

Planning Committee

Meeting Date: 15 October 2024
Contact Officer: Graeme Markland, Neighbourhood Plan Continuity Officer

95A High Street

[P24/S2855/FUL](#)

Hip-to-gable and dormer loft extension to the rear roof to turn the current flat into a 5 person HMO.

Reason for report:

- The application is a FUL, Outline or Reserved Matters application

1. Officer Recommendation:

SUPPORTS with comments:

- Subject to no objection from the District Conservation Officer.
- Subject to there being no undue impact on neighbouring amenity.

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 possible there could be an impact on the privacy of the neighbouring property, 97A High Street, depending on the orientation of its windows and the position of any external amenity space.

- Parking and Access

No vehicle or bicycle parking is either currently available or proposed. The County Highways Team has not raised any objection.

- Impact on the Character and Appearance of the Area

The impact of the development would be relatively limited in not being visible from either the adjacent High Street or any other thoroughfare.

- Design

The proposal would not lead to any change in the physical appearance of the building when viewed from the High Street. The use of a square dormer structure is regrettable (see comments on Architectural / Historic Interest, below).

- Quality of living environment for future occupiers

The proposal appears to meet or exceed the District Council's minimum space standards for bedsits within a house in multiple occupation. The provision of a "full" kitchen would also comply with those standards. No external amenity space appears to have been made available.

The applicant has submitted an energy statement that claims that each room has been allocated approximately 1kw of energy from a small PV array that would be mounted on the dormer roof (below the ridgeline) and would have space heating provided via a communal air source heat pump.

- Impact on the Character and Appearance of the Conservation Area

The impact of the proposal is considered very minor / negligible.

- Impact on the Special Architectural and Historic Interest of the Listed Building

The site is a Building of Local Note, as is the neighbouring property to the east, number 96 / 97. The change from a hipped roof design at the rear to a gable end would not be significant, given the existing frontage. The proposed square dormer is regrettable; a traditional pitched-roof design would be more appropriate. It will not, however, affect how the majority will experience the building within the Conservation Area.

The adjacent property to the west, Number 93 High Street, is a Grade II Listed Building. It is not thought that the proposal will have any undue impact on this building.

3. Planning History:

Application Number	Description	TTC Decision	SODC Decision
P12/S0966/FUL	Change of use from B1 (office) to nail bar and tanning studio (sui-generis) first floor only.	Approve	Granted
P24/S0686/N5C	Change of use of Class E floor space above ground floor shop premises to a self-contained flat.	Noted	Prior Approval Not Required. 5/4/2024
P24/S0860/FUL	Replacement windows to first and second floors and replacement roof window to second floor.	Supports	Granted. 30/4/2024

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

H5	Integrate windfall sites
H6	Design new development to be of high quality
WS8	Encourage a diverse range of uses in the town centre by supporting new residential use on upper floors
WS10	Encourage a diverse range of uses in the town centre by supporting new office and retail uses on upper floors
WS13	Support improvements to existing employment areas
GA6	New development to provide parking on site for occupants and visitors
ESDQ11	Incorporate Sustainable Urban Drainage into new development
ESDQ12	Applications for new development to provide a drainage strategy
ESDQ13	New dwellings: code for sustainable homes
ESDQ15	Developers must demonstrate in a Design and Access Statement how their proposed development reinforces Thame's character
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
ESDQ18	New development must contribute to local character by creating a sense of place appropriate to its location
ESDQ19	The Design and Access Statement and accompanying drawings must provide sufficient detail for proposals to be properly understood
ESDQ20	Building style must be appropriate to the historic context
ESDQ26	Design new buildings to reflect the three-dimensional qualities of traditional buildings
ESDQ27	Design in the 'forgotten' elements from the start of the design process
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
ENV6	Historic environment
ENV7	Listed buildings
ENV8	Conservation areas
EP3	Waste collection and recycling
H3	Housing in the towns of Henley-on-Thames, Thame, and Wallingford
H16	Backland and infill development and redevelopment
H20	Extensions to dwellings
INF1	Infrastructure provision
STRAT1	The overall strategy
TC1	Retail and services growth
TC2	Town hierarchy
TC5	Primary Shopping Areas
TH1	The strategy for Thame
TRANS2	Promoting sustainable transport and accessibility
TRANS4	Transport assessments, transport statements and travel plans
TRANS5	Consideration of development proposals