

<b>APPLICATION NO.</b>	<a href="#">P23/S2534/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	26.7.2023
<b>PARISH</b>	THAME
<b>WARD MEMBERS</b>	Pieter-Paul Barker Kate Gregory David Bretherton
<b>APPLICANT</b>	Mrs Anna Singleton
<b>SITE</b>	4 Sycamore Drive Thame, OX9 2AT
<b>PROPOSAL</b>	Part garage conversion. Single story front extension. Single story rear extension. Formation of new roof to include habitable rooms. Accommodation divided to form an annex. (as amended by plans received 3 September omitting side door to garage and changing proposed rear garage window to a high level window).
<b>OFFICER</b>	Victoria Clarke

1.0 **INTRODUCTION AND PROPOSAL**

- 1.1 This report sets out the justification for officers' recommendation to grant planning permission having regard to the development plan and any other material planning considerations.
- 1.2 The application has been called to committee by Councillor Barker for the following reasons:
- Unneighbourly due to raised roof heights
  - Out of character due to the enlarged gable and materials
- 1.3 The application site (shown at **Appendix A**) comprises a detached bungalow (with existing accommodation in the roof) located in a residential area of Thame. The property is a corner plot where Sycamore Drive joins Cedar Crescent. There are no site constraints. The existing plans of the property are shown at **Appendix B**.
- 1.4 The application seeks planning permission for:
- Single storey front extension
  - Single storey rear extension
  - Alterations to the roof that include an increase in roof height to accommodate increased space for habitable rooms in the roof space at one end of the property (an increase of approximately 0.8 metres with a maximum ridge height approximately 6 metres proposed), removal of existing gables in other parts of the roof and replacement of pitched roof with a flat roof over the garage.
  - Conversion of half of the double garage to living accommodation
  - Subdivision of part of the dwelling for use as an annex
  - Proposed finish of walls: off white render and timber cladding

- Proposed roof finish: Plain grey concrete roof tiles

1.5 The proposed plans are shown at **Appendix C**.

## 2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 Full copies of the representations are available on the Council's website at [www.southoxon.gov.uk](http://www.southoxon.gov.uk) under the planning reference number.

### 2.2 **Thame Town Council – Objection**

- Unneighbourly due to raised roof heights
- Out of character due to the enlarged gable and materials

### **South - Highways Liaison Officer (Oxfordshire County Council) – No objection**

The site has sufficient parking provision and the proposal is unlikely to result in any significant intensification of transport activity. Conditions and informatives recommended:

- Annex to remain ancillary to main house
- No mud on the public highway
- No obstruction of public highway

### **Neighbours – Letters of objection have been received from two neighbours:**

- Overlooking from proposed window in rear elevation of garage [window now omitted]
- Overlooking from door proposed in side of garage [door now omitted]
- Overlooking from high level side window proposed in garage
- Loss of a bungalow by its conversion into a house

## 3.0 **RELEVANT PLANNING HISTORY**

3.1 [P99/N0637](#) - Approved (25/10/1999)

Erection of garage and pitched replacement tiled roof.

[P96/N0465](#) - Approved (12/09/1996)

Porch and front addition/replacement flat roof.

[P95/N0221](#) - Refused (27/09/1995) - Appeal dismissed (24/04/1996)

Replacement of existing flat roofs to form tiled pitched roofs to provide additional first floor bedrooms. (As amended by Drawing No.1758/2/1B accompanying Agents letter dated 8 September 1995).

## 4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 N/A

## 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

DES6 - Residential Amenity

DES7 - Efficient Use of Resources  
DES8 - Promoting Sustainable Design  
ENV1 - Landscape and Countryside  
ENV2 - Biodiversity - Designated sites, Priority Habitats and Species  
H20 - Extensions to Dwellings  
TRANS5 - Consideration of Development Proposals

## 5.2 Neighbourhood Plan

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
ESDQ28	Provide good quality private outdoor space Design car parking so that it fits in with the character of the proposed development
ESDQ29	

## 5.3 Supplementary Planning Guidance/Documents

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

## 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:

- Principle of development
- Design and character
- Residential amenity
- Carbon reduction

### 6.2 Principle of development

The proposal accords with the residential extension policy; it provides sufficient parking and private amenity space, and it is not in the Green Belt.

### 6.3 Design and character

The design is generally in keeping with the character and appearance of the existing dwelling and the local area. It accords with the JSVDG and Neighbourhood Plan policies.

### 6.4 The extended dwelling will retain traditional roof forms and features that are present on the existing dwelling and on surrounding properties. Officers

consider the increased roof height of 0.8 metres would be acceptable and the proposed gable and other alternations would be proportionate to the dwelling and would be in keeping with its character and that of the surrounding area.

6.5 There are examples of properties in the local area where elements of render have been used and there is also a variety in cladding (tiles, timber, timber effect) used on other properties in the vicinity. Officers do not consider the proposed materials would be harmful to the character of the area.

**6.6 Residential amenity**

The impact of the proposal on neighbour amenity is acceptable. The proposed built form will not harm the amenities of neighbours by way of being overbearing. The existing pitched garage roof will be removed and replaced with a flat roof which will reduce the impact on 6 Sycamore Drive. The proposed increase in roof height will be at the north west end of the building where it is set furthest away from neighbouring properties.

6.7 Concerns were raised by neighbours about a ground floor window facing towards 1 Cedar Crescent and a door facing toward 6 Sycamore Drive. However, the applicant submitted amended plan omitting these elements to address neighbours' concerns.

**6.8 Carbon reduction**

These are modest extensions to a fixed part of the dwelling with limited scope for reducing greenhouse emissions beyond Part L of Building Control Regulations. Consideration has been given to the placement of windows to maximise natural light and ventilation / prevent overheating.

**6.9 Community Infrastructure Levy**

The proposal is not CIL liable because the proposed development would not have a gross internal area in excess of 100 square metres.

**6.10 Pre-commencement conditions**

No pre-commencement conditions are required.

**7.0 CONCLUSION**

7.1 Officers consider that the proposed development complies with the development plan policies. Subject to the recommended conditions, the proposed development would not be harmful to the character of the site or the surrounding area and would not materially harm the amenity of neighbouring properties or highway safety.

**8.0 RECOMMENDATION**

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

**1 : Commencement within three years**

**2 : Development in accordance with the approved plans**

**3 : External materials for walls and roof to be as on plan**

**4 : Parking & manoeuvring areas to be retained**

**5 : No additional windows or doors in the south west elevation**

**Informatives:**

- **Bats Informative**
- **Wild Bird Informative**
- **Thame Town Council neighbourhood plan policies**

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