

Planning Committee

Meeting Date: 10 December 2024

Contact Officer: Graeme Markland, Neighbourhood Plan Continuity Officer

10 Wellington Street

[P24/S3534/HH](#)

Two-storey side extension with undercroft parking and single-storey rear extension following demolition of existing rear conservatory

Reason for report:

- There has been (or may be) local objection

1. Officer Recommendation:

OBJECTS with comments:

- The proposal would conceal a locally important wall causing harm to its significance and local character. This wall is likely to be the reduced remnant of the mid or end gable of buildings that is likely to have occupied the gap between 8 and 10 Wellington Street.
- The proposal would, through the choice and use of materials, fail to complement the site and its surroundings, contrary to Thame Neighbourhood Plan Policy ESDQ16, emerging Thame Neighbourhood Plan 2 Policy CPQ1 and Local Plan 2035 ENV6.
- The proposal would not respect the character and distinctiveness of the Thame Conservation Area, contrary to Policy ENV8.

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

The proposed rear extension will extend slightly further than the existing conservatory. It is considered that the proposals would not give rise to any adverse consequences in terms of loss of light, privacy, or outlook.

- Parking and Access

Whilst no changes to the number of parking spaces are proposed, alterations are proposed to the existing parking area. To ensure the parking space is compliant, the application should be subject to no objection from the Highways Officer.

- Impact on the Character and Appearance of the Conservation Area

10 Wellington Street is a relatively prominent building on the edge of Thame's Conservation Area and, like numbers 2 – 8 to the west, is a Building of Local Note. Number 10 and the adjoining 12 and 14 appear to be built on similar stone / rubble plinths which is suggestive of a common origin. The history of this row is complex, however, with even Number 12 sporting 4 different materials (brick, rubble, dressed stone and render) on its frontage. The proposal would introduce stone to the full height of the ground floor with a regular "timber panel" frame with render infill. The first floor west and rear elevations would also be rendered. The Design & Access Statement proposes this would be an appropriate way of avoiding a pastiche. It is, however, considered that the proposal fails to satisfactorily complement the site and its surroundings.

- Impact on the wall of local importance

The gap between 8 and 10 Wellington Street is split by an Important Wall of local importance. This is likely the end / mid wall of former buildings that linked numbers 8 and 10 as evidenced by historic mapping but demolished by 1947. Brick and timber infill of a possible opening on the western side of the wall supports this theory. The proposals include no direct change to this wall but it would be built over with similar stonework above. This would undermine the significance of this feature and not respect the character and distinctiveness of the Thame Conservation Area.

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
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
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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
ENV8	Conservation areas
H20	Extensions to dwellings
TRANS5	Consideration of development proposals