

TWC/2024/0087

60 Spring Meadow, Sutton Hill, Telford, Shropshire, TF7 4AG
Conversion of existing 3no. garages to 1no. dwelling

APPLICANT

Charalambous Properties Ltd

RECEIVED

01/02/2024

PARISH

Madeley

WARD

Madeley and Sutton Hill

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS IT HAS BEEN CALLED IN BY CLLR DEREK WHITE

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2024/0087>

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 conditions and informatives.

2.0 SITE AND SURROUNDINGS

- 2.1. The application site is 60 Spring Meadow, Sutton Hill, which is a predominantly residential area, within the Built up Area of Telford. The site is located approximately 4.5 miles to the South of Telford Town Centre.
- 2.2. In its current form there are 3no. garages on the ground floor, with a residential dwelling at first floor and along this section of Spring Meadow, there are four units in total all of which have a similar layout with garages at ground floor.

3.0 APPLICATION DETAILS

- 3.1. This application seeks full planning permission for the conversion of existing 3no. garages into 1no. ground floor flat. The proposed flat will provide the Applicant with 1no. bedroom, 1no. living room, 1no. bathroom and a kitchen diner.
- 3.2. The application is accompanied by the following supporting documents: -
- Application Form
 - Location Plan and Block Plan
 - Existing and Proposed Elevations and Floor Plans
 - Drainage details
 - Climate change checklist
 - Design & Access Statement

4.0 RELEVANT HISTORY

4.1. None

5.0 RELEVANT POLICY DOCUMENTS

5.1. National Guidance:

National Planning Policy Framework (NPPF)

5.2. Local Development Plan:

Telford and Wrekin Local Plan (TWLP) 2011-2031

SP1 Telford

SP4 Presumption in favour of sustainable development

HO1 Housing requirement

C3 Impact of development on highways

C5 Design of parking

BE1 Design Criteria

ER8 Waste planning for residential developments

ER11 Sewerage systems and water quality

ER12 Flood Risk Management

Madeley Neighbourhood Development Plan

6.0 SUMMARY OF CONSULTATION RESPONSES

6.1 Local Member & Town / Parish Council Responses:

One round of consultation has been undertaken throughout the application process. The comments received from statutory consultees can be viewed in full on the planning file, but key points have been summarised as follows:

6.2 Cllr Derek White – Object:

- Garages are not big enough to change into a dwelling;
- Precedent set at Southgate turned the garages into a house, a two storey property;
- The layout is not suitable for the size of the plot;
- Garages are in a row of garages and would look odd if converted with six on one side and three on the opposite side;
- Local residents are concerned about the noise and disturbance that the conversion would cause;
- It is not clear who owns the garden and how they are going to be split;
- Policy C3 impact on highway – the street is not wide enough for the development and for the building process. No space at front of the building or on the landings;
- Grassed area belongs to another flat;

- Policy C4 8.2.1 Parking and design – this removes 3 spaces and 3 garages, the parking on the road is not suitable due to design and access to other garages in the block.
- Policy BE1 – the building is too small for use and once insulation and walls are added it will be smaller.
- This is not a good design and garden will be split but with patio doors this will make one very small garden.

6.3 **Standard Consultation Responses**

6.4 **Local Highways Authority – Support subject to conditions:**

No objection to the proposal, the parking provision provided by the proposal meets the standards required for the existing dwelling and proposed development.

Request that a condition is included on the decision notice confirming parking shall be implemented as per the approved plans.

6.5 **Drainage – Support subject to conditions**

6.6 **Ecology – No objection**

6.7 **Shropshire Fire Service – Comment** – Fire safety informative

6.8 **Cadent Gas – No objection subject to informative**

7.0 **SUMMARY OF PUBLIC RESPONSE**

7.1 A full consultation exercise has been undertaken and nine letters of representation have been received, which are available in full on the planning file, but key points have been summarised as follows:

- Not in keeping with area – poor design
- Concern over the freehold sale of the property. Seem to have three people holding the freehold to this block where we used to have one.
- No proof of building insurance and no management or maintenance plan has been shown on the buildings for years.
- This whole business needs a full investigation
- Conversion is out of place with the buildings on Spring Meadow. This would be a conversion in the middle of a block of garages with other garages around it.
- The building is in a very run down state and the size of the rooms are not big enough for a flat.
- The plan includes splitting the existing garden into 2 plots, with the position of the windows not sure how this will work.

