

<b>APPLICATION NO.</b>	<a href="#">P20/S2729/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	27.7.2020
<b>PARISH</b>	THAME
<b>WARD MEMBERS</b>	Pieter-Paul Barker Kate Gregory David Bretherton
<b>APPLICANT</b>	Mr Lloyd Smith
<b>SITE</b>	44 Cedar Crescent, Thame, OX9 2AU
<b>PROPOSAL</b>	Variation of condition 2 (approved Plans) of application P19/S0998/HH (Single storey rear and side extension and alterations) -To allow for alterations to the approved scheme to facilitate provision of first floor accommodation within roof void (as amended by plan and additional information received 12 October 2020 providing floor level information and plans received 26 November 2020 reducing depth of side roof extension).
<b>OFFICER</b>	Victoria Clarke

1.0 **INTRODUCTION AND PROPOSAL**

1.1 This application has been called to Planning Committee by Cllr Kate Gregory for the following reasons:

- out of character
- unneighbourly
- overdevelopment
- impact on Cuttle Brook Nature Reserve

1.2 Officers recommend the application for approval for the reasons outlined in this report.

1.3 The application site is shown at **Appendix 1**. The application property is a 1960s detached bungalow located within a built-up residential area of Thame, known as the Chiltern Vale estate.

1.4 The site falls within Flood Zone 3. Cuttle Brook Nature Reserve adjoins the rear boundary of the site.

1.5 The application seeks to vary plans of a previously approved application to extend the property in order to allow an increase in size of the first floor accommodation within the roof space. Copies of the current plans are provided at **Appendix 2**. Two previous permissions remain extant and the approved plans are included at **Appendix 3**.

1.6 The current application seeks to vary the plans by increasing the depth of the first floor accommodation / roof span along the south western elevation, utilising a crown roof in order to provide a less constrained bedroom on this side of the building (the total number of proposed bedrooms remains the same as previously approved). An additional rooflight is also proposed along with some changes to the fenestration at ground floor level.

## 2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

### 2.1 Thame Town Council – Objection:

- Out of character
- Unneighbourly
- Overdevelopment
- Impact on Cuttle Brook Nature Reserve

Drainage - (South & Vale) – No objection

Neighbours – Seven households have objected to the proposal:

- The resulting two-storey house will be out of character in a street of bungalows
- Loss of bungalows housing stock
- Concern that a precedent will be set for bungalows becoming two storey houses
- Out of character – higher roof ridge and overall design is unlike other neighbouring properties and will ruin the character of the street. Surrounding area of Cedar Crescent, Sycamore Drive, Hawthorn Avenue and Chestnut Avenue all have identical roof lines and structures.
- Increase in first floor footprint. The reduction from the initially submitted plan is insignificant and the proposed plans almost double the size of two of the first floor bedrooms.
- Overlooking / loss of privacy – additional roof lights will overlook neighbouring properties' gardens
- Overshadowing – loss of daylight to neighbouring bedroom windows
- Failure to comply with building regulations for means of escape
- Negative impact on public views from the nature reserve
- The incremental nature of planning applications for the proposal

## 3.0 RELEVANT PLANNING HISTORY

### 3.1 [P19/S4651/HH](#) - Approved (17/02/2020)

Variation of condition 2 (approved plans) of application P19/S0998/HH (Single storey rear and side extension and alterations) - To allow for alterations to the approved scheme to facilitate provision of first floor accommodation within roof void, an enlargement of approved side extension and changes to existing or approved doors and windows. (as amended by plans received 30 January 2020 reducing the size of the roof extension over the garage, changing the fenestration, and omitting the rear balcony).

### [P19/S0998/HH](#) - Approved (22/05/2019)

Single storey rear and side extension and alterations.

