

TWC/2021/0858
Land adjacent 3 Davenport Drive, Admaston, Telford, Shropshire
Erection of 1no. dwelling

APPLICANT
Mr & Mrs Davies

RECEIVED
07/09/2021

PARISH
Wrockwardine

WARD
Admaston and Bratton

DUE TO THE NATURE OF REPRESENTATIONS FROM THE PUBLIC CONTRARY TO OFFICER RECOMMENDATION THE SERVICE DELIVERY MANAGER FOR DEVELOPMENT MANAGEMENT CONSIDERS THAT THE APPLICATION SHOULD BE DETERMINED BY MEMBERS OF PLANNING COMMITTEE

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2021/0858>

1.0 SUMMARY RECOMMENDATION

- 1.1 It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to conditions and informatives.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site is in the location of Admaston, within the built up area of Telford. The application site consists of a privately owned area of incidental open space at the end of a cul-de-sac known as Davenport Drive. The application land which is located beyond a turning head serving the road is located between a double garage belonging to the application host dwelling, No.3 Davenport Drive and Silkin Way (PROW).
- 2.2 The application site is laid out as grass and is enclosed to the Davenport Road side by a low level picket fence. The northern edge of the site is fronted by mixed hedgerow and vegetation whilst the southern boundary also includes a mix of hedgerow and trees. The boundary along the Silkin Way to the west mainly consists of closely planted trees. There are views through the tree line to the right of way.
- 2.3 It is noted that similar plots of land to the north have enclosed similar private owned green spaces with hedgerow.
- 2.4 The majority of the application site is allocated as Green Network with the Telford & Wrekin Local Plan. There are no TPO's within the vicinity of the site or other formal designations.
- 2.5 Davenport Drive consists of mainly detached dwellings of a similar scale to each other. These are gable ended dwellings of modern design, constructed with a mix of red brick and render and provide integral garages. The host dwelling No.3 is unusual in this respect, designed with hipped roof construction with prominent two storey bay and a lighter brick colour. The frontage of this dwelling is west facing and as such faces the application site and the detached garage serving the property.

2.6 No.18 and 20 Davenport sit directly opposite the application site. No.20 is largely hidden from view when standing on the main highway due to its set back position, screened by No.18. No.20 is served via a driveway which extends off the turning head.

3.0 APPLICATION DETAILS

3.1 This application follows the withdrawal of a previous application ([TWC/2021/0379](#)) seeking a similar proposal for a single dwelling. Following concerns raised by officers and noting objections, including those from the Ward Member in regards to impact upon the Green Network and the design of the dwelling, the applicants withdrew the application to enable further consideration of these points.

3.2 The current application consists of proposals for a single, two storey dwelling house with integral garage, associated parking and landscaping.

3.3 The application is supported with a full planning pack which in addition to proposed plans includes the following supporting information:

- Design and Access Statement
- Green Network Statement
- Ecology Appraisal
- Tree Report

4.0 RELEVANT POLICY DOCUMENTS

4.1 National Guidance:

National Planning Policy Framework (NPPF)

4.2 Local Development Plan:

Telford & Wrekin Local Plan

5.0 SUMMARY OF CONSULTATION RESPONSES

Local Member and Town/Parish Council Responses:

5.01 Wrockwardine Parish Council: Object:

The Parish Council raise the following planning objections:

Wrockwardine Parish Council objects to this application on the grounds that it is in an area that is not designated as an area for development as set out under section HO 10 of Telford & Wrekin Council's Local Plan 2011 - 2031. The Council does not see a necessity for further residential development in this rural area. Furthermore, the Parish Council commented that it is concerned that the locality of the development, together with other larger developments in the area, including the new doctor's surgery, will cause increased vehicle activity along the already busy roads in the Parish.

