

## Planning Committee

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**Meeting Date:** 10 December 2024

**Contact Officer:** Graeme Markland, Neighbourhood Plan Continuity Officer

### 22 Cedar Crescent

#### P24/S3587/FUL

Demolition of an existing bungalow and replacement with a new self-build dwelling.

#### Reason for report:

- The application is a FUL, Outline or Reserved Matters application
- The officer recommendation is to object due to non-conformance with TNP/TNP2 policies, Local Plan, or national standards
- There has been (or may be) local objection

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### 1. Officer Recommendation:

#### OBJECTS:

- Out of character, contrary to Policy ESDQ16 of the Thame Neighbourhood Plan and CPQ1 of the Thame Neighbourhood Plan 2
- Would require permeable surfaces and Sustainable Drainage as per Policy CPQ8 of the Thame Neighbourhood Plan 2. Properties in Cedar Crescent suffer harm from surface water flooding.

#### 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 the Character and Appearance of the Area

22 Cedar Crescent is bungalow situated on a corner plot. Two-storey properties can be found to the south (Maple Road) and the properties on the west side of Cedar Crescent, however the remainder of Cedar Crescent is characterized by bungalows.

The proposals at 22 Cedar Crescent will see the existing bungalow demolished and replaced with a larger, 1.5-storey dwelling. The proposed increase in ridge height would be approximately 1.5m taller than the neighbouring property, 24 Cedar Crescent and the plot sits on higher ground than it. The property is likely to appear overbearing in its relation to its surroundings, particularly number 24.

- Impact on Neighbouring Amenity

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

The number of parking spaces will increase to 3, which will be sufficient for the size of the proposed dwelling.

- Design

The use of vertical cladding and render is considered acceptable. The proposed building would follow the set back of the existing properties from the street frontage.

Adequate amenity space would be provided for future occupants in line with the SODC Joint Design Guide. An area for bin storage is shown on the plans but not for secure bicycle storage. Boundary treatments are suggested but not indicated, possibly in recognition that they may have a part to play in offsetting habitat loss through the enlarged footprint of the proposed building and hardstanding areas.

The main issue is whether the form and mass are considered acceptable. The March 2023 Thame Design Codes explain that local character should be both respected and reflected in design proposals with compatible and complementary built characteristics that fit with the character area. The local area is typified by blocks of either single or two-storey height dwellings. There have been occasional conversions of bungalows into “1.5” storey houses; the Design and Access Statement points to 4 examples of where living accommodation has been proposed / provided at first floor (into roof) level in the area although one, 4 Hawthorn Avenue only has accommodation at ground level.

The most relevant comparator which also occupies a high, corner plot with two-storey dwellings in proximity would be at 4 Sycamore Drive, which was granted permission in late 2023. That plot is, however, orientated with its longest elevation fronting the street on an approximately 75% larger plot. The local single storey dwellings tend to have strong gable features, either orientated towards the frontage or across it (as at 28 – 30 Cedar Crescent). There are dwellings that have both (e.g., 36 – 40 Cedar Crescent) but these remain single storey structures with the opposing gables set towards the rear of the property.

While elements of the proposed form are reflected in the local area the overall massing of the elements is not. It is considered that the proposed mass and form fails to respect and reflect the local character, contrary to Policy ESDQ16 of the TNP. It does not appropriately consider the local character given by the existing separation between dwellings in the area, contrary to both ESDQ16 of the TNP and Policy CPQ1 of the Thame Neighbourhood Plan 2 (TNP2).

The proposal should also demonstrate that the areas to be paved would be permeable / porous and the scheme would incorporate Sustainable Drainage as per TNP2 Policy CPQ8. This is of particular importance in Cedar Crescent where surface waters are known to flow across the roadway and overland to the detriment of properties at the lowest point of Cedar Crescent.

### 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 1 & 2

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
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
CPQ1	Design in Response to Local Character
CPQ8	Paving of front gardens

#### 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
EP3	Waste collection and recycling
H12	Self-build and custom housing
H18	Replacement dwellings
H20	Extensions to dwellings
INF1	Infrastructure provision
TH1	The strategy for Thame
TRANS2	Promoting sustainable transport and accessibility
TRANS4	Transport assessments, transport statements and travel plans
TRANS5	Consideration of development proposals