

## Planning Committee

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**Meeting Date:** 17 September 2024  
**Contact Officer:** Graeme Markland, Neighbourhood Plan Continuity Officer

### 58 Cedar Crescent

[P24/S2571/HH](#)

Single storey side and rear extension.

#### 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.

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#### 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 proposals are unlikely to give rise to any adverse consequences in terms of loss of light, privacy or outlook to Number 56. It is understood that Number 56 has no windows on its NE elevation (the elevation facing the proposed extension at Number 58). The topography of the land slopes downwards from 31 Sycamore Rise (to the north) and 58 Cedar Crescent (to the south). Given the relationship with these properties and that the ridge height will not increase, it is considered that any impact would be minimal.

- Parking and Access

The number of bedrooms would increase from 3 to 4, however sufficient parking is provided for the size of the proposed property.

- Impact on the Character and Appearance of the Area and Views from Cuttle Brook Nature Reserve

On the front elevation, cladding is proposed. The relatively modest rear extension will be visible from the footpaths on the Cuttle Brook Nature Reserve. A number of properties in the immediate vicinity have been extended in a similar manner using modern materials including cladding. It is considered that the impact on the character and appearance of the area would be acceptable.

### 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

- GA6 New development to provide parking on site for occupants and visitors
- ESDQ16 Development must relate well to its site and its surroundings
- ESDQ18 New development must contribute to local character by creating a sense of place appropriate to its location
- ESDQ21 Development proposals, particularly where sited on the edge of Thame or adjoining Cuttle Brook, must maintain visual connections with the countryside
- ESDQ22 The visual impact of new development on views from the countryside must be minimised
- 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
- ENV1 Landscape and countryside
- H20 Extensions to dwellings
- TRANS5 Consideration of development proposals