- 5.1 Cllr Jacqui Seymour (Neighbouring Ward Member) – Object on the following grounds:

Loss of Green Network creating a buffer to Silkin Way

Standard Consultation Responses

- 5.2 Highways: Support subject to Conditions
- 5.3 Ecology: Support subject to Conditions
- 5.4 Fire Safety Officer – Shropshire Fire Service: Standard Informative

5.5 SUMMARY OF PUBLIC RESPONSE

Objections

- 5.6 24 objections have been received in respect of this application.
- 5.7 The majority of the objections received raise concerns about the impact upon Silkin Way, the character of the end of the cul-de-sac and the loss of a green buffer.
- 5.8 Other concerns raised include impact upon wildlife, impact upon traffic and inadequate parking arrangements. Impact upon residential amenity (loss of privacy) is also raised as a concern.
- 5.9 In addition, photographs have been provided showing existing parking and historic photos indicating that the land once contained a number of trees.

Support

- 5.10 9 comments have also been received in support of the application.
- 5.11 Comments received support that the revised application has addressed ecology issues including enhancements and suggest that there would be no adverse impact upon Silkin Way. Comments also suggest that the proposed dwelling would be in keeping with other properties in the location.
- 5.12 Full copies of consultation responses are available on the Council's planning online website: <https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?ApplicationNumber=TWC/2021/0858>

6.0 PLANNING CONSIDERATIONS

- 6.1 Having regard to the Development Plan Policy and other Material Considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of Development
- Impact upon Green Network and Ecology
- Scale and Appearance
- Highway Implications
- Drainage
- Impact upon Neighbouring Amenity

6.2 Principle of Development

- 6.3 In accordance with national planning policy guidance, applications that accord with an up to date development should be supported without delay unless material planning considerations indicate otherwise. In line with National policy, the Local Plan has a presumption in favour of sustainable development (Policy SP4). Development is considered sustainable where it is in accordance with national and Local Plan policies, taking into account other material considerations. These considerations will be addressed within this report.
- 6.4 The application site sits in the built up area where residential development is supported in accordance with Telford & Wrekin Local Plan Policy SP1. This indicates that Telford will be the principal focus for growth to meet the borough's housing and employment development during the plan period and supports the delivery of approximately 14,950 net new homes up to 2031. It is noted that some residents raise objections on grounds that there are other major developments providing housing nearby and as such, further housing is not required. However, the requirements for the supply of housing also includes windfall sites and as such, providing all other policy reasons are addressed, this is not a reason to refuse an application.
- 6.5 The comments raised by Wrockwardine Parish Council are noted, however it appears the Parish have incorrectly considered the proposal to be within the rural area as defined by the Local Plan map in which policy HO10 (residential development in the rural area) would normally apply. The application site is located within the built up area of Telford and therefore rural area policies are not relevant in this instance.

6.6 Green Network and Ecology

- 6.7 The application site is located within land allocated as Green Network (GN) within the Local Plan. Policy NE6 (Green Network) of the plan is specific in that it seeks to protect, maintain, enhance and where possible extend the Green Network. The policy goes on to indicate that the Council will only support new development within Green Network where it identifies, protects and enhances the network and its functions.
- 6.8 The policy also recognises however that there may be harm caused to the Green Network in which case, new development will need to demonstrate that the benefits of the development outweigh any adverse impacts upon it and its functions.
- 6.9 The applicants were notified by Officers during the first application that no attempt had been made in their application to either identify the green network or present a scheme that provided benefits to its functions. Without doubt, the proposal has adverse impacts due to it being located within the Green Network and therefore, the applicant must demonstrate that it is possible to suitably mitigate this harm.
- 6.10 In providing a balanced assessment of the proposals put forward, Officers have considered which Green Network functions apply to this particular site. There are 6 functions in total listed within the local plan. Some areas of Green Network may provide several functions whilst some may only fulfil one or even part of the functions listed. Equally, different weight may be given to the different functions a site provides depending on the actual benefits it provides.

The 6 functions are as follows:

1. To provide significant visual amenity value in the form of extensive views over green open areas, water bodies or woodland;
2. To provide separation between built up areas by significant open green areas, water bodies or woodland which help to retain and enhance the individual identity of local communities;
3. To provide an appropriate supply of open land to meet the diverse recreational needs of an expanding population, combining the more formal parkland and recreation areas with wider landscaped areas valuable for informal recreation;
4. To maintain, protect and enhance the borough's ecological value in terms of natural habitats and species by providing ecological networks, corridors and stepping stones by which wildlife can move through, and thrive within, urban environments;
5. To maintain, protect and enhance the unique geological and archaeological features within the borough as a legacy of its early place in the Industrial Revolution;
6. To provide open space linkages through which footpath, cycleways and ecological corridors can connect different parts of Telford or Newport forming accessible 'green ways' through urban areas.