- The communal area for flat 60/61 it's a third of the size of the frontage of the garages plus they will have the garden plus two doors we only have one. The lease states that the area is for flats 60/61.
- Would set a precedent for further unwanted conversions on similar properties in the area.

8.0 PLANNING CONSIDERATIONS

8.1. Having regard to the development plan policies and other material planning considerations, including comments received during the consultation process, the planning application raises the following main issues:

- Principle of the development
- Scale and design
- Highways safety concerns
- Impact on neighbouring properties
- Flood risk and drainage
- Other matters

Principle of the development

8.2. Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In this instance, the development plan consists of the Telford & Wrekin Local Plan (TWLP) and Madeley Neighbourhood Development Plan. The National Planning Policy Framework (NPPF) sets out policy guidance at a national level and is a material consideration in planning decisions.

8.3. The application site is located within the Built up Area of Telford, where the principle of residential development is generally considered acceptable. This is subject to appropriate scale and design, impact on neighbouring properties and any technical constraints being satisfactorily addressed; all of which have been considered during the assessment carried out.

8.4. The proposed development would see the existing three garages at ground floor being converted into a one bedroom flat. In this instance, the application site is already in residential use, with an existing flat at first floor; therefore the principle of residential development on the application site is considered appropriate.

Scale and design

8.5. The proposed development will provide 1no. bedroom, 1no. living room, 1no. bathroom and a kitchen diner and as part of the application process, the Applicant has confirmed that the proposed flat will be for one resident.

- 8.6. As part of the assessment carried out Officers have measured the scale of the proposed dwelling and whilst not a policy requirement for minor developments, such as this application, Officers are satisfied that the proposed unit would comply with the Nationally Described Space Standards (NDSS). The proposed unit would have a floor area of 43sqm, which would comply with the NDSS space standards for a 1 bedroom/1 person unit (37sqm).
- 8.7. This being said, following the formal consultation period concern has been raised, outlining that once insulation has been added the unit will be smaller internally. Whilst this may be the case, Officers remain of the view that even if insulation is added, the scale of the proposed unit would remain appropriate.
- 8.8. The Applicant has also submitted a Block Plan, which shows that the site is large enough to provide an adequate level of private amenity space and off-road parking for both the proposed ground floor and existing first floor flat. The existing garden will be split into two, with a private garden for the proposed unit measuring 35 square metres and another garden area measuring 42 square metres, this area will provide amenity space for the first floor flat with access through available for the proposed unit. Both amenity areas are considered acceptable, complying with Telford & Wrekin Council's guidance.
- 8.9. Officers are therefore satisfied with the scale of the proposal and do not consider the proposed works would result in the overdevelopment of the application site. To further ensure that there remains a sufficient amount of private amenity space, Officers would look to remove permitted development rights from the application site.
- 8.10. The design of the proposed works is also considered acceptable in this instance. The proposed scheme will see the 3no. existing garage doors being blocked up, with 3no. windows and 1no. door being incorporated into the principal elevation. The remainder of this elevation will be finished in upvc cladding, with no changes being proposed to the appearance of the first floor. Whilst the ground floor unit will no longer have the appearance of 3no. garages, this is not considered to result in significantly detrimental harm and the proposed works would respect and respond positively to the context of the application site and its surrounding area.
- 8.11. This being said, following the formal consultation period, concern has been raised regarding the appearance of the proposed works and the fact that the existing site makes up a row of garages, which would be altered. Whilst this concern has been noted and the appearance of the existing unit would be changing as a result of the proposed works, Officers do not consider these changes would be harmful; instead the works demonstrate an integrated design approach ensuring that there is no significantly detrimental harm upon the character and appearance of the application site and its surrounding area.
- 8.12. As such, the proposals comply with the requirements of Policy BE1 of the Telford & Wrekin Local Plan.

