

TWC/2024/0334

Site of Coronation Bungalow, Station Fields, Oakengates, Telford, Shropshire  
Outline application for the erection of 2no. self build dwellings to include layout and scale with all other matters reserved following demolition of existing dwelling and structures \*\*\*Amended Plans Received\*\*\*

**APPLICANT**  
Tanya Tonks

**RECEIVED**  
17/06/2024

**PARISH**  
Oakengates

**WARD**  
Oakengates and Ketley Bank

**THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST OF CLLR. STEPHEN REYNOLDS**

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2024/0334>

## **1. 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. SITE AND SURROUNDINGS**

- 2.1 The site lies within the urban area of Telford, close to Oakengates Railway Station which is a short walk across the railway bridge. The site is located within 500 metres walking distance of Oakengates District Centre.
- 2.2 The site currently comprises of a bungalow, named Coronation Bungalow, which is sited at the far end of the plot with a long drive on the eastern boundary and a large front garden and garage / outbuildings next to the property. The site is accessed via the un-adopted Station Fields lane. The site slopes gently up from the entrance to the site.
- 2.3 The surrounding area comprises of a mixture of housing developments, along with an area of open grassland and woodland located to the north-west.

## **3. PROPOSAL**

- 3.1 This application seeks Outline application for the erection of 2no. self-build dwellings to include layout and scale with all other Matters Reserved following demolition of existing dwelling and structures.

## **4. PLANNING HISTORY**

4.1 The relevant Planning History for the site is set out below:

W2008/0759 - Demolition of Existing Bungalow and Erection of 2no. Detached Dwellings with associated Access (Outline Planning Application) - Granted 05 September 2008

TWC/2011/0645 - Outline Application for 2no. Dwellings to include Access following Demolition of Existing Dwelling and Structures (Amended Description) - Granted 24 April 2012

## **5. 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

NE1: Biodiversity and Geodiversity

NE2: Trees Hedgerows and Woodlands

C3: Implications of Development on Highways

C5: Design of Parking

BE1: Design Criteria

BE9: Land Stability

ER11: Sewerage Systems and Water Quality

ER12: Flood Risk Management

## **6. NEIGHBOUR REPRESENTATIONS**

6.1 The application has been publicised through a Site Notice and direct neighbour notification.

6.2 The Local Planning Authority received seven neighbour representations objecting to the scheme on the basis of the first consultation, and four additional representations of objection during the second consultation. The following summarised issues were raised:

- Intensification of Station Fields (narrow and poor surface);
- Lack of turning space on Station Fields for vehicles;
- Potential damage to Station Fields during construction period;
- Station Fields does not have surface drainage;
- Station Fields does not have consistent street lighting;
- Development will cause overlooking and loss of privacy to neighbouring

- properties;
- Construction should approach via Bradshaw Gardens (located to the north);
  - Construction vehicles have previously damaged the road;
  - Residents are not keen to maintain Station Fields;
  - Council should look to adopt Station Fields given the level of housing along this lane;
  - Damage to Station Fields by the railway company doing maintenance;
  - Concerns with water infrastructure in the area;
  - Impact on the sale of nearby property;
  - Loss of hedgerow;
  - Amended plans do not satisfy original comments.

## 7. STATUTORY REPRESENTATIONS

### 7.1 Oakengates Town Council: **Object**:

- Support the resident's Objections of Station Fields which concern the over-utilisation of a narrow un-adopted lane which has poor surface and no surface water drainage;
- Further development on this site would only increase traffic to the lane causing more damage to the poorly maintained un-adopted road;
- Residents are also concerned about the suitability of the lane for heavy construction vehicles;
- Notes the concerns raised by the Coal Authority stated in their objection.

### 7.2 Cllr. Steven Reynolds: **Object**:

- There are serious issues surrounding this proposed development at Coronation Bungalow;
- Both Severn Trent and Drainage of Telford & Wrekin clearly state that before any development is permitted should not commence without a drainage plan for SWD and proper disposal of sewerage;
- Residents of Station Fields and Ashfields are clearly concerned about the development of two properties and the demolition of an existing property;
- Station Fields is an un-adopted road which is unsuitable for further vehicles and service vehicles and the state of this road requires urgent attention to accommodate this potential increase;
- The drainage is an issue which has been identified and believe that the water supply requires upgrading;
- The residents adjacent the proposed new development are concerned about being overlooked and possibly deemed to be an over development of the site.

7.3 Local Highway Authority: **Comment:**

- Concerns relating to visibility for the access to the property shown on the right side of the development;
- Whilst the development, in relation to Station Fields, does not form part of the adopted highway and is unlikely that the development would have an impact on the adopted highway;
- Concerns over the narrow nature of Station Fields and the lack of passing places along Station Fields, however the vehicles movements are likely to be only a minor increase over the existing vehicle trips;
- If minded to approve the application, request Condition(s) in relation to means of access and construction management.

