

Planning Committee

Meeting Date: 20 August 2024

Contact Officer: Graeme Markland, Neighbourhood Plan Continuity Officer

43 Beech Road

[P24/S2432/HH](#)

Raise the roof height of the existing bungalow to create habitable accommodation in part of roof space. carry out a single storey front extension, a single storey side extension with pitched roof to provide new Garage and utility room and a single storey

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:

SUPPORTS

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:

- Impact on Neighbouring Amenity

The property is a detached property. It is considered that the scale and form of the proposals would not give rise to any adverse consequences in terms of loss of light, privacy, or outlook.

- Parking and Access

The garage will be relocated but retained. The driveway will be reduced to accommodate the front extension. The number of bedrooms will increase from 2 to 3. The parking provision will be sufficient for the size of the dwelling.

- Impact on the Character and Appearance of the Area

The Chiltern Vale estate is characterised by a mix of predominantly bungalows and two-storey properties. A number of bungalows have been extended to accommodate living space in the roof. For 43 Beech Road, the proposals seek to extend to the front and side of the property and raise the roof height to enable a bedroom at first floor. The property is sited on land that slopes downwards to the north towards the Cuttle Brook. To the east of the property sits a two-storey property (a footpath separates the plots) and to the west a bungalow of the same form and scale as 43 Beech Road (existing).

Given the topography of the land and the relationship between the two neighbouring properties, it is considered that the proposed extensions would not harm the character or appearance of the area.

- Visual connections with the countryside

It is considered that the proposals would have minimal impact on views from the Cuttle Brook.

3. Planning History:

None.

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

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|--------|---|
| 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 |
| ESDQ21 | Development proposals, particularly where sited on the edge of Thame or adjoining Cuttle Brook, must maintain visual connections with the countryside |
| 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

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|------|-------------------------------------|
| 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 |
| ENV1 | Landscape and countryside |
| H20 | Extensions to dwellings |