## 4.0 ENVIRONMENTAL IMPACT ASSESSMENT

### 4.1 Not applicable

## 5.0 POLICY & GUIDANCE

### 5.1 Development Plan Policies

South Oxfordshire Local Plan 2035 (SOLP) Policies:

DES1	Delivering High Quality Development
DES2	Enhancing Local Character
DES5	Outdoor Amenity Space
DES6	Residential Amenity
DES7	Efficient Use of Resources
DES8	Promoting Sustainable Design
H20	Extensions to Dwellings
EP4	Flood Risk

INF4 Water Resources  
TRANS5 Consideration of Development Proposals

5.2 **Thame Neighbourhood Plan**

- ESDQ16 Development must relate well to its site and its surroundings  
ESDQ21 Development proposals, particularly where sited on the edge of Thame or adjoining Cuttle Brook, must maintain visual connections with the countryside  
ESDQ22 The visual impact of new development on views from the countryside must be minimised  
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 **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:**

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

6.2 **Current Policy**

The key policy for assessing this application is SOLP Policy H20 (Extensions to dwellings), which states that extensions to dwellings will be permitted provided that adequate and satisfactory parking is provided and sufficient amenity areas are provided for the extended dwelling. Development should have regard to the advice within the South Oxfordshire Design Guide.

6.3 **Design and character**

The design of the proposed development is almost identical in appearance to the previously approved application P19/S4651/HH with the exception being the proposed first floor roof extension to the south western side extending deeper, towards the rear of the plot. When viewed from the street, the front elevation would be unchanged compared to the previously approved scheme.

6.4 Officers have previously found the proposed increase in roof ridge and eaves height and the alteration to the pitch of the roof slope acceptable.

6.5 Officers consider the proposal enables the property to retain its appearance of a bungalow from the front. Rooflights would be visible but these are not uncommon on surrounding properties. A sufficient visual gap between the roofs of 44 and 42 Cedar Crescent would also be retained. Officers are satisfied the proposal would not be harmful to the character of the street and that the property would still relate well to the surrounding area.

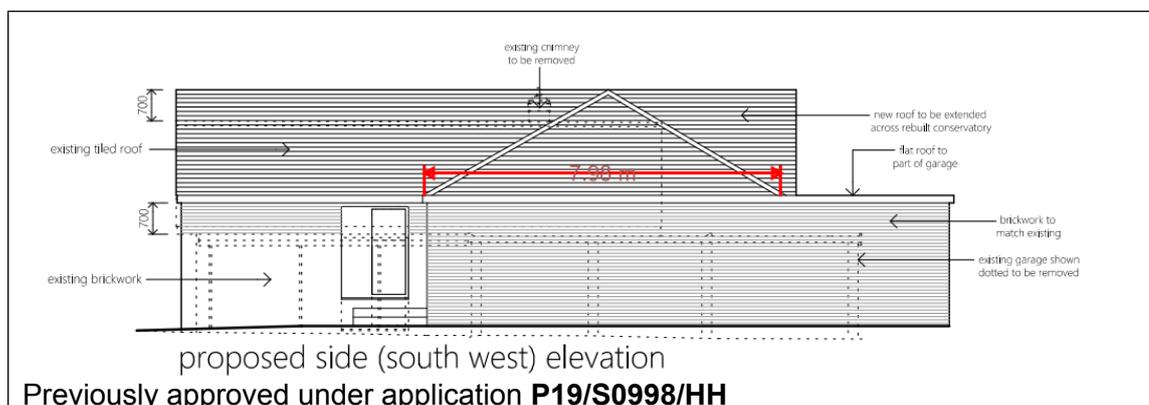
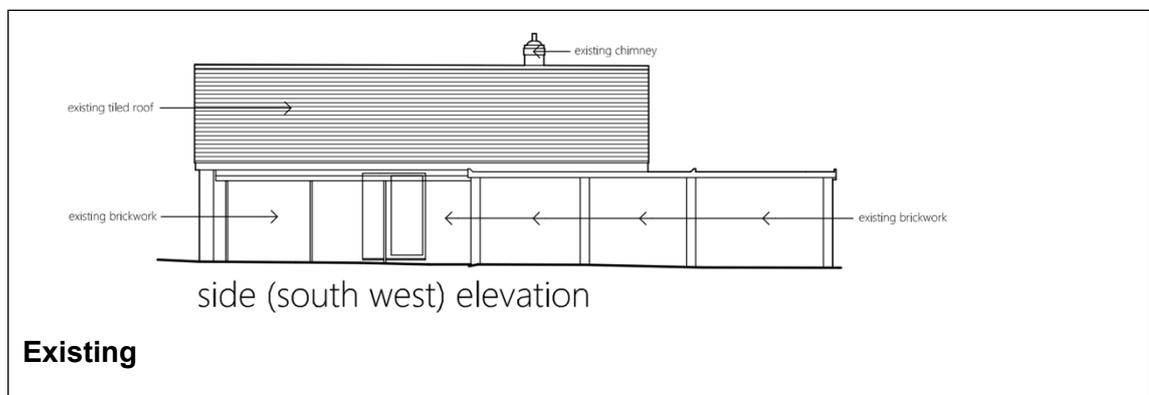
6.6 Thame Neighbourhood Plan Policy ESDQ21 requires that where possible development proposals adjoining Cuttle Brook maintain visual connections with the countryside. This primarily relates to larger sites for housing development and the policy refers to new streets following the same alignment as existing streets. Officers consider the proposed development does not affect the visual connection with the countryside at Cuttle Brook.

