

APPLICATION NO.	P20/S2545/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	3.8.2020
PARISH	THAME
WARD MEMBERS	Pieter-Paul Barker Kate Gregory David Bretherton
APPLICANT	Mr B Harris
SITE	6 Kings Close, Thame, OX9 3DA
PROPOSAL	Erection of two-storey 1-bedroom end of terrace dwelling, and two storey rear extension and single storey front extension to the existing dwelling. (as amended plans received 28th September 2020, setting the proposed dwelling back from the pavement by 1m, amending the footprint and design of rear projection).
OFFICER	Simon Kitson

1.0 **INTRODUCTION AND PROPOSAL**

1.1 This application is recommended for approval. It has been referred to the District Planning Committee at the request of the local ward member following the formal objection by Thame Town Council.

1.2 **The site**

The application site ([Appendix A](#)) is located at the end of a terrace of late 1960s dwellings erected within the built-up confines of Thame. The site does not fall within a conservation area and there are no protected trees within or adjacent to the land. The surrounding land is wholly within residential use and there are examples of new dwellings constructed at the ends of other lines of neighbouring properties along Kings Close and Moats Crescent to the north and east.

1.3 **Proposal**

Full planning permission is sought for the creation of an attached dwelling to the south of no.6, together with a two-storey gable extension to the existing property and a front porch. The new dwelling would have a separate garden area to the rear and one off-street parking space. Following an amendment to the scheme, the dwelling would be set back from the pavement by a minimum of 1.1m.

1.4 The most recent set of plans is attached at [Appendix B](#). All documents and full consultation responses can be viewed on the council's website: www.southoxon.gov.uk.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 Thame Town Council (TTC) – Objection

- Poor amenity space for new dwelling at 6a Kings Close
- Overdevelopment at 6a Kings Close
- Loss of natural light to applicant's property at 6 Kings Close resulting from their proposed rear extension
- Introduction of an incongruous element to the street scene in not setting back the built form from the pavement (prior to amendment)

- Having reviewed the amended description and additional information, TTC officers consider that the changes would not alter the recommendation made on 25 August 2020 to object on the grounds of poor amenity space and overdevelopment (6a Kings Close) and loss of natural light (6 Kings Close).

County Archaeological Services (SODC) – No objection

- The site is located in an area of archaeological interest. However, the development is of a relatively small scale and I therefore consider that there are no archaeological constraints to this scheme.

Countryside Officer(South Oxfordshire & Vale of White Horse) – No objection

Drainage - (South&Vale) – No objection, subject to further agreement over the foul and surface water drainage arrangement

South -Highways Liaison Officer (Oxfordshire County Council) – No objection, subject to parking provision and visibility splays being provided as on plan

Waste Management Officer (District Council) – No objection

3.0 **RELEVANT PLANNING HISTORY**

- 3.1 [P20/S0386/PEM](#) – Pre-application response (06/03/2020)
Erection of 2 x 1 bed flats with parking.

There are some relatively recent consents within the locality for the erection of single dwellings. These are as follows:-

- P08/E0295: 7 Kings Close Thame (Planning Permission 9/5/2008)
Erection of a new 2 bedroom end terrace dwelling on land adjacent to No 7 Kings Close, and a new porch area for No.7 Kings Close.
- P08/E1175: Land Adjacent to 40 Kings Close Thame (Planning Permission 17/12/2008)
Erection of a new two bedroom dwelling with parking. Alterations to vehicular access to rear.
- P05/E0187: 30 Kings Close, Thame (Planning Permission 20/4/2005)
Erection of two dwellings on land adjacent to 30 Kings Close. Construction of two new vehicular crossovers and pedestrian access.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.1 Not applicable to this proposal.

