites can make an important contribution to meeting	Committee? Yes – 7/6/23 Representation? Yes – Cllr Fickling Decision: Approved

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3	<p>1730 P23/S1796/HH</p>	<p>39 CHURCHILL CRESCENT Demolition of single storey side extension, two storey side extension and single storey rear extension. (Amended plans received 16 August 2023 showing the side extension set back and set from the main front elevation and changes to the proposed materials)</p>	<p>21.6.23 OBJECTS 1. Contrary to Local Plan Policy H20 2. Contrary to TNP Policy ESDQ16</p> <p>31.8.23 (via email) Objection upheld regarding amendment.</p>	<p>18.09.23 – Planning Permission Granted Planning permission is granted for the proposed development. The scale and design of the proposed development would be in keeping with the character of the building and the surrounding area and would not materially harm the amenity of neighbouring properties or highway safety. In conjunction with the attached conditions, the proposal accords with relevant planning policy.</p>	<p>Committee? No – not called in</p> <p>Representation? n/a</p>
4	<p>1764 P23/S2492/HH</p>	<p>17 WILLOW ROAD Construction of a raised timber outbuilding for the purpose of storage and a home workshop (retrospective) and a 3.6m extension to the outbuilding.</p>	<p>22.8.23 OBJECTS 1. Insufficient information on the proposed use and its potential impact on neighbouring amenity and how vehicles access the site. 2. Subject to no objection from the District’s Forestry Officer.</p>	<p>26.09.23 – Planning Permission Granted Planning permission is granted for the proposed development. The scale and design of the proposed development would be in keeping with the character of the building and the surrounding area and would not materially harm the amenity of neighbouring properties or highway safety. In conjunction with the attached conditions, the proposal accords with relevant planning policy.</p>	<p>Committee? No – not called in</p> <p>Representation? n/a</p> <p>Decision: Approved</p>
5	<p>1739 P23/S2202/HH</p>	<p>11 QUEENS ROAD Loft conversion with box dormer and insertion of window on the southwest facing gable of the existing house (Dormer on the rear roof wing shown to be omitted on amended plans received 17 August 2023).</p>	<p>11.7.23 OBJECTS 1. Out of character (form and scale). 2. Contrary to SODC Design Guidance. 3. Contrary to LP 2035 Policy DES1 and TNP Policy ESDQ16. 4. Loss of light, contrary to LP 2035 Policy DES6.</p> <p>7.9.23 (via email) Objection upheld regarding amendment.</p>	<p>06.10.23 – Planning Permission Granted Officers consider that planning permission should be granted as the proposal complies with the relevant Development Plan policies and, subject to the recommended conditions, the proposed development would be acceptable in terms of its relationship to the character of the existing dwelling, its site and it is also acceptable in terms of its impact on neighbouring amenity.</p>	<p>Committee? Yes – 29/6/23</p> <p>Representation? Yes – GM (Neighbourhood Plan Continuity Officer)</p> <p>Decision: Approved</p>

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6	<p>1747 P23/S2337/O</p>	<p>CHILTERN VIEW, MORETON Outline application (including access and layout reserved matters) for the demolition of the existing conservatory and outbuildings and the erection of a detached two-storey dwelling together with access, parking and amenity space.</p>	<p>1.8.23 and 19.9.23 OBJECTS</p> <ol style="list-style-type: none"> 1. Overdevelopment 2. Insufficient parking provision 3. Inappropriate location for development 	<p>03.11.23 – Outline Planning Permission Granted Subject to the attached conditions, the principle of the proposed infill dwelling in this location is acceptable, together with the proposed layout and access arrangement. In the event of a reserved matters submission, there would be no insurmountable issues in terms of the impact upon the character and appearance of the area, the natural environment, flood risk and neighbouring amenity.</p>	<p>Committee? Yes – 1/11/23</p> <p>Representation? Yes – Cllr Emery</p> <p>Decision: Approved</p>
7	<p>1752 P23/S2534/HH</p>	<p>4 SYCAMORE DRIVE Part garage conversion. Single story front extension. Single story rear extension. Formation of new roof to include habitable rooms. Accommodation divided to form an annex. (as amended by plans received 3 September omitting side door to garage and changing proposed rear garage window to a high level window).</p>	<p>22.8.23 and 19.9.23 OBJECTS</p> <ol style="list-style-type: none"> 1. Unneighbourly 2. Out of character 	<p>21.12.23 – Planning Permission Granted Officers consider that the proposed development complies with the development plan policies. Subject to the recommended conditions, the proposed development would not be harmful to the character of the site or the surrounding area and would not materially harm the amenity of neighbouring properties or highway safety.</p>	<p>Committee? Yes – 20/12/23</p> <p>Representation? Yes – GM (NPCO)</p> <p>Decision: Approved</p>
8	<p>1732 P23/S2058/FUL</p>	<p>2-6 WHIZZKIDS LTD JEFFERSON WAY Change of use of existing building, Children`s indoor playground E(d) to part retail unit E(a) and part Children`s Nursery E(f). Single storey extension. Recladding of building including new windows and roof. (Planning Statement received 20 September 2023 and amended plans received 24 October 2023).</p>	<p>11.7.23, 17.10.23 and 21.11.23 OBJECTS (amendment removes some objection)</p> <ol style="list-style-type: none"> 1. Concern over number of parking spaces 2. Fails to provide EV charging for cars and bicycles, contrary to Local Plan Policy TRANS5 3. Proposes a main town centre use 	<p>04.01.24 – Planning Permission Granted The proposal is considered to comply with the relevant Development Plan policies and, subject to the attached conditions, the proposed development would be acceptable in principle, would be in keeping with the character of the area and would not be prejudicial to highway safety. It is also acceptable in terms of its impact on neighbouring amenity.</p>	<p>Committee? Yes – 20/12/23</p> <p>Representation? Yes – GM (NPCO)</p> <p>Decision: Approved</p>

