

TWC/2021/1051

41 & 42 Attwood Terrace, Dawley, Telford, Shropshire, TF4 2HH

Change of use from 2no. dwellings (use class C3) into 1no. residential institution (use class C2) including the erection of a single storey rear extension

**APPLICANT**

Mr P Singh & Mrs R Kaur

**RECEIVED**

26/10/2021

**PARISH**

Great Dawley

**WARD**

Dawley and Aqueduct

**THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST OF CLLR. ANDREW BURFORD**

Online planning file: <https://secure.telford.gov.uk/planning/applicationsummary.aspx?Applicationnumber=TWC/2021/1051>

**1.0 SUMMARY RECOMMENDATION**

- 1.1 It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to Condition(s) and Informative(s).

**2.0 APPLICATION SITE**

- 2.1 The site subject to this application is located on Attwood Terrace, a residential estate road within Dawley. The application refers to a pair of 3 bedroom, semi-detached, properties on the eastern side of Attwood Terrace. No. 41 has a car port attached to the side elevation and both properties have individual garages located to the rear of the dwellings and single storey rear extensions.

**3.0 APPLICATION DETAILS**

- 3.1 This application seeks full planning permission for the change of use of the pair of properties from C3 residential dwelling houses to one combined property occupied as a residential institution under Use Class C2 of the Use Classes Order 2021. The property will be used to accommodate up to 4 children/young people aged between 8 and 18 years, which have been referred by Local Authority Social Services and require a period of care for a variety of reasons. Up to four members of staff will also be present at the property, 24 hours a day. In total there will be 12 members of staff and a manager for the site.

- 3.2 The change of use will also entail the following building works:

- A single storey rear extension across the width of both properties. This will project back for 3.5 metres under a mono-pitched roof and will replace the existing extensions on the rear elevation.
- The removal of the existing carport to no. 41 and garage of no. 42.
- Removal of the existing fencing to the front of the properties and the hard surfacing of the existing front garden areas to provide four new parking spaces. Extension of the dropped kerb across the frontage of both properties.
- Internal alterations to install en-suite bathrooms. A single door opening on the ground floor will be installed to allow access between both houses.

## **4.0 PLANNING HISTORY**

- 4.1 W93/0273 : 41 Attwood Terrace – Erection of a concrete garage.  
Approved 29/4/1993

## **5.0 RELEVANT POLICY DOCUMENTS**

- 5.1 National Planning Policy Framework (NPPF)

- 5.2 Telford and Wrekin Local Plan (2011-2031):

SP1	Telford
SP4	Presumption in Favour of Sustainable Development
HO7	Specialist Housing Needs
BE1	Design Criteria
BE2	Residential Alterations
C3	Impact of Development on Highways
C5	Design of Parking

## **6.0 NEIGHBOUR REPRESENTATIONS**

- 6.1 The application has been publicised through direct neighbour notifications.
- 6.2 The Local Planning Authority received 46 representations from local residents during the consultation period, in summary the following matters are raised:
- The proposed use of the dwellings as a residential institution is not in keeping with the character and current use of the properties or the wider area. Converting to a C2 residential institution would result in a disproportionate number of people living in the houses, compared with the number residing within an ordinary dwelling.
  - Concerns are raised in relation to potential noise & disturbance

- resulting from multiple occupancy of the property and the potential anti-social behaviour of the residents.
- Concerns are raised in relation to the safety of existing residents within the area, many of which are vulnerable.
  - Concerns are raised in relation to the number of vehicles which will be at the property and where they would park. The comings and goings of staff will cause noise and disturbance. The use will result in an increase in traffic and the risk of accidents. Many children play outside along the street.
  - Building work will cause disruption with vehicles coming in & out whilst the conversion is ongoing.
  - The value of properties in the area will be reduced.
  - Insufficient information on the proposed use was submitted with the application.

## **7.0 STATUTORY REPRESENTATIONS**

### **7.1 Councillor Andrew Burford: *Objection:***

- The application is very thin on detail.
- Residents are concerned about the implications of a residential institution (type of resident unclear) in a quiet, residential street.

### **7.2 Councillor Margaret Hunt, Great Dawley Parish Council: *Objection:***

- More information is necessary as to the nature of the 'residential institution' that is planned and what the extension to the property will be for.
- Dawley already has a high concentration of HMO's or similar which have, in some instances, been very poorly managed with regards to the upkeep of the buildings and the welfare of the residents who live in them. This has had a devastating cost to the quality of life of Dawley residents.

### **7.3 TWC Highways: *No objection:***

- The Local Highway Authority have no objection in highways terms. Based on 4 staff present at a time the Local Plan parking standards would demand 5/6 parking spaces and 8 are being provided. This provision is likely to prove an overprovision as it is not expected that the older residents (between 17 and 18) will not own vehicles. However they may have visitors and there is capacity for that.

- Traffic to and from the site would be low key and in no way could be demonstrated as a severe impact under the NPPF tests.
  - Requested that the S.184 dropped kerb informative is attached as the proposal is to merge the two driveways.
- 7.4 Shropshire Fire Service: **Comment** that consideration should be given to Shropshire Fire and Rescue Service's 'Fire Safety Guidance for Commercial and Domestic Planning Applications'.

## **8.0 APPRAISAL**

- 8.1 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:
- Suitability of the application site for the proposed use and impact on the character, appearance and residential amenity of the area.
  - Assessment of the proposed rear extension and alterations to the buildings.

Suitability of the application site for the proposed use and impact on the character, appearance and residential amenity of the area.

