

Planning Committee

Meeting Date: 10 December 2024
Contact Officer: Graeme Markland, Neighbourhood Plan Continuity Officer

46 Chinnor Road – Amendment No.1

[P24/S2577/HH](#)

Proposed granny annex extension for ancillary use of main dwelling with associated internal and external works. (As per amended plans received 20 November 2024).

Reason for report:

The amendment changes the Town Council's original recommendation.

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:

Thame Town Council objected to the original proposal on the grounds that the building is self-contained and fronts onto a separate pedestrian and vehicle access. It is considered a separate dwelling.

- Access and Layout

The proposed annexe is now oriented to address the main dwelling which eases integration for the proposed, and any future ancillary, use. This removes the Town Council's original objection.

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

- 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