

detailed on the plans and supporting documents submitted with the application. The proposal also involves alterations to the first floor glazing at the rear of No.3A and to transfer some of the garden of No.3A to the new dwelling. The plans are shown at **Appendix 2**, other documentation can be viewed on the Council's website: www.southoxon.gov.uk.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Thame Town Council – Objection due to insufficient parking

Area Liaison Officer - No objection, subject to condition providing allocated parking space layout

County Archaeological Services - No objection subject to standard watching brief condition

Thame Conservation Area Advisory Committee – Objection: over development of this already crowded site also having very bad access facilities

Conservation Officer - No objection to demolition of functional storage building or to proposed modern design in this location subject to conditions

Health & Housing - Contaminated Land – No objection subject to standard condition

Health & Housing - Env. Protection Team - No objections

Neighbours – Six representations of objection, summarised as follows:

- lack of parking and turning provision on site would exacerbate on-street parking problems in the vicinity
- design too contemporary
- design out of keeping with the Thame Conservation Area
- loss of outlook and privacy to the rear of East Street properties
- privacy would be improved by moving main living areas to ground floor

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P03/N0016/RET](#) - Approved (03/03/2003)

Installation of a Dormer window to the rear of the property (retrospective).

[P94/N0770](#) - Approved (25/03/1995)

Demolition of existing barn and re-building to form gym, garage and domestic storage. (Retrospective). (As amended by Drg No. 1C accompanying Agents letter dated 6 March 1995).

[P78/N0489](#) - Approved (16/10/1978)

ERECTION OF GARAGE

5.0 **POLICY & GUIDANCE**

5.1 Draft South Oxfordshire Core Strategy policies;

CSTHA1 – The strategy for Thame
CSQ2 – Sustainable design and construction
CSQ3 – Design
CSEN3 – Historic environment

South Oxfordshire Local Plan 2011 policies;

C9 - Loss of landscape features
CON6 - Demolition in conservation area

- CON7 - Proposals in a conservation area
- CON11 - Protection of archaeological remains
- CON12 - Archaeological field evaluation
- D1 - Principles of good design
- D2 - Safe and secure parking for vehicles and cycles
- D3 - Outdoor amenity area
- D4 - Reasonable level of privacy for occupiers
- D8 - Conservation and efficient use of energy
- D10 - Waste Management
- EP1 - Adverse affect on people and environment
- EP2 - Adverse affect by noise or vibration
- EP6 - Sustainable drainage
- EP8 - Contaminated land
- G2 - Protect district from adverse development
- G6 - Appropriateness of development to its site & surroundings
- H13 - Extensions and alterations to dwellings
- H4 - Housing sites in towns and larger villages outside Green Belt
- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

South Oxfordshire Design Guide 2008 – Sections 3, 4 & 5
Thame Conservation Area Character Appraisal
Emerging Thame Neighbourhood Plan

Government Guidance: National Planning Policy Framework

The policies within the SOLP 2011 of relevance to this application are considered to be in general conformity with the provisions of the NPPF and therefore this application can be determined against these relevant policies.

6.0 **PLANNING CONSIDERATIONS**

6.1 The proposed development would be located within the built-up area of the town of Thame, which is a settlement where residential development is considered to be acceptable in principle. Consequently the proposal falls to be assessed primarily against the criteria of Policy H4 of the SOLP 2011. The planning issues that are relevant to the planning application are whether the development would:

- Result in the loss of an open space or view of public, environmental or ecological value;
- Preserve or enhance the character and appearance of the Thame Conservation Area through its size and appearance;
- Compromise the living conditions of neighbouring residential occupiers and provide suitable living conditions for future occupiers;
- Result in an unacceptable deficiency of off-street parking spaces for the resultant dwellings or other conditions prejudicial to highway safety;
- Provide sufficient sustainable and waste management measures; and
- Any other material planning considerations

The primary consideration for the conservation area consent application is whether the demolition of the existing storage building would preserve or enhance the conservation area.

Loss of Open Space

6.2 Criterion (i) of Policy H4 of the SOLP 2011 requires that an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt. The site is in a previously developed private backland location, with no public access

containing an existing building and surrounded by mostly two storey development. There are very limited public views of the site and there is no evidence of any ecological impact of the proposal. This would be in accordance with the above criterion.

Visual Impact

- 6.3 Criteria (ii) and (iii) of Policy H4 of the SOLP 2011 seek to ensure that the design, height, scale and materials of the proposed development are in keeping with its surroundings and the character of the area is not adversely affected. Policy CON7 sets out the Council's statutory duty to preserve or enhance the character and appearance of conservation areas. The frontage properties along this part of East Street belong predominantly to a two storey Victorian Terrace. However, in contrast, the Whitehound site on the corner of East Street and Upper High Street has been redeveloped in depth, including the construction of two storey office development along the western site boundary. The converted barn-building within the site is also in contrast to the appearance of the frontage dwellings. The rear of the site is dominated by a large light industrial/warehouse unit. Views in and out of the conservation area along East St. are quite constrained and the curve of the road reduces views along East St. itself. In this context and against the backdrop of the light industrial unit, the Council's Conservation Officer considers that an unashamedly modern design would be appropriate in this location and the dwelling would not appear unduly prominent in the locality provided the render and red cedar finish and other construction details are to a high standard. The Conservation Officer also supports the demolition of the existing building, which has little architectural merit in accordance with Policy CON6.

