

Planning Committee

Meeting Date: 28 May 2024

Contact Officer: Graeme Markland, Neighbourhood Plan Continuity Officer

M Newitt & Sons, 10 High Street

[P24/S1424/FUL](#)

[P24/S1425/LB](#)

Removal of refrigerated rooms and containers associated with previous use and the addition of a single storey rear extension to the shop.

1. Officer Recommendation:

SUPPORTS with comment:

- Subject to no objection from the District's Conservation Officer.

2. Key Issues:

- Impact on Neighbouring Amenity

Refrigeration equipment tends to be a source of noise and its removal should benefit the amenity of neighbouring uses. The proposed introduction of the ridged single storey extension should not cause harm in terms of outlook or shadowing.

- Parking and Access

No parking is proposed. The site is, however, immediately adjacent to Town Centre car parking with a mix of free and charged parking available.

- Impact on the Character and Appearance of the Area

The proposed development would sit comfortably within the current mix of built forms to the rear of the High Street. While the proposed extension is sizeable in terms of its length this would be in keeping with other similar extensions in being single storey and respecting the line of the historic burgage plot.

- Design and impact on the Special Architectural and Historic Interest of the Listed Building

The extension's design in terms of scale and form is believed appropriate to its location and the Listed Building it will connect to. The use of a brick plinth with timber frame / clad upper, a slate tile roof and aluminium rainwater goods are quality materials that should complement the Listed Building while making it clear it represents a new phase of the site's history.

- Impact on the Character and Appearance of the Conservation Area

The proposed extension is of an appropriate scale and form and uses materials found within the Thame Conservation Area. The impact of the development should be positive.

- Quality of living environment for future occupiers

No external amenity space appears to be available for potential residents of the flat. This would, however, appear to continue an existing arrangement.

3. Planning History:

No planning applications since 2005.

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

WS7	Retain small scale employment in the town centre
WS9	Retail residential use within the town centre
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
ESDQ19	The Design and Access Statement and accompanying drawings must provide sufficient detail for proposals to be properly understood
ESDQ20	Building style must be appropriate to the historic context
ESDQ26	Design new buildings to reflect the three-dimensional qualities of traditional buildings
ESDQ27	Design in the 'forgotten' elements from the start of the design process

SODC Local Plan 2035 Policies

DES1	Delivering high quality development
DES2	Enhancing local character
DES3	Design and access statements
DES6	Residential amenity
DES7	Efficient use of resources
DES8	Promoting sustainable design
ENV5	Green infrastructure in new developments
ENV6	Historic environment
ENV7	Listed buildings
ENV8	Conservation areas
TC5	Primary Shopping Areas
TH1	The strategy for Thame