

APPLICATION NO.	P17/S3983/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	13.11.2017
PARISH	THAME
WARD MEMBERS	David Dodds Nigel Champken-Woods Jeannette Matelot
APPLICANT	Mr & Mrs Stafford
SITE	22 Whittle Road, Thame, OX9 3PF
PROPOSAL	First floor extension
OFFICER	Edward Church

1.0 **INTRODUCTION**

1.1 This application is referred to the Planning Committee at the request of local ward member; Councillor David Dodds. Officers recommend this application for approval.

1.2 The application site is located in the east of Thame (shown on the OS extract **attached** as Appendix A). The application site does not reside within any designated land where planning restrictions apply.

2.0 **PROPOSAL**

2.1 This application seeks to vary condition 2 (approved plans) of planning permission P16/S4218/HH, so to supersede drawings: 047-100 A, 047-102 D and 047-103 C with drawings: 047-100 B, 047-102 E and 047-103 D, respectively.

2.2 These amendments, compared to the scheme approved under application P16/S4218/HH, show internal alterations resulting in the loss of internal garage space and the movement of an external door.

2.3 A copy of the application plans are **attached** as Appendix B. All documentation associated with the application can be accessed on our website www.southoxon.gov.uk.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Thame Town Council** – Object, inadequate parking provision.
Highways Liaison Officer (Oxfordshire County Council) – No objections subject to conditions.
Neighbour (1) – Objection, concerns over parking provision and suspected change of use.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P16/S4218/HH](#) - Approved (20/03/2017)
 First floor extension above garage (amended plans received 01 March 2017 showing dormer windows with obscure glazing).

A copy of the approved plans relating to this application are **attached** as Appendix C.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) Policies:

- CS1 - Presumption in favour of sustainable development
- CSQ3 - Design
- CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 (SOLP 2011) policies:

- D1 - Principles of good design
- G2 - Protect district from adverse development
- H13 - Extension to dwelling
- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

5.3 Thame Neighbourhood Plan (TNP):

- ESDQ16 - Development must relate well to its site and surroundings

5.4 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016)

5.5 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance (NPPG)

6.0 **PLANNING CONSIDERATIONS**

6.1 The main considerations when making a determination on this application are:

- Whether the scale and design of the proposed amendments to the previously approved scheme would be in keeping with the character and appearance of the site and surrounding area;
- Whether the proposed amendments to the previously approved scheme would impact neighbouring amenity in terms of light, privacy and outlook;
- Whether the proposed amendments to the previously approved scheme would retain an adequate amount of off-street parking spaces.

6.2 **Scale and Design Considerations**

Externally, the proposed amendments to the approved scheme comprises of the relocation of an external door on the eastern ground floor elevation to the far side of the garage door. Officers consider that this amendment, compared to the previously approved scheme, is not visually harmful. Officers consider that this application is in accordance with Policies D1, G2 and criterion (ii) of Policy H13 of the SOLP, in addition to Policy CSQ3 of the SOCS and Policy ESDQ16 of the TNP.

6.3 **Neighbouring Amenity Considerations**

Officers consider that the proposed amendments, compared to the previously approved scheme, would not have any greater impact on the amenity of neighbouring properties in terms of light, privacy or outlook. As such, Officers consider that the application is in accordance with criterion (iii) of Policy H13 of the SOLP.

6.4 **Parking Considerations**

Concerns have been raised by consultees over the parking provision of the site. Residential parking standards are outlined in appendix 5 of the SOLP. For a 5-bedroom

dwelling, the minimum standards are 2 parking spaces, plus any required on merit. The submitted block plan has demonstrated that three off-street parking spaces, plus one internal garage space, can be accommodated on the driveway which are in accordance with dimensional standards.

6.5 Furthermore, the Highways Liaison Officer has reviewed the application and considers that the parking provision of the site is adequate. The specialist officer has recommended conditions be imposed ensuring that the parking spaces shown on plan are implemented and retained.

6.6 As such, considering the consultation response from the specialist Highways Liaison Officer and compliance of the proposal to the standards outlined in the SOLP, Officers consider that the proposal has an adequate amount of parking provision and is in accordance with Policies T1 and T2 of the SOLP.

6.7 **Other Matters**

As mentioned in the neighbour consultation response, it is suspected that there may have been a material change of use at the site, whereby the constructed annex is being used as an office. This matter is the subject of an ongoing planning enforcement investigation. As this investigation has not concluded, the application is considered in the context that the site has a residential use until demonstrated otherwise. If it is concluded that a material change of use has occurred, this will require permission where the parking provision of the site will be considered in that context.

6.8 **Community Infrastructure Levy (CIL)**

The proposed development is not liable to pay any CIL.

7.0 **CONCLUSION**

7.1 The application proposal is in accordance with relevant development plan policies and national planning policy, as it is considered that, subject to conditions, the proposal would be in keeping with the character and appearance of the site and surrounding area, would not harm neighbouring amenity and would provide an adequate amount of off-street parking spaces.

8.0 **RECOMMENDATION**

8.1 **To grant planning permission subject to the following conditions:**

1. **Development in accordance with the approved plans.**
2. **Parking and manoeuvring areas retained in accordance with the approved plans.**
3. **No garage conversion into accommodation.**

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