

BATES LEYS FARM, MORETON LANE

Change of use to residential curtilage and the erection of a timber garage.

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

This application relates to the approved application P21/S0689/N4B – “Prior Approval for change of use of agricultural buildings to three dwellinghouses with associated building operations.”

The garage is connected to Barn “C”, a 3-bedroom property that is the northern-most building within the existing farmyard cluster.

- A short section of extra gravel driveway would be required to serve the proposed 2-bay garage. Extra parking would be available in front of the proposed garage which should not hinder the parking arrangement for the adjacent Barn “B”.
 - The proposed garage’s height, mass and orientation have been informed by the existing barn conversion, which is underway. The proposed garage would be just under 200 metres’ distance from the nearest public footpath and the introduction of a domestic garden and garage on the scale proposed would not appear intrusive in the landscape.
-

3. Planning History:

[P21/S0689/N4B](#) – Prior Approval for change of use of agricultural buildings to three dwellinghouses with associated building operations.

TTC objected – concerns over access arrangements and safety. Works and change of use do not meeting PD criteria.

SODC agreed PD application on 14 April 2021

[P18/S0370/PAR](#) – Change of use and conversion of three agricultural barns to residential dwellings.

TTC objected – concerns over access arrangements and safety. Works and change of use do not meeting PD criteria.

SODC agreed PD application on 14 April 2021

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
- GA6 New development to provide parking on site for occupants and visitors
- ESDQ15 Developers must demonstrate in a Design and Access Statement how their proposed development reinforces Thame's character
- 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
- 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

SODC Local Plan 2035 Policies

- DES1 Delivering high quality development
- DES3 Design and access statements
- DES5 Outdoor amenity space
- DES6 Residential amenity
- DES7 Efficient use of resources
- DES8 Promoting sustainable design
- ENV1 Landscape and countryside
- TRANS2 Promoting sustainable transport and accessibility
- TRANS4 Transport assessments, transport statements and travel plans
- TRANS5 Consideration of development proposals