

Planning Committee

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

46 Chinnor Road

[P24/S2577/HH](#)

Proposed granny annex extension for ancillary use of main dwelling with associated internal and external works.

Reason for report:

- 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

1. Officer Recommendation:

OBJECTS:

- The building is self-contained and fronts onto a separate pedestrian and vehicle access. It is considered a separate dwelling.

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:

- Access and Layout

The proposed annexe is facing away from the main dwelling and is self-contained with its own access. The annexe should be oriented to address the main dwelling to ease integration for the proposed use. This would also facilitate future ancillary use. As proposed the annexe would have its own separate pedestrian and vehicle access.

3. Planning History:

| Application Number | Description | TTC Decision | SODC Decision |
|------------------------------|---|--------------|---------------|
| P16/S3216/HH | Dropped kerb outside front of property. | Approved | 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

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|--------|--|
| H6 | Design new development to be of high quality |
| GA6 | New development to provide parking on site for occupants and visitors |
| ESDQ16 | Development must relate well to its site and its surroundings |
| 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 |
| DES5 | Outdoor amenity space |
| DES6 | Residential amenity |
| DES7 | Efficient use of resources |
| DES8 | Promoting sustainable design |
| EP3 | Waste collection and recycling |
| H12 | Self-build and custom housing |
| H16 | Backland and infill development and redevelopment |
| H20 | Extensions to dwellings |
| INF1 | Infrastructure provision |
| TRANS5 | Consideration of development proposals |