

Planning Committee

Meeting Date: 9 April 2025

Contact Officer: Graeme Markland, Neighbourhood Plan Continuity Officer

Spencer Cottage, Moreton

[P25/S0707/HH](#)

[P25/S0708/LB](#)

Removal of existing conservatory and colonnade. Replace with open fronted colonnade. New first floor room above existing extension with glazed room to rear and additional dormers.

Reason for report:

- ☒ The application proposes significant changes to a listed building or a property within the Thame or Moreton Conservation Area.

1. Officer Recommendation:

SUPPORTS with comments:

- Subject to no objection from the Heritage Officer
- The depth of the rear element appears somewhat out of character with the original 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:

- Impact on Neighbouring Amenity

Given the relationship with neighbouring properties, it is considered that the proposed extensions would not give rise to any adverse consequences in terms of loss of light, privacy or outlook.

- Parking and Access

The loss of the garage for its original purpose is regrettable, however sufficient parking will be retained for the size of the dwelling.

- Impact on the Character and Appearance of the Conservation Area
Impact on the Special Architectural and Historic Interest of the Listed Building

Spencer Cottage is a Grade II listed property prominently located in the Moreton Conservation Area. The proposed rear extension will be partially visible from the street scene, however the proposed side extension at first floor will replace the garage with a window, introduce a small dormer, and raise the roof height.

To the rear, the removal of the conservatory will expose the original listed building which is a positive alteration. Following pre-app feedback, the applicant intends to minimise internal alterations.

Overall, the proposed extensions are considered to respect the character and appearance of the conservation area and listed building. The application should be subject to no objection from the Heritage Officer, given their earlier recommendations made during a pre-application visit.

3. Planning History:

None of relevance.

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 2 (TNP2) Policies

CPQ1	Design in response to local character
CPQ5	Sustainable design and construction
CPQ7	Parking in residential areas
NEB1	Biodiversity

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
ENV6	Historic environment
ENV7	Listed buildings
ENV8	Conservation areas
H20	Extensions to dwellings