- 6.11 The land itself is privately owned open space and as such, there is no right of access over the land itself or direct access to the right of way. The land is laid out as grass and whilst I note that trees have been historically removed, Officers must consider the site on its current value. None of the trees within the site previously were protected and as they are within private land, the land owner at the time was able to remove them without the need for consent. The site does however form part of a visual separation between built up areas in conjunction with the Silkin Way which in part links to functions 2 and 6. However whilst Silkin Way performs this open space linkage, the application site sits outside this route and would not have any direct impact upon the right of way itself.
- 6.12 In response to the Green Network, the applicant has submitted a Green Network Statement which has also considered the functions of the site. It is recognised that despite not meeting in full any of the main functions, there would remain harm through the building upon GN land.
- 6.13 The application therefore provides the following mitigation:
- Bird and Bat Boxes
 - Planting of new native hedgerow in addition to providing additional saplings to existing hedgerow.
 - Bee Bricks
 - Hedgehog Highways and hedgehog house
 - No gas supply (mains electric only)
 - Solar Voltaic panels in south roof elevation
 - Air source heat pump
 - Aluminium windows/doors
 - Car charging point
- 6.14 In addition to taking into account these proposed features, comments received from the Councils Ecology and Green Infrastructure Specialist have also been considered. These comments accept that in this instance, the Green Network is mapped as only providing biodiversity value and that this is low. Comments suggest that the enhancements proposed are sufficient to satisfy the policy requirements of policy NE6.
- 6.15 Significant weight must be given to these comments and whilst the level of objections to the loss of this space to a dwelling are noted, officers consider that given the level of mitigation proposed, there will in fact be an enhancement to the biodiversity value

of this particular plot of land. Furthermore, the additional sustainable credentials of the dwelling provide additional benefits that must be considered in favour of the application. For this reason, on balance it is considered that there is no sufficient reason to refuse that application on grounds of impact upon the Green Network.

6.16 Suitably worded conditions will ensure compliance with the proposed landscaping scheme and provision of the proposed eco-friendly features on the dwelling. A condition will also be attached ensuring that the development is carried out in accordance with submitted Ecology Appraisal.

6.17 In conclusion of the above, the development complies with policy NE6 of the plan, in addition to policies NE1 and NE2.

6.18 Scale and Appearance

6.19 The submission of this revised application has been guided by pre-application advice to ensure that the scale and design of the development does not have an adverse impact upon the street scene. Officers are satisfied that the applicant has taken into account the advice provided and submitted a scheme that respects and responds positively to its context. In particular, the scale of the dwelling now responds to neighbouring units in terms of overall footprint and uses design features seen on nearby dwellings (roof design and mix of brick and render).

6.20 In terms of the siting of the dwelling, officers note that the dwelling would be located in a prominent position at the end of the cul-de-sac and will affect views towards the tree lined Silkin Way. This would be to the left hand side when directly looking to the end of the road and direct views would remain open. The dwelling does not step out beyond any existing building line, and a minimum of 21m between dwelling frontages is provided. As such, it is considered that there would be no adverse harm to the character of the road in this instance.

6.21 Concerns have been raised in respect of the distance of the new dwelling to Silkin Way and the impact upon views of people using this route. The new dwelling would sit approximately between 13m and 15m from the footpath itself due to the angle of the house to the route. This compares to approximately 21m for No.20 opposite. It is noted, that distance to the footpath from dwellings varies along its route and in some cases houses are more visible than others depending on trees and vegetation. Some dwellings have boundary fences that back onto the route. The closest dwelling appears to be 24 Whiteway Drive on the opposite side of the route and is approximately 11m from the path itself. The new dwelling will no doubt be visible from the footpath, however officers are satisfied that a satisfactory distance is maintained to the extent it will not appear overbearing, when also accounting for trees and vegetation. There are no sufficient grounds to warrant refusal in this respect.