- 8.2 The NPPF requires that planning policies reflect the housing need for different groups in the community. In line with this Policy HO7, Specialist Housing Needs, of the Telford & Wrekin Local Plan states that proposals for residential accommodation to address specialist housing needs will be supported provided that:
- i. The proposed development is designed to meet the specific needs of residents, including requirements for disabled people, where appropriate;
  - ii. The location of the development (including where such provision is part of a larger scheme) is in close proximity to community and support facilities, shops and services, and public transport connections; and
  - iii. The proposed development relates well to the local context in design, scale and form.
- 8.3 In the case of this application a small residential facility would be provided for children and young people in need of care. The floor plans indicate that there will be 5 bedrooms across the combined property, one for each of the 4 residents and one for the member of staff on night duty.

- 8.4 The LPA is of the opinion that the property would function in much the same manner as a C3 residential use. The site is within walking distance of local schools and shops and other services and is generally considered to be an appropriate location. From the front elevation the only noticeable alteration would be the combining of the front gardens into one off street parking area. Both main entrances to each property would be retained and it is not considered that the proposal would materially impact on the character of the area.
- 8.5 The site is located within a residential area and it is recognised that a number of residents have raised concerns in relation to potential noise, disturbance and anti-social behaviour which may arise. However, it is advised that the home will employ a total of 12 members of staff plus one manager, allowing a ratio of one staff member to one child. However not all of the staff will be present at one time. A member of staff will always be on site, indicating a high degree of management. Whilst the concerns of local residents are appreciated there is no reason to suggest that the establishment would not be well run and that these problems would arise.
- 8.6 The site would be accessed by the occupants, staff members, relatives and other support specialists such as Social Workers. However, a maximum of only four young people will live across the two properties, a number which is not considered to be excessive given the size of the combined properties. The professional staff which visit the premises are unlikely to arrive at the same time or constantly throughout the day and it is not considered that the associated vehicle movements and number of 'comings and goings' would be significantly higher or generate a level of activity which would noticeably effect the residential environment of the area, or be above that which would normally arise from two independent dwellings occupied by families.
- 8.7 The site plan indicates that 8 parking spaces will be provided for the site, four to the front and two tandem spaces along the side of each property. Whilst it is noted that a number of residents have raised objections with reference to the proposal's parking and highways impacts, this level of parking provision is considered to be adequate for the size of the site and the number of staff and visitors which are likely to be at the premises at any one time. It is not considered that the proposal would not lead to unacceptable levels of traffic generation and parking which would have a detrimental effect on highway safety. Consequently it would not be contrary to policies C3 and C5 of the Local Plan.
- 8.8 The LPA therefore considers that the proposal fully accords with the principles of policy HO7. The site and location is considered appropriate for the proposed use and there is no reason to suggest that the change of use would

adversely impact on the amenity of existing neighbouring residents. It is suggested that planning permission would be subject to a condition limiting the use of the property to that proposed as a residential institution for up to 4 children / young people and for no other use within Use Class C2 of the Use Classes Order, in order to prevent any expansion of the facility which may require further consideration of the impact on the amenity and character of the area.

Assessment of the proposed rear extension and alterations to the buildings.

- 8.9 The site lies within Telford urban boundary, where Policy SP1 supports the principle of development. Policy BE1 further states that development should respect and respond positively to its context, enhance the built environment and should not adversely affect the amenity of nearby properties. These matters are assessed in further detail below.
- 8.10 In terms of scale and design, policy BE2 states that the Council will support alterations or extensions to residential buildings if they are proportionate in size in relation to the existing building and do not substantially alter its character. The extended building should also be adequately accommodated within the curtilage without adversely affecting its own amenity or that of neighbouring properties.
- 8.11 In this case a small single storey rear extension is proposed that is proportionate in scale to the main buildings. It is of a standard design and will be constructed from materials to match the brick and tile of the existing properties. The extension will replace existing flat roofed and conservatory extensions on the rear elevations and should generally enhance the appearance of the properties. At the scale proposed, they can be easily accommodated within the site and should not result in any adverse impact on the light or outlook of neighbouring properties.
- 8.12 The other alterations to the properties are relatively minor and overall it is not considered that the proposed works are of a scale which would result in any significant disturbance to neighbouring residents. The individual dwellings will retain their own entrances and stairs and the only internal link between the 2 would be at ground floor level, through one new door opening. This alteration would be easily reversible to allow both properties to be separated back into individual dwellings in the future.
- 8.13 There will also be alterations to the frontage of the properties to provide the off street parking for the site. The dropped kerb is to be extended across both properties and the front garden areas and fencing between the properties and across the front boundary removed and replaced with new tarmac. Whilst it is

acknowledged that this aspect may be less ‘residential’ in character these works could largely be carried out as ‘permitted development’ and would not require planning permission. It is therefore considered overall that the proposed extension and alterations to the site respect the character of the buildings and the area and are in accordance with policies BE1 and BE2 of the Local Plan.

## **9.0 CONCLUSION**

- 9.1 It is considered that the proposed change of use from the current residential use of the properties to a small residential institution is compliant with relevant policies of the Telford & Wrekin Local Plan 2011-2031. The site location is considered acceptable and, with the proposed number of residents and the on-site management of the premises, it is not reasonably considered that there would be any undue impact on the amenities of neighbouring residents. The proposed rear extension and other alterations to the frontages of the dwellings are not considered to harm the character or appearance of the properties or the wider area.
- 9.2 The proposal is therefore deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

## **10.0 DETAILED RECOMMENDATION**

- 10.1 Based on the conclusions above, it is recommended that **Delegated Authority** be granted to the Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** (with the authority to finalise any matter including conditions) subject to:
  - A) The following Condition(s):
    1. Time Limit – Full
    2. Restrictive condition in relation to number of occupants.
    3. Materials of the extension are to match the facing materials of the existing buildings.
    4. Development in Accordance with Plans