

Planning Committee

Meeting Date: 12 November 2024
Contact Officer: Graeme Markland, Neighbourhood Plan Continuity Officer

6A North Street

[P24/S3220/FUL](#)

Demolition of the existing dwelling and erection of a replacement dwelling with associated parking and amenity space provision - self and custom build.

Reason for report:

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

1. Officer Recommendation:

SUPPORTS with comments:

- Subject to permitted development rights being removed.
- Subject to no objection from the Heritage Officer.
- Subject to no objection from the Ecology Officer
- Subject to a scheme being provided to the satisfaction of the District Council for external access and amenity lighting.

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

6a North Street (existing and proposed) is a detached dwelling. Residential amenity space adjoins the site to the east (North Street properties). The property has been designed to be part single, part two-storey. The single-storey element will sit closest to the North Street properties as to not be overbearing.

To protect the amenity of neighbours in perpetuity and given the constraints of the site, it is suggested that permitted development rights be removed and a condition be requested to ensure external lighting does not cause nuisance.

- Parking and Access

Two off-street parking spaces have been provided which is considered sufficient for the size of the dwelling. Access will remain as existing off North Street. Bike storage is provided.

- Quality of living environment for future occupiers

The private external amenity space would be relatively small for a 4-bed property, however given the town centre location it is not unusual for properties to have smaller amenity spaces. Local Plan Policy DES5 “requires the character of the site and the surrounding development to be considered in determining the appropriate garden area”.

- Impact on the Character and Appearance of the Conservation Area

Whilst the property is in the Conservation Area, it was built in the 1990s and holds no historic significance and is also not visible from the street scene. Overall it is considered that the proposal would not give rise to any adverse consequences to the character or appearance of the Conservation Area.

The Heritage Officer has raised no objection to the proposals.

- Ecology

A number of trees are in proximity to the site, and the property has been subject to a bat survey. The application should be subject to no objection from the Ecology Officer.

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

H6	Design new development to be of high quality
GA6	New development to provide parking on site for occupants and visitors
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
- ENV5 Green infrastructure in new developments
- ENV6 Historic environment
- ENV7 Listed buildings
- ENV8 Conservation areas
- EP3 Waste collection and recycling
- H12 Self-build and custom housing
- H18 Replacement dwellings
- H20 Extensions to dwellings
- 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