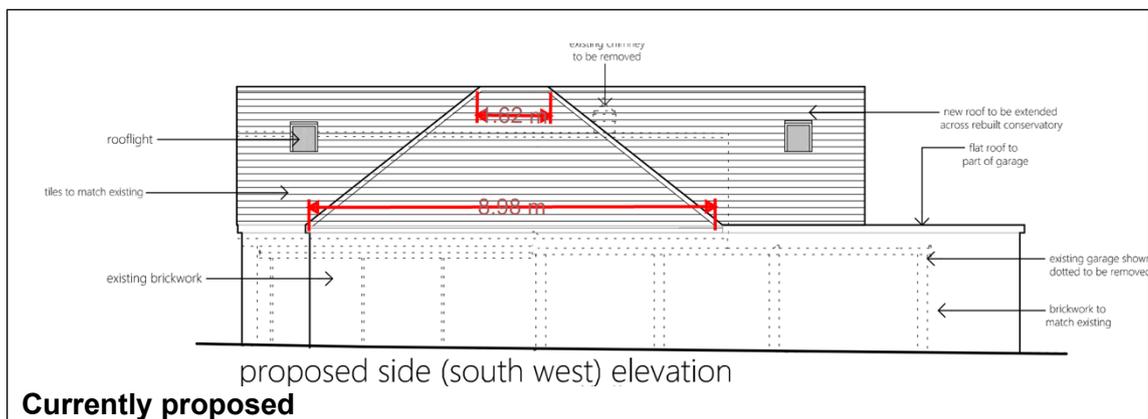
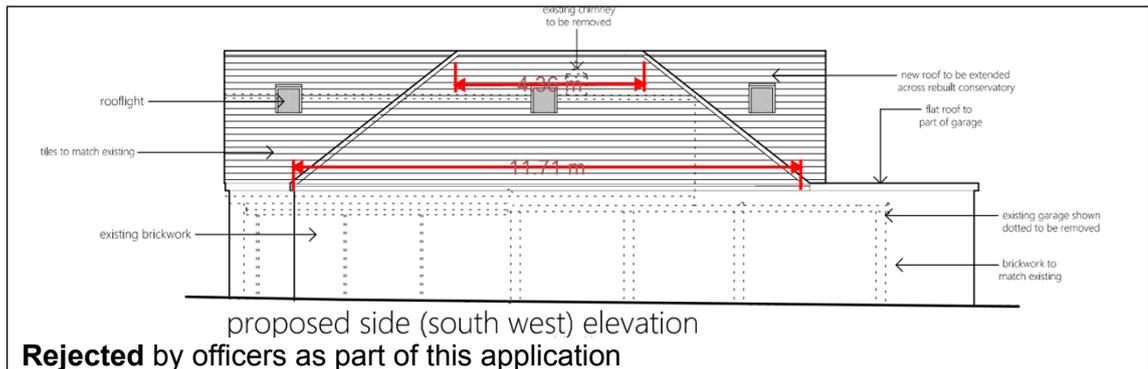
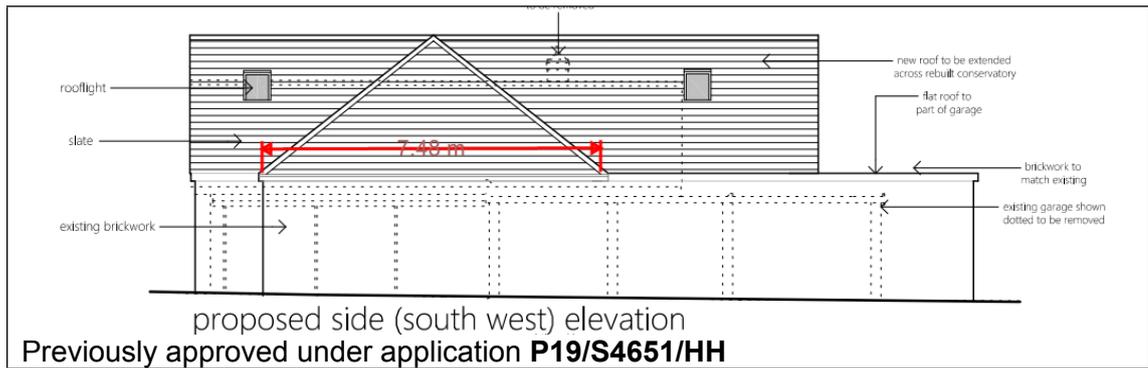
6.7 **Residential amenity**