6.22 The proposal is therefore compliant with policy BE1 of the Telford & Wrekin Local Plan.

Highway Implications

6.23 The Council's Highways Officer has commented on the proposal and has raised no objections. It is noted that the access arrangements have been amended since the previous application to take account of comments made by Highways at the time. This ensures safe access into the site whilst continuing to allow adequate parking for the proposed dwelling and the host dwelling No.3.

- 6.24 Concerns raised in respect of the impact upon highways from nearby residents are noted. The addition of a single dwelling would not have any adverse impact upon highway capacity in the road or the surrounding area. Furthermore, despite photos submitted by a neighbouring resident indicating several cars parked on the driveway for No.3 and a vehicle parked in the turning head of No.18 and 20, Officers do not consider that there would be any harm resulting from the development in this instance. The development proposed clearly demonstrates adequate off road parking, and an integral garage. There is space within the parking area to allow turning ensuring vehicles can exit in forward gear.
- 6.25 Officers consider that given the nature of the road, a construction management plan should be submitted in accordance with a suitably worded condition. This will stipulate hours of operation and on site storage of materials during works. It is acknowledged that whilst there may be some displacement of existing parking arrangements for the host dwelling during construction, parking on the highway is unrestricted and as such this should be done in accordance with normal highway laws. This is separate legislation from planning and if issues arise it would be a consideration for the relevant service, such as the police to deal with if required.
- 6.26 Based upon the above it is considered that the proposed development complies with policy C5 of the Local Plan.

6.27 Drainage

- 6.28 In order to ensure the site is suitably drained conditions will be attached requiring further details of foul and surface water drainage for the development. This will include the need for soakaway tests to be carried out to ensure sustainable drainage systems can be provided. If soakaways are not suitable, then an alternative method of surface water drainage will need to be submitted.

6.29 Impact upon neighbouring amenity

- 6.30 Officers note concerns raised in respect of impact upon residential amenity and in particular loss of privacy. The proposed dwelling achieves a minimum 21m between building frontages (window to window) which is a satisfactory distance to ensure no adverse loss of privacy between dwellings. The proposed dwelling is located a good distance from other dwellings and as such would also not cause any adverse loss of light to neighbouring occupiers.
- 6.31 Officers understand concerns that builders will be on site for a short period of time, however this is not unusual and will be limited in terms of impact. There are no grounds for refusal in this respect.
- 6.32 As such, the development demonstrates that there would be no significant adverse impact on nearby properties by noise, dust, odour or light, therefore according with policy BE1.

7.0 CONCLUSION

- 7.1 The Local Planning Authority have taken all matters into account in order to decide whether the proposed application is acceptable in planning terms and in doing so has balanced the partial loss of an area of green network with the benefits of the proposed dwelling, its sustainable credentials and improvements to biodiversity. In doing so it has considered the comments raised by the Council's Ecology Officer who has indicated that the benefits proposed by this development ensure compliance with policy NE6 of the Local Plan.

- 7.2 Officers have considered the visual impact of the development both upon the street scene and upon views from Silkin Way and conclude that there would not be sufficient harm upon the character of the area to warrant refusal of the application.
- 7.3 The proposal provides sufficient parking and turning and technical matters for drainage can be dealt with via condition.
- 7.4 Overall, the proposed dwelling is an acceptable form of development that complies with the relevant policies contained within the local plan and in accordance with national policy should be approved.

8.0 RECOMMENDATION

- 8.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

A. The Following Conditions:

1. Time Limit – Full
2. Details of Materials (bricks, roof tiles, render)
3. Drainage Condition for Foul and Surface Water
4. Landscaping Conditions – Landscape design (planting schedules, in accordance with approved plans)
5. Ecology Lighting Plan
6. Ecology – Work in accordance with Ecology Appraisal
7. Ecology Bird and bat box details
8. Site Construction Management Plan
9. Tree Protection Implementation
10. Development in accordance with plans
11. Solar panels/Ground Source Heat Pump/Electric Car Charging Point – Available prior to occupation
12. Removal of residential PD