

TWC/2019/0466

9 Richards Road, The Humbers, Donnington, Telford, Shropshire, TF2 8LT
Creation of new vehicular access and installation of a new driveway and associated
hardstanding

APPLICANT

Martin Scenters

RECEIVED

03/06/2019

PARISH

Lilleshall

WARD

Church Aston and Lilleshall

**CLLR ANDREW EADE HAS REQUESTED THAT THIS APPLICATION BE
DETERMINED BY MEMBERS OF THE PLANNING COMMITTEE**

1.0 SUMMARY RECOMMENDATION

1.1 Refuse Full Planning Permission.

2.0 SITE AND SURROUNDINGS

2.1 The application site is a residential property on Richards Road, The Humbers which is a residential area of Telford. The application property itself is a semi-detached ex-military house. All of the houses in this street are semi-detached properties and are all in similar sized plots.

3.0 APPLICATION DETAILS

3.1 This application seeks Full Planning Permission for the creation of a new vehicular access and installation of a new driveway and associated hardstanding.

3.2 For clarification, the new access requires formal planning permission as it comes out onto a Classified Road. The actual driveway on the residential property is classed as permitted development however, the strip of hardstanding that is to be laid, namely forming part of the grassed verge requires planning permission as it is located outside of the residential curtilage.

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 & Wrekin Local Plan 2011-2031

6.0 **SUMMARY OF CONSULTATION RESPONSES**

6.1 **Local Member & Town/Parish Council Responses**

6.1.1 Lilleshall Parish Council: **No Response.**

6.2 **Standard Consultation Responses**

6.2.1 Highways: **Support subject to Condition(s).**

- Development shall not take place until the access has been surfaced and thereafter maintained in a bound material for a minimum distance of 5 metres rear of the highway boundary, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

6.2.2 Drainage: **Comment:**

- The crossover is proposed to be located above an existing Severn Trent Water (STW) Foul Water Sewer. STW should be contacted to discuss what implications this may have for the proposals (see STW Comments, below).

6.2.3 Shropshire Fire Service: **Comment:**

- Requires consideration to be given to advice provided in Shropshire Fire and Rescue Service's Fire Safety Guidance.

6.2.4 Severn Trent Water: **No Objection subject to Condition(s):**

- As the proposal has minimal impact on the public sewerage system there are No Objections to the proposals and do not require a Drainage Condition to be applied.

7.0 **SUMMARY OF PUBLIC RESPONSE**

7.1 No Public Representations have been received.

8.0 **PLANNING CONSIDERATIONS**

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
- Highway Matters

- Scale, Design and Impact on the Character of the Area
- Impact on Neighbouring Amenity

8.2 Principle of Development

- 8.2.1 The new access requires formal planning permission as it leads onto a Classified Road whilst the area of hardstanding on the grass verge requires planning permission as it is outside of the residential curtilage of the property.
- 8.2.2 The property itself lies within a residential area where most properties front onto a road. However, there are a couple of properties in the area which front onto a footpath whereby residents are unable to park outside of their house.
- 8.2.3 There is a communal parking area located a short distance away from the property which also has dedicated garaging for a number of the dwellings. This parking area is quite small, however, as stated, most people can park outside of their property.

8.3 Highway Matters

- 8.3.1 Prior to the submission of the application, the Applicant made a pre-application submission. As part of this, the Council's Highway Specialists were consulted and confirmed that there would be no technical objection to the scheme on the basis that the hardstanding was laid over the grass verge which is in between the footpath and the road.
- 8.3.2 The grass verge is not part of the adopted highway as is owned by Annington Homes. The applicants have approached Annington Homes who have no objection to the proposal subject to the relevant planning permission being applied for and granted.
- 8.3.3 As part of the consultation process on this formal application, the Council's Highways Specialists have been consulted on the scheme who again have not raised an Objection subject to Condition(s).

8.4 Scale, Design and Impact on the Character of the Area

- 8.4.1 Whilst the property is within the built up area of Telford, it does have the appearance of a rural area with open fields opposite the application site.
- 8.4.2 The properties are ex-military houses and are all sited within generous sized plots with large front gardens, the majority of these being open plan. The area is characterised by its open plan nature and long grass verges which add to the rural feel of the area. These grass verges are considered important to the character of the area and should be retained.
- 8.4.3 Currently, residents do park on the grass verge which may, at times, churn up the grass, thereby making it appear unsightly. However at the time of the Officer's Site Visit, due to the relatively good weather, this was not particularly evident. As this grass is owned by a third party, the Council do not have any

power to stop people parking on this land and the parking of vehicles is not a planning matter.

8.4.4 Crossovers such as this are not an uncommon feature throughout the borough including three in close proximity to the site on Humber Lane. Two of these however are for a historic commercial use and the other is for a residential property immediately adjacent. These crossovers appear to have been in situ for many years and additionally have a differing context, the setting of these properties have a more urban feel. These crossovers are on a much smaller grass verge and are situated towards the end of the verge. The verge subject to this application is much longer and also has trees planted on it which adds to the rural feel and the proposed crossover is situated more towards the centre of the verge. The position of the proposed crossover would have more of an impact on this verge than the existing 3 do on the verge where they are situated.

8.4.5 As part of the supporting documentation submitted with the application, the Applicant has provided evidence of other crossovers throughout the borough including those referenced. Regardless of this, each application has to be determined on its own merit.

8.4.6 It is considered that allowing the Applicant to lay hardstanding on part of the grass verge would adversely alter the character of the area. This is a wide area of land and having an area of hardstanding on it would create an incongruous feature which would break up this green area. Additionally, whilst every application has to be assessed on its own merits, by allowing this application it would make it difficult to resist future similar applications in the vicinity which could lead to a piecemeal erosion of the grass verge.

8.5 Impact on Neighbouring Amenity

8.5.1 Due to the nature of the proposal, there will not be any impact on the residential amenity of neighbouring residential properties.

9.0 CONCLUSIONS

9.1 Whilst there are no technical objections to the creation of an access, the Local Planning Authority considers that the laying of the hardstanding on the grass verge would significantly detract from the appearance of the street scene creating an incongruous feature which could lead to the piecemeal erosion of this verge which in turn would negatively impact on the appearance and character of the area.

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 **REFUSE PLANNING PERMISSION** for the following Reason:

- 1) By reason of the siting of the proposed hardstanding, the proposed access would interrupt this grass verge, creating an incongruous feature in the street scene, diminishing the character and appearance of this rural area. Accordingly, the proposal is contrary to Policies BE1 and BE2 of the Telford & Wrekin Local Plan and guidance contained within the National Planning Policy Framework.