

19 SYCAMORE DRIVE

Single storey side extension with a new pitched roof.

1. Officer Recommendation:

SUPPORTS and a RESPONSE:

- The Town Council would prefer if the ridge height of the side extension sits below the ridge height of the main dwelling, so the extension appears visually subservient to the main dwelling.
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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.

- Impact on the Character and Appearance of the Area

The proposed roof/wall materials will match existing, and the form is considered to be in line with other developments in the area. It would be preferable if the ridge height of the side extension is below the ridge height of the main dwelling, so the extension appears visually subservient to the main dwelling. As no first-floor accommodation is being proposed, a lower ridge height would be feasible without comprising the internal layout.

3. Planning History:

[P07/E0690](#) – Demolition of carport & garage & erection of new single storey extension.
SODC granted planning permission

[P02/N0158](#) – Demolition of existing conservatory and erection of replacement garden room/conservatory.
SODC granted planning permission

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

- 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
- ESDQ28 Provide good quality private outdoor space

SODC Local Plan 2035 Policies

- DES1 Delivering high quality development
- DES2 Enhancing local character
- DES3 Design and access statements
- DES5 Outdoor amenity space
- DES6 Residential amenity
- DES7 Efficient use of resources
- DES8 Promoting sustainable design
- H20 Extensions to dwellings
- INF1 Infrastructure provision