Neighbour Impact

- 6.4 Policy D4 and Criterion (iv) of Policy H4 of the SOLP 2011 require that there are no overriding amenity objections. Several neighbours have raised concerns about loss of outlook and overlooking. The south-east corner of the proposed dwelling would be at a distance of about 3 metres from the closest boundary with a neighbouring dwelling (No.8), but this would be extended to about 20 metres from the dwelling itself. The front elevation of the proposed dwelling would face south-west, angled away from the rear of the frontage terrace and would contain windows serving a sitting room, bedroom and landing area. However, only the high-level sections of these windows would have clear glazing, the lower sections would contain fixed louvres to let light in, but restrict outward views. The two main first floor windows would be located on the side elevations. The sitting room window would face north-east over the small private garden of the proposed dwelling and towards the side wall of the adjoining office development, which only contains high level windows. The bedroom window would face south-east, fronting onto an area to be retained as an existing communal garden. This window would enable some views towards the rearmost part of the back gardens of the frontage terrace. However, any direct views would be at a distance of at least 10 metres and the nearest part of most of these gardens appear to contain outbuildings and are typically not the most private part of these gardens. On the basis of this assessment, the proposed dwelling would not give rise to any significant overlooking of the nearby residential occupiers.
- 6.5 The alterations to the rear of No.3A would ensure that the first floor accommodation at this dwelling would not overlook the front rooms or private garden of the proposed dwelling. Both of the private gardens for No.3A and the proposed dwelling would be around 50 square metres, which would accord with the recommended standards for outdoor amenity space for dwellings of this size. In addition, the occupiers of both of these dwellings and The Small Barn would continue to have access to the communal garden area. The flat-roofed design would result in a roof height of 5.5 metres, comparable to a large outbuilding and against the backdrop of the taller buildings to the

north-west and north-east, the scale of the building would not detract from the outlook of the adjoining properties and gardens. In overall terms, the proposed development would have a satisfactory relationship with adjoining residents in accordance with the above criterion.

Access and Parking

- 6.6 Criterion (iv) of Policy H4 of the SOLP 2011 also requires that there are no overriding highway objections. Although several objections have been received from Thame Town Council and local residents concerning highway safety, the Highway Liaison Officer considers that there would be sufficient space on site to accommodate the required three parking spaces to serve the three small residential units that would exist on site. However, it is recommended that a planning condition is imposed to show three marked out allocated spaces for the three units to help to control some of the indiscriminate parking that is currently taking place on the site and to ensure that enough turning space remains for the future occupiers to manoeuvre their vehicles. It should be noted that this would compare favourably with the adjacent Whitehound development, which comprises no off-street parking. On this basis, the proposal would comply with the above criterion.

Sustainable & Waste Management Measures

- 6.7 Policy D8 of the SOLP 2011 requires proposals to incorporate sustainability measures in terms of energy, water and materials efficient design. Section 3 of the SODG 2008 and Policy CSQ3 of the emerging Core Strategy seek that proposals involving new dwellings reach at least Level 3 of the Code for Sustainable Homes. The sustainability section of the design and access statement submitted with the application outlines several measures to be incorporated, including lighting, water conservation and local materials. A more detailed statement could be secured through a planning condition. The implementation of appropriate refuse and recycling collection facilities could also be secured via a planning condition in accordance with Policy D10.

Other Material Planning Considerations

- 6.8 Matters relating to archaeological finds and contaminated land can be dealt with through standard planning conditions as listed below. The Thame Neighbourhood Plan is at an early stage in its development and has yet to demonstrate conformity with the SOLP 2011/Core Strategy and therefore officers are unable to afford it any significant weight at this stage.

7.0 **CONCLUSION**

- 7.1 The application proposal would comply with the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance and it is considered that, subject to the attached conditions, the proposed development would preserve the character and appearance of the Thame Conservation Area and would not harm the living conditions of nearby residents, would not result in conditions prejudicial to highway safety and would comply with sustainability objectives.

8.0 **RECOMMENDATION**

8.1 **Grant Planning Permission**

1. **Commencement 3 yrs - Full Planning Permission**
2. **Planning condition listing the approved drawings**
3. **Levels (details required)**
4. **Sample materials required (all)**
5. **External vents and flues (details required)**
6. **Withdrawal of P.D. (extensions, outbuildings, hardstandings)**
7. **Sustainable Method of Construction (details required)**

8. Refuse & Recycling Storage
9. Turning Area & Car Parking (details required)
10. Landscaping Scheme (planting and boundary treatment details)
11. Archaeological Watching Brief
12. Contamination (investigation)
13. Window design to prevent overlooking and no new windows without permission in front (south west) elevation
14. Communal garden area to be retained for use by new dwelling, No.3A and No.3B only

8.2 Grant Conservation Area Consent

1. Commencement 3 yrs
2. planning condition listing the approved drawings
3. All materials to be removed from site following demolition

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