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			<p>in a location that is contrary to the NPPF and fails to provide a retail sequential test.</p> <ol style="list-style-type: none"> 4. Inadequate detail regarding the lighting scheme 5. Inadequate details of access for HGVs 6. Concerns regarding parking in residential areas. 7. Concerns regarding pollution impact for children. 		
9	<p>1762 P23/S2463/LB 1763 P23/S2462/FUL</p>	<p>34 UPPER HIGH STREET The erection of a two storey extension to accommodate office space connected to the existing building, and the change of use of part of the existing listed building from commercial to one residential dwelling (Amended location plan received 31st August 2023, omitting neighbour's garage from the site area. Further statement received 27th October 2023, together with revised plans altering the proposed rear extension and showing the proposed drainage arrangement.)</p>	<p>OBJECTS (as amended)</p> <ol style="list-style-type: none"> 1. Loss of employment without viability report 2. Insecure residential bicycle parking 3. Bicycle parking not provided for office use 4. Vehicles unable to leave site in forward gear 5. Poor amenity space 	<p>02.02.24 – Planning Permission Granted The proposal complies with the relevant Development Plan policies and national guidance. The proposed change of use is considered acceptable in principle and an appropriate level of employment provision would be retained within the site. The extension would be of an appropriate scale and design which would not compromise the special architectural and historic interest of the listed building or the significance of the wider conservation area. There would be no overriding impacts in terms of residential amenity or highway safety.</p>	<p>Committee? Yes – 31/1/24</p> <p>Representation? Yes – Cllr Baines</p> <p>Decision: Approved</p>

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10	1830 P23/S4257/A	11 UPPER HIGH STREET A non-illuminated fascia sign at high level, two non-illuminated signs over the windows and a hanging sign (External illumination omitted from hanging sign as shown on amended plans received 14 February 2024).	OBJECTS <ol style="list-style-type: none"> The committee regret the use of non-traditional materials within the Conservation Area. The hanging sign would be placed above a doorway serving a separate use. 	01.03.24 – Consent to Display an Advertisement Granted Advertisement consent is granted because the advertisements do not detract from the visual amenity of the area or the safety of the users of the public highway and in conjunction with the attached conditions will accord with development plan policies.	Committee? No – call in missed Representation? n/a Decision: Approved
11	1831 P23/S4265/LB	11 UPPER HIGH STREET New dental surgery with proposed internal stud partitions, new flooring, lighting and relocation of HVAC. A non-illuminated fascia sign at high level, two non-illuminated signs over the windows and a hanging sign (External illumination omitted from hanging sign as shown on amended plans received 14 February 2024).	OBJECTS <ol style="list-style-type: none"> The committee regret the use of non-traditional materials within the Conservation Area. The hanging sign would be placed above a doorway serving a separate use. 	01.03.24 – Listed Building Consent Granted Listed building consent is granted as the proposal complies with the relevant Development Plan Policies and, subject to the attached conditions, the proposed works would be acceptable in terms of the impact on the historic and architectural character of the existing listed building.	Committee? No – call in missed Representation? n/a Decision: Approved

Updated 4/3/2024