Concerns have been raised about the loss of light and outlook for neighbouring property 42 Cedar Crescent as a result of the proposed enlargement of the first floor footprint on the south-west elevation.

6.8 Plans were initially submitted with this application proposing a much deeper first floor extension with a footprint extending approximately 11.70 metres along the south western boundary. At the request of officers, amended plans have been submitted reducing this to just under 9 metres. Officers consider the amendment is sufficient to overcome our concerns about the impact on the neighbouring property at 42 Cedar Crescent.

6.9 A comparison of the existing, approved and proposed south western elevation is shown in the following plans:





- 6.10 The neighbouring property at 42 Cedar Crescent has three high level ground floor windows along the boundary with the application property. It is noted that one of these windows appears to serve an en suite and is not therefore a habitable room, and all three rooms appear to be served by windows or rooflights in addition to these high level windows.
- 6.11 The mass of the proposed roof would result in the loss of some light to two of these windows in particular, but due to the pitch of the proposed roof sloping away from the windows and low height of the eaves, officers are of the view that the reduction in light and outlook from the rooms in the neighbouring property would not be harmful and therefore is not sufficient reason to warrant refusing the application.
- 6.12 The full-length window with a Juliet balcony proposed on the rear elevation was considered acceptable on the previously approved application because it is set sufficiently far from the site boundary. Whilst some level of overlooking of the neighbouring rear gardens at 42 and 46 Cedar Crescent will be introduced, this would be at an oblique angle and the relationship will be similar to that commonly found in urban residential areas and is not considered to be harmful.

6.13 Rooflight windows are proposed on the side elevations facing towards 42 and 46 Cedar Crescent. Most of these are positioned so that they would not result in an unacceptable level of overlooking of private garden areas. However, officers consider it necessary to require the rooflights on the side elevations serving the master bedroom to be obscure glazed and fixed shut to avoid overlooking because they are positioned towards the rear of the property.

**6.14 Access and Parking**

An integral garage is proposed as part of the extension and sufficient space will be retained on the driveway to accommodate parking associated with the extended property.

**6.15 Flooding**

The floor levels of the property will be raised by 0.3 metres above the existing floor levels of the dwelling. The works will be undertaken in accordance with the guidance contained in section 6 of the joint DCLG and Environment Agency publication 'Improving the flood resilience of new buildings' and this will, amongst other things, include the following:

- The provision of sealed service entry points;
- The use of non-return valves in the drainage system to prevent backflow of diluted sewage;
- Water, electricity and gas meters and electricity sockets will be set at a suitable height above the new internal floor level; and
- Communications and other wiring will be suitably insulated in the distribution ducting to prevent damage.

6.16 Officers are satisfied that these are suitable flood resilience measure that will minimise the impact of future flooding events.

**6.17 Community Infrastructure Levy**

In this case the development is not liable for CIL because the proposal would result in the addition of less than 100m<sup>2</sup> of floor space.

**7.0 CONCLUSION**

7.1 Officers recommend this application for approval because subject to the conditions recommended the scale and design of the proposed extensions would generally be in keeping with the character of the property, the street and surrounding area, and the proposal would not harm the amenities of occupiers of neighbouring dwellings.

**8.0 RECOMMENDATION**

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

- 1 : Commencement of the development within three years of planning permission**
- 2 : Development in accordance with the approved plans**
- 3 : Materials to match the existing building (walls and roof)**
- 4 : Obscure glazing of two rooflight windows**
- 6 : No additional windows, doors or other openings**
- 7 : Parking & manoeuvring areas to be provided and retained**
- 8 : Implementation of flood resilience measures**

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