7.4 Lead Local Flood Authority: **Support** subject to Condition(s)

7.5 Ecology: **Support** subject to Condition(s)

7.6 Coal Authority: **No objection** (follow re-consultation)

- Initially objected to the proposal and subsequently the Applicant submitted a Coal Mining Risk Assessment Report (CMRA) and amended plans;
- Considered the report to be acceptable (subject to Condition(s)) and confirmed No Objection to the Amended Site Plan as this would position the new dwelling (Plot 1) at a greater distance from the current position and influencing distance of the off-site mine entry.

7.7 Severn Trent Water: **Comment:**

- No Objections to the proposals subject to the inclusion of Condition(s).

7.8 Shropshire Fire Service: **Comment:**

Consideration should be given to the information contained within the Fire Safety Guidance for Commercial and Domestic Planning Applications document.

7.9 Telford and Wrekin Private Sector Housing: **No Comment:**

## 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:

- Principle of Development
- Layout and Scale
- Impact on Amenity of Adjacent Properties/Uses
- Land Stability
- Highways impacts
- Drainage
- Ecology and Trees

### **Principle of Development**

- 8.2 The application is located within the urban area of Telford and Wrekin Council where the principle of residential development is acceptable.
- 8.3 The site is currently in residential use within a predominantly residential area and is located within convenient distances of public transport (bus) and Oakengates Train Station and is less than 800 metres from Oakengates District Centre for shopping and facilities. Therefore the site is considered to be sustainably located.
- 8.4 The proposal involves the demolition of the existing bungalow and associated structures at the rear and the development of 2 no. new dwellings.
- 8.5 Whilst 'Access' is a Reserved Matter, the LPA must consider the principle of a pair of new dwellings in this location. Station Fields is an un-adopted road/track that is narrow and in a poor state of repair in places. The Council's Highway Officer makes no objection because Station Fields is un-adopted. The LPA consider that the traffic generation as a result of the development of effectively one extra dwelling is not significant to warrant refusal and the extra traffic from one extra dwelling would not adversely impact on the un-adopted road or the public highway (Holyhead Road). Therefore the site can be adequately accessed.
- 8.6 Whilst the site has had a number of previous consents for 2 no. dwellings, these permissions have lapsed and application must be assessed against the current Local Plan.
- 8.7 Taking into consideration the above matters, the LPA consider the principle of development for a pair of new dwellings to be acceptable, subject to site specific matters.

### **Layout and Scale**

- 8.8 The proposal is for an Outline Application for 'Scale' and 'Layout', with matters of access, landscaping and appearance reserved for future determination (as part of any Reserved Matters application, subject to approval of this Outline application).

- 8.9 The current plot has a long front garden that slopes up towards the rear, where the current bungalow is sited. The Site measures approximately 0.19 hectares. The LPA received existing elevations and a roof plan of the current bungalow during the determination period to determine the existing scale. The existing bungalow is not of great architectural merit so its demolition would not be resisted.
- 8.10 Officers expressed concerns with the scale and layout of the initial proposals due to their impact on the residential amenity of neighbouring properties and their impact on the street scene. As a result, the LPA received various iterations of plans from the Applicant during the determination period.
- 8.11 As a result of the LPA comments, Plot 1 has been relocated to the site frontage (although following a similar building line to the adjacent property known as "Cartref") and has been reduced from a two storey 3 bedroom dwelling to a 2-bedroom bungalow. The property has also been orientated north / south.
- 8.12 Amendments were also made to the layout and scale of Plot 2. The initial proposal included a double garage attached to the front of the property, a two storey aspect between the garage and the property and windows on the first floor side elevations. Following discussions with the Applicant, revised proposals were received. The proposed garage for Plot 2 is now detached and largely in the same location as the existing garage on site, as shown on the proposed site plan. The two storey front projecting element has been reduced to one storey only and all first floor windows on the side elevations have now been removed, apart from one which is obscure glazing. The property is also now orientated north / south to reduce impact on neighbouring properties, especially due to the rising levels at the rear.
- 8.13 Therefore, the proposal is to provide one 2-bedroom bungalow on Plot 1 with a single storey garage attached to the bungalow and one 4-bedroom dwelling on Plot 2 (to the rear) with a detached double garage, roughly in the same location as the existing garage.
- 8.14 A shared driveway is provided along the eastern boundary to serve the proposed properties, largely in the same location as the existing driveway.
- 8.15 In terms of scale, the Plot 2 measures 7.45 metres to the ridge height with a single storey double garage. The bungalow on Plot 1 measures 5.9 metres to the ridge. The immediate area benefits from a mix of housing types and styles in this area together with a non-uniform design style. The area is characterised by bungalows opposite the application site, whilst two storey dwellings generally dominate on the application site side. A similar layout of two properties is located directly to the west of the application site. Officers are satisfied that the dwellings can be appropriately designed to be in

conformity with the general residential character of the area. The addition of the bungalow is also welcomed, given the sustainable nature of the site.

