

Planning Committee

Meeting Date: 28 May 2024

Contact Officer: Graeme Markland, Neighbourhood Plan Continuity Officer

Chiltern View, Moreton

[P24/S1238/RM](#) - Amendment No.1

Reserved matters following outline planning permission P23/S2337/O for demolition of the existing conservatory and outbuildings and the erection of a detached two-storey dwelling together with access, parking and amenity space (additional drainage photos and videos received 7 May 2024).

1. Officer Recommendation:

SUPPORT with comment:

- Subject to no objection from the County Council Highways Officer.

2. Key Issues:

- Impact on Neighbouring Amenity

It is not believed there will be inappropriate impact on the amenity of the neighbouring properties, Cedar House and Chiltern View.

- Parking and Access

Three parking spaces of @2.4m width and 5m length have been proposed which is believed sufficient.

- Impact on the Character and Appearance of the Area

The building's frontage will be set back in line with the immediately neighbouring dwellings. There will be sufficient gaps between the built form and the neighbouring boundaries. The highest point of the building would match the neighbouring dwelling to the north-east (Cedar House) while the lowest would be some 1.5 metres higher than the adjacent bungalow, Chiltern View. This is unlikely to cause harm to the character of the area.

- Design

From the frontage the dwelling would present a brick ground floor with timber upper. It is proposed that the windows will be aluminium. The material for the porch, which would be flat-roofed is not declared but it is modest in size and scale.

3. Planning History:

Application Number	Description	TTC Decision	TTC Comments	SODC Decision
P23/S1520/FUL	Change of use of land from agriculture to residential garden (retrospective).	Supports + response		Granted 21/06/2023
P23/S2337/O	Outline application (including access and layout reserved matters) for the demolition of the existing conservatory and outbuildings and the erection of a detached two-storey dwelling together with access, parking and amenity space. (Amended plan received 1st September 2023, showing single storey area at part of the rear of the proposed dwelling)	Objects	Overdevelopment, insufficient parking, inappropriate location for development	Granted 03/11/2023

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

- H5 Integrate windfall sites
- H6 Design new development to be of high quality
- GA6 New development to provide parking on site for occupants and visitors
- ESDQ11 Incorporate Sustainable Urban Drainage into new development
- ESDQ12 Applications for new development to provide a drainage strategy
- 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
- ESDQ17 Development must make a positive contribution towards the distinctive character of the town as a whole
- ESDQ18 New development must contribute to local character by creating a sense of place appropriate to its location
- 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
- 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

EP3	Waste collection and recycling
H3	Housing in the towns of Henley-on-Thames, Thame, and Wallingford
H12	Self-build and custom housing
H16	Backland and infill development and redevelopment
INF1	Infrastructure provision
STRAT1	The overall strategy
TH1	The strategy for Thame
TRANS2	Promoting sustainable transport and accessibility
TRANS4	Transport assessments, transport statements and travel plans
TRANS5	Consideration of development proposals