

68 QUEENS ROAD

Conversion of garage store to home office. Porch extension.

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

It should be noted that this property has expired planning permission (obtained in 2019) for the same porch extension. Under that permission, the garage was part converted into a utility room.

- Impact on Neighbouring Amenity

It is considered that the porch is of modest scale and would not give rise to any adverse consequences in terms of loss of privacy, light, or outlook. The principle of this development is already established.

- Parking and Access

The garage has already been partially converted. This application seeks to convert the remaining garage into a home office with separate entrance door on the front elevation. The proposed parking provision (two off-street spaces) was considered acceptable for the size of the dwelling under the previous permission, and there have been no changes to this application.

3. Planning History:

[P19/S0626/HH](#) – Single storey rear extension. Porch Extension. Partial conversion of garage.

TTC – no objections

SODC granted planning permission

[P92/N0083](#) – Garage

SODC granted planning permission

[P88/N0073](#) – Two storey extension

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

- GA6 New development to provide parking on site for occupants and visitors
- 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
- 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
- H20 Extensions to dwellings
- TRANS5 Consideration of development proposals