

## Planning Committee

---

**Meeting Date:** 20 August 2024  
**Contact Officer:** Graeme Markland, Neighbourhood Plan Continuity Officer

### 3 Kings Road

[P24/S2358/HH](#)

Single storey extension to rear of property and new boundary wall.

#### Reason for report:

- The application is a FUL, Outline or Reserved Matters application
  - The officer recommendation is to object due to non-conformance with TNP/TNP2 policies, Local Plan, or national standards
  - There has been (or is expected to be) local objection
  - The amendment changes the Town Council's original recommendation.
- 

#### 1. Officer Recommendation:

##### OBJECTS:

- Contrary to Thame Neighbourhood Plan Policy ESDQ16

##### Call-In

If the recommendation is to object, or likely to be contrary to SODC's recommendation, the Town Council must agree whether to request that SODC Councillors call the application into SODC's committee. Thame's District Councillors are not bound to this request.

#### 2. Key Issues:

This application is very similar to an application submitted in 2021, which TTC objected to and was called into committee. SODC granted planning permission in January 2022. The changes from 2021 application are: 1) the lower section of new garden wall will extend further and the gate position be moved slightly further south, 2) the windows on the proposed rear extension are larger and will be aluminium rather than PVC and 3) a projecting window will be removed from the existing 1<sup>st</sup> floor, east elevation.

Given the extant permission, and the relatively minor changes proposed, TTC may choose to maintain its objection for consistency. Officers would, however, not recommend calling this application in to the SODC committee.

- Impact on the Site and Surroundings

The applicant is proposing to replace the existing fence on the eastern elevation with a brick wall almost 2.8m in height and 7m in length, falling to approximately 2m over a 10m

length. It is considered that this would have an unacceptable impact on the street scene and would not relate well to the site and surroundings. (see photos below – from October 2021)



- Neighbouring Amenity

3 Kings Road is an end of terrace property. It is considered that the proposals would not give rise to any adverse consequences in terms of loss of light, privacy, or outlook.

### 3. Planning History:

Application Number	Description	TTC Decision	TTC Comments	SODC Decision
<a href="#">P15/S0991/LDP</a>	Certificate of lawfulness for a proposed habitable room in the roofspace.	Noted	No comments	
<a href="#">P21/S4226/HH</a>	Single storey extension to rear of property	Objects	Overdevelopment and contrary to TNP Policy ESDQ16	Granted 14/01/2022

#### 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

- ESDQ16 Development must relate well to its site and its surroundings
- 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