5.0 **POLICY & GUIDANCE**

5.1 **Development Plan Policies**

Thame Neighbourhood Plan (TNP) Policies:

- H5 Integrate windfall sites
- GA6 New development to provide parking on site for occupants and visitors
- ESDQ11 Incorporate Sustainable Urban Drainage into new development
- 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
- 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

South Oxfordshire Core Strategy (SOCS) Policies:

- CS1 - Presumption in favour of sustainable development
- CSQ3 - Design
- CSHA1 - The Strategy for Thame

South Oxfordshire Local Plan 2011 (SOLP 2011) Policies:

- D1 - Principles of good design
- D10 - Waste Management
- D2 - Safe and secure parking for vehicles and cycles
- D3 - Outdoor amenity area
- D4 - Reasonable level of privacy for occupiers
- G2 - Protect district from adverse development
- H4 - Housing on sites within the built up areas of towns and villages
- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

South Oxfordshire Emerging Local Plan 2035 Policies

The council is currently progressing the emerging local plan through the examination stage. The plan currently carries limited weight. Relevant policies include;

- DES1 - Delivering high quality development
- DES2 - Enhancing local character
- DES5 - Outdoor amenity space
- DES6 - Residential amenity
- H16 - Infill development

5.2 **Supplementary Planning Guidance/Documents**

South Oxfordshire Design Guide 2016 (SODG 2016)

5.3 **National Planning Policy Framework (NPPF) and Planning Practice Guidance**

5.4 **Other Relevant Legislation**

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

6.0 **PLANNING CONSIDERATIONS**

6.1 The following material planning considerations are most relevant to this proposal:

- The principle of redevelopment;
- The impact of the design, height, scale and materials upon the character of

the site, the street scene and the wider area;

- The impact upon neighbouring amenity, in terms of light, outlook and privacy;
- The impact upon the highway network, in terms of highway safety, access and parking provision
- Drainage provision

6.2 **Principle**

SOCS Policy CSTHA1 allows for housing on 'suitable infill and redevelopment sites'. Policy H5 of the TNP states that permission will be granted for small residential developments on infill and redevelopment sites within the town, subject to proposals being well designed and meeting relevant requirements set out in other policies in the local development plan. This is an infill scheme involving development of a site within a built-up residential frontage, which is well related to the surrounding pattern of housing development. Officers consider that the principle is acceptable, subject to compliance with other Development Plan policies.

6.3 **Scale and design**

The design objectives of the development plan require this type of proposal to respond to the defining characteristics of the local area, reinforcing where appropriate local distinctiveness and ensuring that the street scene would not be harmed (TNP Policies ESDQ16 and ESDQ18, SOCS Policies CSQ3, SOLP Policies D1 and H4). Section 7 of the SODG contains recommended standards for levels of plot coverage and garden areas. For a 1-bed property, a minimum external area of 35sq.m is recommended. Policies TNP ESDQ28 and SOLP D3 require this aspect of the scheme to be defined by local context.

6.4 It is noted that a number of new dwellings have been erected at the ends of lines of properties running parallel to the application terrace. These are shown in blue below.



Figure 1: neighbouring infill approvals

These have informed the current proposal and they are relevant to the council's assessment of the impacts upon the character of the area arising from the proposed scheme.

6.5 The amended proposal would involve the new dwelling being set back from the pavement by approximately 1.2m at the nearest point. This was recommended within

the pre-application advice provided and was acknowledged as important within the consultation comments from the Town Council.

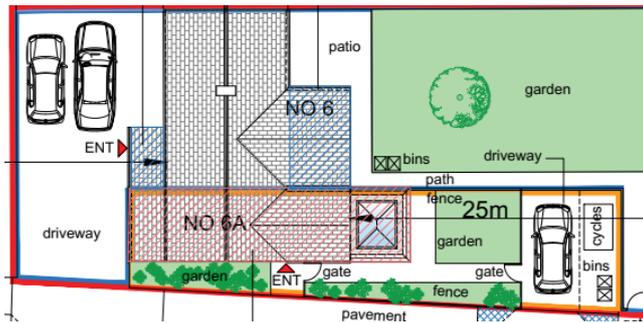


Figure 2: Green strip to front of property

Although the proposed dwelling would be narrower than the neighbouring dwellings, it would provide a smaller 1-bed unit which arguably contributes positively to the local housing mix and the vitality of the area. It would also have some visual subservience to the dwelling at no. 6, when viewed from the front and it would have some activity at the frontage onto Kings Road to the east.



