

**88 WELLINGTON STREET**

Two-storey side and rear extensions with a new front porch. Sub-division into two 2-bed flats over two floors, each with their own garden.

**1. Officer Recommendation:**

SUPPORTS and has a RESPONSE:

- Subject to no objection from the County Highways Officer.

**2. Key Issues:**

- Impact on Neighbouring Amenity

The scheme is the same in footprint and scale as the recently approved scheme (P24/S0043/HH) other than a small rear extension which extends the property to the same building line as the neighbouring property. There have also been some minor alterations to the fenestrations. Therefore, it is considered that the impact on neighbouring amenity would be acceptable.

- Parking and Access

The proposed car parking arrangements will be as approved by the County Highways Officer under the previous scheme. The number of parking spaces (1 per 2 bedroom dwelling) accords OCC's parking standards<sup>1</sup>. The application should be subject to no objection from the County Highways Officer.

- Design

The design is the same as the approved scheme and therefore considered acceptable.

- Quality of living environment for future occupiers

The application will provide for 2x two-bed (three person) two-storey flats.

- Flat 1 = 73sqm internal space, and 106sqm external amenity space.
- Flat 2 = 72.5sqm internal space, and 68sqm external amenity space.

Both flats will provide more than 70sqm internal floorspace as required by the Government's technical housing standards<sup>2</sup>, and exceed the minimum private amenity space as required by the Design Guide<sup>3</sup>. Bin storage has been provided for both flats.

Overall, it is considered that the quality of living for future occupiers would be acceptable.

<sup>1</sup> <https://www.oxfordshire.gov.uk/sites/default/files/file/roads-and-transport-policies-and-plans/PARKINGS.PDF>

<sup>2</sup>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1012976/16051\\_9\\_Nationally\\_Described\\_Space\\_Standard.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1012976/16051_9_Nationally_Described_Space_Standard.pdf)

<sup>3</sup> [https://data.southoxon.gov.uk/SAV/Space-and-layout\\_2.html#gsc.tab=0](https://data.southoxon.gov.uk/SAV/Space-and-layout_2.html#gsc.tab=0)

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### 3. Planning History:

SODC Ref	Description	TTC Decision	SODC Decision
<a href="#">P24/S0043/HH</a> - Amendment No.1	Two-storey side and rear extensions to create a 4-bed family dwelling. (As amended by plans received 27 February 2024 showing the new vehicular access omitted and an alteration to the design and scale of the proposed extensions)	Supports	Granted 15/03/2024

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### 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.

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### 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
- ESDQ13 New dwellings: code for sustainable homes
- 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
- 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

- 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
- 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
- H20 Extensions to dwellings
- INF1 Infrastructure provision
- STRAT1 The overall strategy
- TH1 The strategy for Thame
- TRANS5 Consideration of development proposals