

## Planning Committee

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**Meeting Date:** 17 September 2024

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

### 34 Astley Road

#### [P24/S2141/HH](#)

First floor extension to the front elevation above the existing ground floor extension to provide a second bedroom. General repair works to replace all timber cladding to the first floor with a new timber effect cladding.

#### 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

- Subject to the 45 degree test for the windows serving 32 Astley Road's habitable rooms.

#### 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

It is considered that whilst the extension would have result in some loss of light and outlook to 32 Astley Road, it is considered that the given the modest depth of the extension, this would be acceptable, subject to the 45 degree test for the windows serving 32 Astley Road's habitable rooms.

- Parking and Access

The number of bedrooms will increase from one to two. There are no changes to the current parking provision. It is understood that the property has allocated parking.

Oxfordshire County Council's parking standard<sup>1</sup> for 1-2 bedroom dwellings is 1 space per dwelling.

- Impact on the Character and Appearance of the Area

Materials will match existing. The Design Guide would not normally encourage two-storey front extensions. The presence of high front and side walls would, however, lessen the impact of the extension. Overall the impact on the character of the area is considered to be acceptable, however a slightly lower ridge height would help differentiate the extension from the main dwelling in line with guidance.

### 3. Planning History:

Application Number	Description	SODC Decision
<a href="#">P09/E0993</a>	Single storey front extension.	Granted

### 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

##### Getting Around

- GA6 New development to provide parking on site for occupants and visitors
- ESDQ16 Development must relate well to its site and its surroundings
- 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
- H20 Extensions to dwellings
- TRANS5 Consideration of development proposals

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<sup>1</sup> <https://www.oxfordshire.gov.uk/sites/default/files/file/roads-and-transport-policies-and-plans/PARKINGS.PDF>