- 8.16 The properties meet Nationally Described Space Standards (NDSS).
- 8.17 Owing to the property's existing large curtilage, the LPA is satisfied that each proposed property would be capable of achieving sufficient amenity space. Landscaping is a detailed matters that would need to deal with the necessary boundary treatment between Plots 1 and 2 and the neighbouring properties. Given the level differences, there is likely to be a need for retaining structures within the gardens. This detail should be included as part of the landscaping proposals as part of any future reserved matters application.

### **Impact on Amenity of Adjacent Properties/Uses**

- 8.18 Public representations from neighbouring properties have raised concerns regarding loss of privacy / overlooking from the proposed development. The properties directly to the north and west (the latter known as "Newquay") all benefit from large front gardens. The neighbouring property to the west, Newquay comprises of a bungalow with a tuck under double garage and a conservatory on the side elevation (on the east boundary facing the application site).
- 8.19 As a result of the concerns of overlooking and loss of privacy, the LPA have worked with the Applicant to re-orientate the properties to have a north / south aspect and reduce the scale of Plot 1 to a bungalow to overcome issues of overlooking and loss of privacy. Given the proposal on Plot 1 is now for a bungalow, the LPA are satisfied that this would reduce any impact of overlooking and loss of privacy to neighbouring properties (especially, Newquay to the west, owing to its front garden, and the bungalows to the north).
- 8.20 In respect of Plot 2, this has been sited further forward than the existing bungalow on the plot and has been amended during the determination process to remove the double storey front projecting element, relocate the garage and remove all non-obscure glazing windows on the side elevations. Plot 2 is now proposed to have a north / south orientation to remove any potential overlooking on the neighbouring property to the east. The LPA are satisfied that there is sufficient separation distances between Plot 1 and 2 and that the properties won't result in any overlooking / loss of privacy to neighbouring properties.
- 8.21 All trees / hedges are proposed for retention as part of the current application, which can be controlled via condition. Details of any new boundary treatment and landscaping are matters reserved for future determination.

### **Land Stability**

- 8.22 The Application Site is located within a High Risk Coal Mining Area. The Coal Authority initially objected to this application in May 2024 as no Coal Mining Risk Assessment had been submitted in support of the application in order to assess and mitigate the risk that former coal mining recorded may present to the proposed development.
- 8.23 Subsequently, the agent submitted a Coal Mining Risk Assessment Report (Station Fields/TF2 6DH/2024, 05 June 2024, prepared for the proposed development by Worms Eye Ltd.) The Report has been informed by an appropriate range of sources of historical, geological and coal mining information.
- 8.24 The Report informs that the site is at risk from shallow coal mine workings (potentially four seams of coal) and mine gas and therefore recommendations have been made that intrusive site investigations and gas monitoring are required. The findings should inform the extent of remedial and/or mitigation measures required to ensure safe and stable development (NPPF para's. 189 and 190). The Report acknowledges the presence of the recorded off-site mine entry (CA shaft ref: 369310-035) however based on the current information known for this mine entry, it has been concluded that it is considered unlikely that the shaft would pose a risk to the development. However, the Report concludes that it would be prudent to reassess this when the depth to rock has been determined by the rotary drilling investigations.
- 8.25 The Coal Authority have reviewed the information and the Amended Plans and support the application, subject to Condition(s) in respect to intrusive site investigations prior to commencement of development and remedial work and verification of these works, prior to occupation of the properties.

### **Highway Safety**

- 8.26 Access to the proposed development is off Station Fields. A Public Right of Way (PRoW) runs along the northern boundary of the site between the Green Network to the north-west and over the bridge above the train line to the north-east.
- 8.27 The Location Plan was amended during the determination period to include access up to the adopted highway, Holyhead Road to the south. From Holyhead Road, users would travel approximately 260 metres on Station Fields, an un-adopted road, to access the properties. The property could also be accessed from Bradshaw Gardens to the north of the property; again approximately 250 metres along a single track road.
- 8.28 Station Fields is an un-adopted road/track that is narrow and in a poor state of repair in places. There are limited passing places along this road.



