

1 PUTMAN CLOSE

Demolish garage and conservatory. Two storey rear/side extension incorporating garages.

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

- Impact on Neighbouring Amenity

It is considered that the proposals would not give rise to any adverse consequences in terms of loss of light, privacy, or outlook.

- Parking and Access

The number of bedrooms will increase from 4 to 5. The driveway area will be reduced in size, however it appears that it will be able to accommodate at least two vehicles, plus the two spaces retained in the garage. Overall the parking provision is considered acceptable.

3. Planning History:

None of relevance.

4. Risk Appraisal

Dependent on the Town Council's recommendation to SODC is it likely that there would be a contrary decision by SODC? If so then a councillor should be nominated at the meeting to represent the views of the Town Council at the planning committee.

5. Policies Relevant to the Application

The following policies are of particular relevance when considering this application.

Thame Neighbourhood Plan

H6	Design new development to be of high quality
ESDQ16	Development must relate well to its site and its surroundings
ESDQ28	Provide good quality private outdoor space
ESDQ29	Design car parking so that it fits in with the character of the proposed development

SODC Local Plan 2035 Policies

DES1	Delivering high quality development
DES5	Outdoor amenity space
DES6	Residential amenity
DES7	Efficient use of resources
DES8	Promoting sustainable design
H20	Extensions to dwellings
TRANS5	Consideration of development proposals