

<b>APPLICATION NO.</b>	<a href="#">P21/S3998/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	27.9.2021
<b>PARISH</b>	THAME
<b>WARD MEMBERS</b>	Pieter-Paul Barker Kate Gregory David Bretherton
<b>APPLICANT</b>	Mr and Mrs Reilly
<b>SITE</b>	11 Coombe Hill Crescent, Thame, OX9 2EQ
<b>PROPOSAL</b>	Two-storey annexe extension (Amended plans received 12 January 2022 showing a reduction to the width and depth of the annexe and lowering the height of the roof ridge)
<b>OFFICER</b>	Dani Rogers

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## 1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application is referred to the Planning Committee at the request of Councillor David Bretherton on the grounds of overdevelopment.
- 1.2 The application site, which is shown on the plan attached as **Appendix 1**, is occupied by a semi-detached, two-storey dwelling, located within the built-up limits of Thame. The site does not lie within any designated area.
- 1.3 Neighbouring properties include 9 Coombe Hill Crescent to the east (attached) and 1 Conduit Hill Rise to the southeast.
- 1.4 This application seeks permission to construct a two-storey side extension, on the west elevation, to be used as an annexe for the applicant's sister. The annexe will share a garden and parking with the main dwelling.
- 1.5 Amended plans were received on 12 January 2022 showing a reduction to the width and depth of the annexe extension. This was following Officers concerns that the original proposal was not subservient to the main dwelling and its scale would have been harmful to the character and appearance of the site and surrounding area.
- 1.6 A copy of the plans associated with the application are attached as **Appendix 2**, whilst other documentation associated with the application can be viewed on the council's website, [www.southoxon.gov.uk](http://www.southoxon.gov.uk)

## 2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 2.1 Thame Town Council – Objects
- Overdevelopment due to the proposal failing to provide adequate amenity space.

Highways Liaison Officer (Oxfordshire County Council) – No objections

Neighbours – Two representations of support.

3.0 **RELEVANT PLANNING HISTORY**

3.1 None

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 Not applicable for this scale and type of development.

5.0 **POLICY & GUIDANCE**

5.1 **Development Plan Policies**

**National Planning Policy Framework (NPPF)**

**National Planning Policy Framework Planning Practice Guidance (NPPG)**

The policies within the SOLP 2035, of relevance to this application, are in general conformity with the provisions of the NPPF and therefore this application can be determined against the relevant policies below.

**South Oxfordshire Local Plan 2035 (SOLP) Policies:**

DES1 - Delivering High Quality Development

DES2 - Enhancing Local Character

DES6 - Residential Amenity

DES8 - Promoting Sustainable Design

H20 - Extensions to Dwellings

TRANS5 - Consideration of Development Proposals

5.2 **Thame Neighbourhood Plan Policies:**

H6 - Design new development to be of high quality

GA6 - New development to provide parking on site for occupants and visitors

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

ESDQ19 - The Design and Access Statement and accompanying drawings must provide sufficient detail

for proposals to be properly understood

ESDQ28 - Provide good quality private outdoor space

ESDQ29 - Design car parking so that it fits in with the character of the proposed development

5.3 **Supplementary Planning Guidance/Documents**

South Oxfordshire Design Guide 2016 (SODG 2016)

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 relevant planning considerations are the following:

- Design and character
- Use of the annexe extension
- Residential amenity
- Access and Parking
- Other material planning considerations

### 6.2 Design and character

Policy DES1 of the SOLP 2035 seeks to ensure 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.

Policy H20 of the SOLP 2035 seeks to ensure that extensions to dwellings or the erection and extension of ancillary buildings within the curtilage of a dwelling, will be permitted provided that:

- i) amenity areas are provided for the extended dwelling that accord with the South Oxfordshire Design Guide; and
- ii) the proposal does not conflict with other policies in the Development Plan

### 6.3 The proposed annexe side extension is set down from the ridge height of the main dwelling, is set back from the front elevation of the main dwelling and is stepped in from the side boundary by a metre. The proposed materials reflect those of the main dwelling and include a mixed brown brick with dark hung tiles on the upper floor of the front elevation, matching roof tiles and matching UPVC windows and doors.

