

## Planning Committee

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**Meeting Date:** 25 June 2024

**Contact Officer:** Graeme Markland, Neighbourhood Plan Continuity Officer

### 3 Putman Close

[P24/S1912/HH](#)

Proposed 2-storey rear extension

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#### 1. Officer Recommendation:

SUPPORTS

#### 2. Key Issues:

- Impact on Neighbouring Amenity

The immediate neighbour is 1 Putman Close. Number 3's garden looks onto the blank, two-storey high side wall of 1 Putman Close. Number 1 gained planning permission in March 2024 for a two-storey rear extension that would remove an existing conservatory and further extend this side wall. As part of that permission a kitchen door on this elevation would be blocked up and two opaque glazed windows would be introduced at first floor level. Should this extension be completed the direct impact from the proposed extension at number 3 would be low.

If the neighbour's scheme does not go ahead the existing glazed, side door into the kitchen would be affected. Kitchens are not habitable rooms, however, and the door is very close to the existing 6ft high fence. The impact is judged to be relatively small. Number 1's conservatory would be affected and shaded, although it would still receive direct light for much of the day. Plans show the conservatory is accessed from the dining room of Number 1 through sliding patio doors, which suggests it is not used as a habitable room. The overall impact is considered acceptable.

The proposed extension would likely have only a minor shading effect on Number 1's garden that would be further reduced should Number 1's own extension be completed.

- Parking and Access

One garage parking space would be removed through the demolition of the existing double garage. The new garage would not meet the current standard for a garage space, being one metre short. The County's maximum parking standard would, however, be met through existing on-site provision.

- Impact on the Character and Appearance of the Area

The use of both form and materials would be in keeping with the local area.

- Design

The extension is relatively large but is slightly smaller than the one approved in July 2016. The use of a jettied first floor extension introduces an interesting feature. The proposal is judged compliant with the District Council's Design Guide as its ridgeline will be lower than the existing and its roof will have small, ridged dormers. It is intended to use materials that match those of the existing dwelling or that are found in the immediate area.

### 3. Planning History:

Application Number	Description	TTC Decision	SODC Decision
<a href="#">P11/E0851/LD</a>	Construct a conservatory adjoining the rear of the house in the back garden.	-	Certificate of Lawful Development
<a href="#">P14/S4088/HH</a>	Extension above existing garage and link to house, conversion of existing conservatory to garden room, creation of new front door and open porch	Approved	Granted (not built out)
<a href="#">P16/S1906/HH</a>	Two storey front extension. Alterations to existing entrance hall. New porch and rebuilding of existing conservatory	Approved	Granted (not built out)

### 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
- 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
- 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
- DES5 Outdoor amenity space
- DES6 Residential amenity
- DES7 Efficient use of resources
- DES8 Promoting sustainable design
- TRANS5 Consideration of development proposals