Figure 3: Proposed elevations

- 6.6 The front porch arrangement is not considered to be contentious and the rear gables proposed would have a similar scale and appearance to many of the neighbouring developments to the north-east and south-west. The set back from the pavement would be consistent with the housing grain within this part of Thame and the amount of facing brickwork and fenestration detail would not be out-of-keeping with the local vernacular.
- 6.7 The amount of undeveloped space on the submitted site plan would equate to approximately 35sq.m after the parking and refuse areas have been deducted. Whilst it is not clear how much of this would practically function as domestic garden land in reality, officers do note that the property is within a sustainable location close to the Town Centre and many of the neighbouring properties have garden areas which fall below the generic recommended minimum standards set out within the SODG. The rear garden depth would be comparable to the dwellings at the other end-of-terrace properties within the immediate area and officers do not consider that the scheme would have a cramped appearance within public views. Officers consider that the street scene is receptive to this type of development, and the proposed development would be assimilated into it without causing material harm to the character of the area.
- 6.8 If the committee are minded to grant approval, a condition is recommended withdrawing permitted development rights for any further extensions or outbuildings. It is considered

necessary for the council to assess the residential and visual amenity impacts of any further development having regard to the particular constraints of this site.

6.9 **Neighbouring amenity**

No neighbour objections to the scheme were received. The separating distances between the proposed dwelling and the neighbours to the south and east would accord with the SODG minimum recommendations. There would be a distance in excess of 25m to the rear dwelling at 7a Kings Close and more than 10m to the facing dwelling at no. 41. Neither the proposed dwelling nor the proposed rear extension to no. 6 would result in material losses of daylight or sunlight to the neighbouring garden areas.

6.10 It is noted that Thame Town Council raise objection to a potential self-inflicted impact arising from the relationship between the proposed domestic extension at no.6 Kings Close and the rear-facing windows at the same property. Officers do not however consider that this would result in overriding harm in neighbouring amenity terms or a severe deterioration of the amenity of the existing occupants. It is likely that an extension with a comparable impact could currently be erected without planning permission under permitted development rights. It is also the case that the affected ground floor room is served by an additional south-west facing window opening through which visible daylight would be unobstructed by the proposed development. The relationship with the applicant's first floor window opening would comply with the '45 degree' rule of thumb set out in the 2011 Building Research Establishment (BRE) guidelines when correctly measured on a horizontal and vertical plane.

6.11 Having regard to the above, officers do not consider that there is any conflict with the relevant sections of SOLP Policies H4 or D4.

6.12 **Highway safety**

The proposal would retain parking provision at the front of the existing dwelling at no.6. The proposed dwelling would have a single space provided at the rear, with pedestrian awareness visibility splays to either side. Oxfordshire County Council as the Local Highways Authority are satisfied that the proposal complies with the adopted parking standards and that the access arrangement would not be prejudicial to pedestrian or highway safety. Officers are satisfied that there is no conflict with the relevant parts of SOLP Policies D2, T1 or T2.

6.13 **Drainage**

The site does not fall within an area known to have significant drainage issues. The council's drainage engineer is satisfied that the foul and surface water drainage arrangements can be agreed by way of a condition of consent.

7.0 **CONCLUSION**

7.1 The proposal is in accordance with the relevant Development Plan policies and national planning policy. The proposed development would make more efficient use of land within a sustainable location and officers consider that the proposal would not materially harm the character and appearance of the site, or the wider area. Officers are also satisfied that there would not be a significantly overbearing or oppressive impact upon neighbouring amenity and the proposal is considered acceptable in terms of its impact upon the local highway network.

8.0 **RECOMMENDATION**

8.1 **Grant Planning Permission, subject to the following schedule of conditions:**

- 1 : Commencement within three years**
- 2 : The development is to be implemented in accordance with the approved plans unless varied by other conditions of consent**
- 3 : The materials to be used in the external construction of the walls and roof shall match the existing dwelling**
- 4 : Withdrawal of permitted development (P.D) (Part 1 Class A, B, and E) – no additional extensions, roof extensions or outbuildings shall be erected within the curtilage of the site without planning permission from the local planning authority**
- 5 : The vision splays shall not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.6 metres as measured from carriageway level.**
- 6 : Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with the approved plans and shall be constructed, laid out, surfaced, drained and completed, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times**
- 8: Prior to the erection of any walls above ground level, details of surface and foul water drainage schemes shall be submitted to and approved in writing by the Local Planning Authority.**

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