Altogether, Officers consider that the proposed annexe extension is subservient to the main dwelling and is not harmful to the character of the site or the surrounding area.

### 6.4 Use of the annexe extension

The proposed annexe extension will be used by the applicant's sister and will share the garden and parking arrangements with the main dwelling. No subdivision of the plot is proposed, and the application proposal should be assessed primarily as an extension to the existing dwelling rather than as a new independent dwelling. Should a proposal come forward to convert the extension into a separate dwelling a separate planning application would need to be submitted so that it can be properly assessed against relevant Local Plan Policies, Supplementary Guidance and Nationally Described Space Standards. Given the space available within the site, it is unlikely that an application for an independent dwelling would be viewed favourably as in its current form, the annex does not meet the Nationally Described Space Standards or Local Plan amenity standards as set out within the South Oxfordshire Design Guide.

### 6.5 Residential amenity

Policy DES6 of the SOLP 2035 seeks to ensure that development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses, when considering both individual and cumulative impacts, in relation to the following factors:

- i) loss of privacy, daylight or sunlight;
- ii) dominance or visual intrusion;

6.6 No objections have been raised from neighbouring residents regarding the proposed development. The extension is to the west elevation which sits adjacent to Conduit Hill Rise Road. The rear elevation will include a second-floor window which will sit at the same height as the existing second-floor windows of the main dwelling and looks on to the rear garden of the application site and then further onto the front driveway of number 1 Conduit Hill Rise. The proposed front window of the extension looks onto the applicant's front drive and then on to Coombe Hill Crescent Road.

Officers consider that given the scale, design and position of the proposed extension, the development would not result in any harm to the amenity of neighbouring properties in terms of light, outlook, or privacy.

### 6.7 Access and Parking

Criteria ii of Policy H20 of the SOLP 2035 seeks to ensure that adequate and satisfactory parking is provided in accordance with the current Oxfordshire County Council parking standards unless specific evidence is provided to justify otherwise.

Policy TRANS5 of the SOLP 2035 seeks to ensure that proposals for all types of development will, where appropriate:

- i) provide for a safe and convenient access for all users to the highway network;
- ii) provide safe and convenient routes for cyclists and pedestrians, both within the development, and including links to rights of way and other off-site walking and cycle routes where relevant;

6.8 The Oxfordshire County Council's Highways Liaison Officer has provided the following consultation response:

On behalf of the Local Highway Authority, I confirm that I do not wish to object to the granting of planning permission. I do not wish to recommend any planning conditions; however, should the proposed annex be used as a separate dwelling then conditions would be recommended to ensure appropriate provision for parking and cycle storage.

### 6.9 Other material planning considerations

#### Promoting sustainable design

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

#### Nationally Described Space standards

Reference has been made to the Nationally Described Space Standards (NDDS) within the Town Council's objection and concerns that the internal layout for the annexe extension does not meet the current requirements. The space standards are for consideration when assessing new dwellings, and this proposal is for an annexe extension. Therefore, the space standards are not taken into consideration when

assessing this proposal. Furthermore, we can't regulate internal layouts for proposed extensions or annexes such as this.

#### 6.10 **Community Infrastructure Levy**

As the proposed additional floorspace would exceed 100 square metres, the proposed development would be CIL liable.

#### 7.0 **CONCLUSION**

7.1 The application is recommended for approval as Officers consider that the proposal complies with the relevant Development Plan policies, Supplementary Planning Guidance and Government Guidance. Subject to the recommended 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**

**Grant Planning Permission, subject to the following conditions**

1. **Commencement three years - Full Planning Permission**
2. **Approved plans \***
3. **Materials as on plan**
4. **Annex conversion to separate dwelling (informative)**
5. **Neighbourhood Plan Policies (informative)**

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