- 8.29 Access to the development would largely be in a similar location to the existing access to Coronation Bungalow. The development would provide sufficient parking spaces on the application site to accommodate the proposals.
- 8.30 The Local Highway Authority (LHA) have reviewed the proposals and make No Objection, largely due to the distance of the property to the adopted highway. The LHA consider that the traffic generation as a result of the development of effectively one extra dwelling is not significant to warrant an objection and that the extra traffic from one extra dwelling would not adversely impact on the un-adopted road or the public highway (Holyhead Road).

### **Drainage**

- 8.31 The existing property, Coronation Bungalow, is currently served by an existing foul drainage system. The proposed new development would look to utilise the existing drainage for Plot 2, whilst a new connection would be made in the road for Plot 1 - the plot is also served by a Gas supply and Main water.
- 8.32 The LLFA and Severn Trent have reviewed the application and are satisfied subject to Condition(s) in respect to the detailed drainage proposals.

### **Ecology and Trees**

- 8.33 The application is accompanied by a Preliminary Ecological Appraisal (PEA) by Red Kite (dated 01 May 2024) which considers the habitats within the site to offer low-potential foraging and commuting opportunities for bats.
- 8.34 The Council's Ecology Officer has reviewed the Appraisal and agrees that it is unlikely that there would be any significant impact on these species. Furthermore, the Preliminary Roost Assessment, also by Red Kite (dated 01 May 2024) concluded that both existing structures on site had negligible potential to support roosting bats, with no evidence identified internally and no suitable roosting features identified on either building's exterior. A lighting plan would be required to minimise any impact of lighting on boundary features. It is also recommended that two integrated bat boxes are included within the two new dwellings proposed in this application. Both of these would be captured as Condition(s).
- 8.35 One pond was identified on site, though it is considered unsuitable to support a population of Great Crested Newts (GCN) as it is man-made, and there is a lack of suitable breeding habitat within the pond and surrounding terrestrial habitats. The pond does have the potential to support common amphibian species including common frog, common toad and smooth newt. As such it is recommended that a Reasonable Avoidance Measures Method Statement (RAMMS) is produced which details how a soft site strip should be carried out, and provision of an Ecological Clerk of Works during this time. No other notable species were identified on site. No evidence of badgers or other small

mammals was observed, and the site is predominantly well-maintained garden in an urban setting. Relating to wild nesting birds, it is best practice to carry out habitat removal works outside of the active bird nesting season. Two bird boxes are recommended to be installed on or built into the new dwellings.

- 8.36 The Application is accompanied by a Tree and Hedgerow Survey Report. The report identifies 27 individual trees on Site, all classified as Category C, whilst a leylandii hedge is being located on the site frontage and on the eastern boundary. No trees or hedges are proposed for removal as part of the application. This matter can be controlled via condition.

## **9. CONCLUSION**

- 9.1 The site is located within the urban area of Telford where residential development is acceptable in principle. The site is currently in residential use within a predominantly residential area and is sustainably located to public transport and Oakengates District Centre. Whilst Station Fields is an un-adopted road in a poor state of repair, the extra traffic from one extra dwelling would not adversely impact on the un-adopted road or the public highway to such a degree to warrant refusal. The site can be adequately accessed and drained. The site is large enough to accommodate two dwellings and at Reserved Matters stage and Officers consider that a suitably designed scheme can be presented that takes into account the configuration and size of the plots and difference in ground levels in relation to neighbouring properties so as not to cause adverse impact on the privacy or amenity of nearby properties or harm to the residential character of the surrounding area.
- 9.2 The Outline Application is for a pair of dwellings with matters of scale and layout to be considered as part of this application, whilst Matters of access, landscaping and appearance are Reserved for future determination. Amended plans were received during the determination to ultimately reduce the scale of Plot 1 to a bungalow and re-orientate the properties so that there would be no loss of privacy / overlooking to neighbouring properties.
- 9.3 There are no technical objections to the proposals, subject to Condition(s) in respect to drainage, site investigations, ecology and highways (Construction Management).
- 9.4 On balance, it is considered that the proposal is compliant with Policy SP1, SP4, BE1 and C3 of the Telford & Wrekin Local Plan 2011-2031.

## **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** (with the authority to finalise any matter including conditions, or any later variations) subject to the following:

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

**Condition(s)**

Time Limit Outline  
Reserved Matters  
Details of Reserved Matters  
Details of Materials  
Surface Water Drainage Scheme  
Construction Management Plan  
Intrusive Site Investigations  
Verification Report  
Means of Access  
RAMS  
Lighting Plan  
Erection of Artificial Nesting / Roosting Boxes  
Tree Retention  
Development in Accordance with Plans

**Informative(s)**

Coal Authority – High Risk Area  
Biodiversity Net Gain  
Nesting Wild Birds  
Replacement Planting  
Fire Authority  
Conditions  
Reason for Grant  
RANPPF2 Approval following amendments – NPPF