

TWC/2022/0969

The Flowerpots, 16A Frame Lane, Doseley, Telford, Shropshire, TF4 3BQ
Erection of a detached double garage ****ADDITIONAL INFORMATION &
AMENDED PLANS RECEIVED****

APPLICANT

Mark Humphries

RECEIVED

29/11/2022

PARISH

Dawley Hamlets

WARD

Horsehay and Lightmoor

**THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST
OF DAWLEY HAMLETS PARISH COUNCIL**

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2022/0969>

1. SUMMARY RECOMMENDATIONS

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

2. APPLICATION SITE

- 2.1 The application site is The Flowerpots, 16A Frame Lane, Doseley, which is within a residential area within the Built up Area of Telford. The application dwelling is a bungalow constructed from brick, with a tiled roof.
- 2.2 The parcel of land on which the proposed works would be located was previously granted planning permission, converting it from open space to garden land. This parcel of land extends to the rear of nos. 13, 14, 15, 16, 16B and 16A Frame Lane.

3. APPLICATION DETAILS

- 3.1 This application seeks full planning permission for the erection of a detached double garage. The proposed outbuilding will be situated to the East of the application site, will measure 7 x 8m with a footprint of approximately 56 square metres, and a ridge height of approximately 3 metres.
- 3.2 The application is accompanied by the following supporting documents: -
- Application Form
 - Location Plan and Block Plan
 - Proposed Elevations and Floor Plans

- Supporting Statement from Agent

4. PLANNING HISTORY

- 4.1 W95/0113 – Erection of single dwelling with detached garage – Outline Granted – 01/05/1995.
- 4.2 W97/0388 – Proposed bungalow with detached garage – Reserved Matters Granted – 10/11/1007.
- 4.3 TWC/2014/0411 – Change of use of open space to private garden land and the erection of a fence (Retrospective) – Full Granted – 11/07/2014.
- 4.4 TWC/2020/0642 – Change of use to garden land including formation of access track from existing access – Withdrawn – 02/10/2020

5. RELEVANT POLICY DOCUMENTS

- 5.1 National Guidance:
National Planning Policy Framework (NPPF)
- 5.2 Local Development Plan:
Telford & Wrekin Local Plan 2011-2031

6. NEIGHBOUR REPRESENTATIONS

- 6.1 Consultation letters were sent to all properties adjoining the application site boundary. These included No.s 13-16 and Montevia on Frame Lane and No.s 24, 26, 28 and 40 Jarman Drive. No letters of objection or comments have been received from local residents in this instance.

7. STATUTORY REPRESENTATIONS

- 7.1 **Dawley Hamlets Parish Council – Object**
Final consultation (following submission of amended plans reducing the height and repositioning the garage away from the neighbour's boundaries)
 - The comments remain the same as the first consultation. The Parish Council do not consider the changes to be significant enough and wish to continue with their request to call the application in.
(First consultation)
 - It is clear from the size and scale of the building shown in the plans that this is definitely not a normal domestic garage and it has all the characteristics of a commercial building. The plans show the building with two large tractors within it and sufficient room for more vehicles.

- The property appears to already have a garage and sufficient space to create a double garage (residential size) by extending the present building adjacent to the house.
- The application sites the proposed building remotely from the applicant's dwelling behind and adjacent to other properties. An access to the garage from Frame Lane would require passing at least seven other properties.
- The orientation of the proposed building does not match the access route from Frame Lane and suggests that a separate access would be sought or created onto Jarman Drive, a residential cul de sac at the rear of the property.
- No information is provided to explain the requirement or intended usage of this property but it has all the hallmarks of being a commercial building set into the middle of an existing residential area.
- There are several residential properties very close to the proposed building and residents may not be aware of the full implications of this application and it's potential impact on their properties.
- The description 'erection of a detached double garage' does not accurately portray what is intended and the relevance of it's location to other properties. It is quite possible that residents with proximity to the proposal have not been informed.

7.2 Cllr Jayne Greenaway – Object:

- The proposals appear to show the orientation of the build is not correct as there is no alternative access except along a long grassed area which runs behind a number of properties along Frame Lane, which is some distance away from the home address.
- Any impact would be felt by other properties on Jarman Drive.
- The building would be of a substantial height to allow tractors (as shown) to be driven into the building. This appears to be in comparison a commercial building rather than a residential double garage.
- My concerns relate to what the building will be used for in the future as it is directly behind number 13 Frame Lane and if this would impact their visual amenity or increase noise relating to activities from within the building of a commercial nature. It has a residential setting.

7.3 Highways – No objections

7.4 Shropshire Fire Service – Comment – Fire safety informative

8. 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:

- Scale and design of the proposal
- Impact on residential amenity
- Other matters

