

<b>APPLICATION NO.</b>	<a href="#">P21/S4226/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	4.10.2021
<b>PARISH</b>	THAME
<b>WARD MEMBER(S)</b>	Pieter-Paul Barker Kate Gregory David Bretherton
<b>APPLICANT</b>	Saeed
<b>SITE</b>	3 King's Road, Thame, OX9 3JJ
<b>PROPOSAL</b>	Single storey extension to rear of property and new wall to part of boundary
<b>OFFICER</b>	Lilua Ihezor-Ejiofor

**1.0 INTRODUCTION AND PROPOSAL**

- 1.1 This application is referred to the Planning Committee at the request of Councillor Kate Gregory. The Town Council's views conflict with the officer's recommendation of approval.
- 1.2 The application site, shown on **Appendix A** contains an end of terrace two storey dwelling located within the built-up areas of Thame. The site does not lie within an area of special designation.
- 1.3 The front elevation is predominantly finished in grey bricks, and on the side elevation, red bricks. Along the south east facing boundary is a vertical timber boarded fence.
- 1.4 The plot occupies a corner position with its south east elevation fronting onto Croft Road.
- 1.5 This application seeks permission to erect a single storey extension to the rear of the property and a new brick wall to part of the south eastern boundary. A copy of the relevant plans are shown on **Appendix B** and other documentation associated with the application can be viewed on the council's website, <https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P21/S4226/HH>.

**2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 2.1 **Thame Town Council** – Objects  
Comments: The proposed wall on the south-eastern elevation would represent overdevelopment and be contrary to Thame Neighbourhood Plan Policy ESDQ16.
- Neighbours** – The occupiers of both Numbers 2 and 4 Kings Road have commented with no objections.

**3.0 RELEVANT PLANNING HISTORY**

- 3.1 [P15/S0991/LDP](#) - Approved (19/05/2015)  
Certificate of lawfulness for a proposed habitable room in the roofspace.

**4.0 ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.1 N/A

5.0 **POLICY & GUIDANCE**

5.1 **Development Plan Policies**

South Oxfordshire Local Plan 2035 (SOLP 2035) Policies:

H20 - Extensions to Dwellings  
DES1 - Delivering High Quality Development  
DES2 - Enhancing Local Character  
DES5 - Outdoor Amenity Space  
DES6 - Residential Amenity  
STRAT1 - The Overall Strategy  
TH1 - The strategy for Thame

5.2 Thame Neighbourhood Plan (TNP) policies

ESDQ16 - Development must relate well to its site and its surroundings  
ESDQ28 - Provide good quality private outdoor space

5.3 **Supplementary Planning Guidance/Documents**

South Oxfordshire Design Guide 2016 (SODG 2016)

5.4 **National Planning Policy Framework and Planning Practice Guidance**

5.5 **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 relevant planning considerations are the following:**

- **Design and character**
- **Residential amenity**
- **Access and Parking**
- **Other material planning considerations**

**Design and character**

6.2 Policy H20 of the SOLP 2035 states that extensions to dwellings or the erection and extension of ancillary buildings within the curtilage of a dwelling will be permitted provided that amenity areas are provided for the extended dwelling that accord with the South Oxfordshire Design Guide; and the proposal does not conflict with other policies in the Development Plan.

6.3 Policy DES1 of the SOLP 2035 states that all new development must be of a high quality design that reflects the positive features that make up the character of the local area and both physically and visually enhances and compliments the surroundings. Planning permission will only be granted where proposals are designed to meet the key design objectives and principles for delivering high quality development set out in the South Oxfordshire Design Guide. Section 6 of the SODG 2016 advises that the size, siting and scale of any extension should not compete with the main dwelling.

6.4 Policy DES2 of the SOLP 2035 states that all proposals for new development should include a contextual analysis that demonstrates how the design has been informed by

and responds positively to the site and its surroundings; and reinforces place-identity by enhancing local character.

- 6.5 Policy ESDQ16 of the TNP seeks to ensure that development proposals respond to the specific character of the site and its local surroundings, maintaining or enhancing its strengths and seeking to address its weaknesses.
- 6.6 **Rear extension**  
The proposed extension will project off the rear wall of the dwelling by approximately 7 metres, filling in the 2-metre wide gap between the rear and the side walls. It will have a mono-pitched roof and will measure approximately 3 metres at its highest point. The roof slope will be arranged with 5 modest Velux rooflights. The materials used on the external walls of the proposed extension will be appropriate in the context of the existing dwelling. The proposed extension remains subservient to the main dwelling and the design of the proposed extension is in keeping with the character of the site and the surrounding area.
- 6.7 **Boundary wall**  
Thame Town Council has objected to the proposed development on the grounds that the proposed boundary wall will result in overdevelopment.
- 6.8 The proposed brick wall will replace part of the south eastern boundary fence which currently has timber boarded fencing measuring approximately 2 metres high and 30 metres long. The proposed wall will adjoin the rear wall of the dwelling and will measure approximately 9 metres long, 2.75 metres high over a length of 7.75 metres and then dropping to a height of 2 metres for the remaining length.
- 6.9 Following planning permission granted under application P18/S2067/HH the south east facing neighbour, Number 2 King's Road has recently constructed a rear extension and brick wall along the boundary with Croft Road with a height of approximately 2.8 metres. The current proposal would be in keeping with this recent development and with the surrounding boundary treatments in the wider street scene.
- 6.10 Considering that the length of the wall proposed is approximately one third of the existing boundary fence, officers do not consider that the proposed wall amounts to overdevelopment. The use of bricks to match the existing dwelling will further integrate the development into the existing dwelling and the site and in officers view, will improve the visual appearance of the dwelling and the wider area.
- 6.11 Overall, officers do not consider that the proposed development will detract from the street scene. As such, the proposed development is considered acceptable in design terms and would not be out of keeping with the character and appearance of the main dwelling, or that of the wider area. Officers consider that the development would accord with the policies highlighted above.
- 6.12 **Residential amenity**  
The position, scale and nature of the proposal ensures the amenities of the neighbouring occupiers will be unharmed by the proposed development.
- 6.13 **Access and Parking**  
Access and parking arrangements would not be affected the proposed development.

### Other material planning considerations

6.14 **Permitted development fallback position**

Permitted development rights have not been removed from the site which could permit the enlargement, improvement or alteration of the property. The applicant can, should they wish, erect a rear extension of up to 3 metres high and deep along the concerned boundary without the need for planning permission. Granted that this will be considerably shorter in length than the length proposed for the wall, however, it could be higher than the 2.75 metres proposed.

6.15 **Sustainable design**

Policy DES8 of SOLP states that all new development has to demonstrate how they are seeking to reduce greenhouse emissions through location, building orientation, design, landscape, and planting. The proposed extension is of a modest scale and to a fixed part of the dwelling with limited scope for reducing greenhouse emissions.

6.16 **Community Infrastructure Levy**

The proposed development is not liable to pay CIL as the net increase in residential floor space does not exceed 100m<sup>2</sup>

7.0 **CONCLUSION**

7.1 Planning permission should be granted as the proposal complies with the relevant Development Plan policies, Supplementary Planning Guidance and Government Guidance. Subject to the attached conditions, the proposed development would not be harmful to the character and appearance of the site, the surrounding area or the amenity of neighbours.

8.0 **RECOMMENDATION**

8.1 **Grant Planning Permission subject to the following conditions:**

- 1 : Commencement of development within three years**
- 2 : Development in accordance with the approved plans**
- 3 : Materials as on plan**

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