Highways safety concerns

- 8.13. Whilst the proposed scheme would involve the loss of 3no. existing internal garages, as part of the assessment carried out these existing garages have been measured and have an internal footprint of 2.6m x 5.1m. As per the Department for Transport's Manual for Streets document, it is recommended that in order for garages to be appropriately sized for the parking of vehicles they should be a minimum size of 3m x 6m. As such, the existing garages would be inappropriately sized for the parking of vehicles and the loss of these spaces would not result in a displacement of parking.
- 8.14. The proposed scheme would involve the creation of a one bedroom residential unit and as demonstrated on the proposed site plan, 3no. off road parking spaces have been proposed. Appendix F of the Telford & Wrekin Local Plan outlines the residential parking standards required. In this instance the application site would fall within the Suburban development scenario (table 23) and for a 1no. bedroom dwelling, a total of 1.3 parking spaces would be required (table 25) together with 1.3 spaces for the existing first floor flat. The Applicant has confirmed that the proposed parking spaces will be for both the existing and proposed flats, with a visitor space also being provided, and taking into account the existing and proposed use on the application site, Officers are satisfied that the proposed scheme would be compliant with the parking standards included within the Telford & Wrekin Local Plan.
- 8.15. Furthermore, the Local Highways Authority have been consulted on the proposed scheme and have supported the proposal subject to conditions, which Officers would include on the Decision Notice. Therefore, there are no technical reasons to warrant the refusal of this application and the proposals comply with Policies C3 and C5 of the Telford & Wrekin Local Plan.

Impact on neighbouring properties

- 8.16. 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, dust, odour or light pollution or that new development does not prejudice or undermine existing surrounding uses.
- 8.17. The external alterations proposed are minimal in this instance and only include alterations to the fenestration detailing at ground floor. This being said, concern has been raised by a neighbouring property, as a window has been proposed on the rear elevation which would face out directly onto the amenity area proposed for the first floor flat. To ensure that this additional window would not result in overlooking or a loss of privacy, Officers will look to include a condition on the Decision Notice requesting that this window is obscurely glazed and a top hung window only, with a restricted opening of 100mm (this may however need to be openable further for egress purposes, in emergency situations only, in order to satisfy Building Regulations).
- 8.18. Concern has also been raised regarding the impact the proposed works would have on neighbouring properties during the construction phase, in terms of

noise and disturbance. Whilst minor in nature, given the existing first floor accommodation, Officers would be satisfied that a condition could be included on this Decision Notice requesting further information, including hours of operation and parking of site personnel. This information would need to be submitted as part of a Discharge of Conditions application and would ensure that significant harm will not arise during the course of the works carried out.

- 8.19. As a result of the above, Officers do not consider the proposed works would result in significantly detrimental harm upon the residential amenity of neighbouring properties; this is by way of nearness, loss of privacy or an overbearing impact being caused. The scheme therefore complies with Policy BE1 of the Telford & Wrekin Local Plan.

Flood risk and drainage

- 8.20. The proposals have been assessed by the Council's Drainage department who have supported the scheme subject to conditions. Officers would be looking to include this condition on the Decision Notice, requesting a scheme of foul drainage.
- 8.21. As such, the proposals are in accordance with Policy ER12 of the Telford & Wrekin Local Plan.

Other Matters

- 8.22. A number of comments have been made regarding the ownership of the application site and gardens to the rear in this instance. However, during the course of the application, the Applicant has provided a copy of their Land Registry plan which has been made available to view on the public file and the relevant Ownership Certificate has been completed. It must however be noted that land ownership is a civil matter, rather than a material planning consideration and any concerns raised regarding the freehold sale and ownership of the application site would need to be dealt with separately from this planning application.
- 8.23. A comment has also been made regarding the communal area for Nos. 60 and 61. However, as part of this application, no development is proposed that would impact any existing communal areas used by adjoining properties, other than the garden to the rear which is included within the red line boundary and falls within the Applicants ownership.

9.0 CONCLUSIONS

- 9.1 Having regard to the above considerations, the proposal represents a sustainable form of development and complies with the National Planning Policy Framework, together with relevant policies in the Telford and Wrekin Local Plan and Madeley Neighbourhood Development Plan. The scale and design of the proposed works is considered acceptable, remaining in keeping with the character and appearance of the application site and its surrounding area; furthermore, the proposal is not considered to result in any significantly

detrimental harm upon the residential amenity of neighbouring properties and there are no technical reasons to warrant the refusal of this application.

10.0 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 FULL PLANNING PERMISSION** subject to the following:

A. The following Condition(s) (with authority to finalise Condition(s) and reasons for approval to be delegated to Development Management Service Delivery Manager):

Condition(s):

A04 – Time Limit – Full with no Reserved Matters

B046 – On site construction

B062 - Drainage Strategy

C002 – Materials as submitted

C012 - Provision of parking area

C38 – Approved Plans

D01 – Removal of all permitted development

D08 – Windows obscure glazing