Scale and design of the proposal

- 8.2 This application seeks full planning permission for the erection of a detached double garage. The proposed outbuilding will have a footprint of approximately 56 square metres and a ridge height of approximately 3 metres. Whilst it has been confirmed that the proposed outbuilding will be constructed from brick, since amendments have been made to the roof form, details of the roof material have not yet been provided; a condition shall therefore be included on the decision notice, requesting details of materials to be used.
- 8.3 Since the scheme was first submitted, amendments have been made to the roof form proposed, which has gone from a pitched roof to a flat roof. The ridge height of the outbuilding has also been reduced since the scheme was first submitted, from 5.5 metres, to 3 metres.
- 8.4 Whilst the Local Planning Authority would have preferred to have seen a more traditional roof form incorporated into the design of the outbuilding, this was amended to overcome the concern regarding neighbouring amenity. This being said, by virtue of the roof form and overall design proposed, Officers consider the proposal will respect the context of the application site, whilst remaining in keeping with the character and appearance of the application dwelling and surrounding area. Furthermore, given the positioning of the outbuilding, it is not considered to be overly prominent or detract from the nearby streetscene.
- 8.5 In terms of overall scale, the building proposes an external footprint of 7m x 8m. As an Authority, if a double garage was intended for parking, we would require the external dimension to measure a minimum of 6.3m x 6.3m. As such, in this context the proposal is not significantly larger than the minimum required.
- 8.6 This being said, given the previous approval on the application site (TWC/2014/0411), changing this parcel of land to garden, Officers consider a sufficient amount of private amenity space will remain, ensuring that an overdevelopment of the site does not occur. Furthermore, as part of this application, the Applicant's Agent has confirmed that the proposed outbuilding shall only be used for domestic purposes, rather than commercial with the applicant owning a number of vintage tractors as a hobby. Officers are therefore satisfied that the proposed outbuilding will remain ancillary to the existing dwelling and will not result in an addition on the application site which is disproportionate in terms of overall scale.
- 8.7 To further ensure that the proposed outbuilding remains as an ancillary addition on the application site, Officers will include restrictive conditions on

the decision notice. The first will ensure that the proposed outbuilding shall only be used for residential / domestic purposes and not as living accommodation, and not for commercial or business purposes; the second will ensure that the outbuilding will not be occupied, let or sold separately from the application dwelling.

- 8.8 As a result of the above, the proposed scheme is deemed to be compliant with Policies BE1 and BE2 of the Telford & Wrekin Local Plan.

Impact upon the living conditions of neighbouring properties

- 8.9 Policy BE1 of the Telford & Wrekin Local Plan states that the Council will support development which demonstrates that there is no significant adverse impact on nearby properties by noise or that new development does not prejudice or undermine existing surrounding uses.
- 8.10 When the proposal was first submitted, Officers did have concerns with the overall ridge height and proximity of the outbuilding to the boundary line of the application site. Since then significant amendments have been made, as previously outlined, amending the roof form to a flat roof, amending the overall ridge height to 3 metres and re-positioning the outbuilding on the site. As a result of these amendments, there will now be a distance of 2.5 metres between the South West elevation of the outbuilding and the South West boundary line of the application site and a distance of 2 metres between the South East elevation of the outbuilding and the South East boundary line of the application site which provides an opportunity to plant the soft landscaping as shown on the Block Plan.
- 8.11 It must also be noted that in this instance, the application site does not benefit from Permitted Development Rights. This being said, should the site have benefited from Permitted Development Rights an outbuilding in this location could be constructed with a ridge height of 4 metres, given that the outbuilding will be more than 2 metres from the boundary lines of the application site.
- 8.12 As a result of the amendments made to the overall scale of the outbuilding and its positioning on the application site, Officers do not consider the proposed scheme will result in any significantly detrimental harm upon the residential amenity of neighbouring properties, by way of nearness, loss of privacy or an overbearing impact being caused. The proposal would therefore comply with Policy BE1 of the Telford & Wrekin Local Plan.
- 8.13 The building is not considered to result in a significant intensification to the use of the land or through additional traffic movements that would result in a detrimental impact to the occupants of neighbouring properties. This is on the basis that the tractors are already being stored on the land which could

continue with or without the outbuilding.

Other matters

- 8.14 As part of the formal consultation period a comment was made as to whether the relevant neighbours have been consulted on the proposal, making them aware of what has been submitted. Officers can confirm that all properties adjoining the red line boundary have been formally consulted and all plans / documents have been published on the Council's website.
- 8.15 Another comment raised was regarding an existing garage on the application site, querying why this could not be extended. The Applicant has confirmed that the existing garage, whilst included within the red line boundary, is part of no. 19 Frame Lane. The Applicant owns both no. 16A and no. 19, and whilst no. 19 is currently unoccupied, if it were rented or sold then the new tenants / owners would also own the existing garage.
- 8.16 Finally, following a site visit that was undertaken, Officers are aware that there are a few other, small outbuildings on the application site. Whilst only small in scale, given the nature of these, Officers do consider these to be permanent structure and planning permission would therefore be required to retain these. This being said, as they have not been included within the description of this application and are not shown on the plans, they are not being considered as part of this application and this will be dealt with as a separate matter.

9. CONCLUSIONS

- 9.1 As a result of the assessment carried out, the Local Planning Authority considers the scheme to be acceptable. By virtue of its overall scale and design, Officers are satisfied that the works will remain in keeping with the character and appearance of the application dwelling and surrounding area. Furthermore, given the positioning of the outbuilding, to the rear of the application site, it is not considered to result in any significantly detrimental harm upon the nearby streetscene. Following receipt of amended plans, amending the roof form, reducing the overall ridge height of the outbuilding to 3 metres and re-positioning the outbuilding so it is set away from the South East and South West boundary lines of the application site, Officers do not consider the works will result in any significantly detrimental harm upon the residential amenity of neighbouring properties. The proposed scheme is therefore considered to be compliant with policies BE1 and BE2 of the Telford & Wrekin Local Plan 2011-2031 and national guidance contained within the NPPF. The scheme is considered acceptable subject to relevant conditions and informatives.

10. DETAILED RECOMMENDATION

10.1 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 (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-

1. A04 Time Limit
2. B010 Details of Materials
3. C38 Development in accordance with approved plans
4. D03 Domestic garage restriction on commercial/living accommodation use urban area
5. D21 Restriction on separate sale, letting and/or sub-letting