

TWC/2024/0756

Land opposite Byre Cottage, Sambrook, Telford, Shropshire

Erection of 1no. self build dwelling with associated parking and landscaping works

*** Amended plan received ***

APPLICANT

RECEIVED

22/10/2024

PARISH

Chetwynd

WARD

Edgmond

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AT THE REQUEST OF CLLR. STEPHEN BURRELL

Online Planning File:

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2024/0756>

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 SITE AND SURROUNDINGS

- 2.1 The site subject to this application is located within Sambrook and is considered to be within the rural area of Telford. Sambrook is a small village which lies approximately 6.2 Miles North-West of the Market Town of Newport.
- 2.2 The site comprises a parcel of largely undeveloped land, which has historically been used for agricultural/grazing purposes. The site is accessed via an existing opening on the main road which runs through Sambrook and is enclosed with a mixture of hedgerows and mature trees.
- 2.3 The site is surrounded by a mixture of residential, agricultural and commercial properties. 'Randle Building Solutions' are located to the South of the application site, with a row of hedging lying in between the two. A Caravan Park and agricultural field abut the application site to the West and an access road and further agricultural field with reservoir is located to the East. An existing residential property lies to the North but is separated via the application site by an access road.

3.0 APPLICATION DETAILS

- 3.1 This application seeks Full Planning Permission for the erection of 1no. self-build dwelling with associated parking and landscaping works.

4.0 RELEVANT PLANNING HISTORY

- 4.1 There are no historic planning applications which are relevant to the proposed scheme.

5.0 RELEVANT POLICY DOCUMENTS

National Guidance:

National Planning Policy Framework 2024 (NPPF):

Local Development Plan: Telford & Wrekin Local Plan (TWLP):

SP3: Rural Area

SP4: Presumption in Favour of Sustainable Development

HO10: Residential Development in the Rural Area

HO11: Affordable Rural Exceptions

NE1: Biodiversity & Geodiversity

NE2: Trees, Hedgerows & Woodlands

C3: Impact of Development on Highways

C5: Design of Parking

BE1: Design Criteria

BE4: Listed Buildings

ER8: Waste Planning for Residential Developments

ER11: Sewage Systems and Water Quality

ER12: Flood Risk Management

Homes for All SPD

Climate Change SPD

6.0 SUMMARY OF CONSULTATION RESPONSES

- 6.1 Comments received from statutory consultees can be viewed in full on the planning file, but key points have been summarised as follows:

6.2 Chetwynd Parish Council: **Object:**

- site is not located within one of the five named settlements where residential developments within the rural area are directed;
- it is not considered that the design represents exceptional design, as there are other buildings within the Country which have been constructed using similar materials and including similar design elements;
- design is not appropriate for the gateway into a historic, rural village and would not enhance the setting of this area;
- dwelling does not bear a resemblance to any dwellings locally;
- design implies an alternative use for the building in the future;

- land is currently used as grazing land and is a strategic gap in between built forms;
- there will be disruption to residents during the construction process;
- other applications for residential development in Sambrook have been refused;
- proposal will harm the residential amenity of neighbouring properties;
- has not been demonstrated that the site can be adequately drained.

6.3 Cllr. Stephen Burrell: Object:

- request the application is determined by Planning Committee;
- objects to the proposal as it is considered to be contrary to rural development policy (HO10). Consider that the design is not of outstanding quality, is out of place with surrounding properties and is not isolated, as required by the corresponding policy in the National Planning Framework.

6.4 Ecology: Support subject to Condition(s)

6.5 Highways: Support subject to Condition(s)

6.6 Drainage: Comment:

- requested further information on soakaway tests before full comments can be provided.

6.7 Built Heritage Conservation: No Objection

6.8 Shropshire Fire Service: Comment:

- confirmed that adequate access for emergency vehicles should be included;
- consideration should be given to Shropshire Fire and Rescue Service's 'Fire Safety Guidance' document.

7.0 SUMMARY OF PUBLIC RESPONSE

7.1 A consultation exercise has been undertaken upon validation of the application. As a result of this exercise, nineteen letters of objection, four comments and one letter of support have been received. It is noted that the total number of objections includes those which have been submitted by the same person (comments over multiple submission) or by people residing in the same property (under different names). The totals also include comments/objections received by people whose submitted addresses fall outside of the Borough, such as Market Drayton and Hinstock. All responses received are available to view in full on the planning file, however the key points raised have been summarised as follows:

- detrimental impact upon the character and appearance of the area;
- proposal does not represent exceptional design quality;

- proposal will result in the loss of an open space;
- concerns that the building will be turned into a commercial home or multiple properties in the future;
- will result in an increase of light pollution;
- will have a detrimental impact upon the amenity of neighbouring properties;
- there will be an increase in traffic and will have a detrimental impact upon highway safety/the highway network;
- detrimental impact upon biodiversity;
- detrimental impact upon the adjacent listed and local interest buildings;
- construction works will have a significantly detrimental impact upon neighbouring properties and will result in damage to landscaping/properties;
- incorrect information has been submitted as part of the application and sufficient information has been provided to assess the proposal;
- proposal does not comply with Building Regulations;
- will have a detrimental impact upon the drainage of the area.

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
- Site Layout, Scale and Design
- Impact on Heritage Assets
- Highway Impacts, Site Drainage and Ecological Impacts
- Impact Upon Residential Amenity
- Other Matters

8.2 Principle of Development

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. The Development Plan comprises the Telford & Wrekin Local Plan (TWLP) which was adopted in January 2018. The National Planning Policy Framework (NPPF) is also a material planning consideration.

8.3 The site subject to this application is located outside of the urban boundary of Telford within the Telford & Wrekin Local Plan 2011-2031, and as such, is considered to be located within the rural area.

8.4 Policy HO10 of the Telford & Wrekin Local Plan 2011-2031 (Residential Development in the Rural Area) outlines that the Council will support a limited amount of infill housing in the settlements of Edgmond, High Ercall, Lilleshall, Tibberton and Waters Upton. Outside of these settlements development will be strictly controlled. The Council will only support applications for housing outside of these areas, if one of the following exceptions are met:

- compliant with the exceptions set out in Policy HO11;
- would result in the optimal use in a heritage asset;
- would represent exceptional quality or innovative design;
- would meet the need for a rural workers dwelling.

8.5 The Applicant has submitted a scheme which they consider represents exceptional quality and innovative design. The Local Planning Authority request that any scheme trying to achieve this HO10 exception is presented to and considered by an Independent Design Review Panel prior to a formal application being submitted. This process has been in place for a number of years and has been implemented so that an independent assessment can be given - noting that the Local Planning Authority do not currently have any published guidance on what elements of design can be considered to be of exceptional quality and given that design is highly subjective and what may be exceptional to one officer, may not be to another.

8.6 In this instance, the proposal has been presented to 'Design:Midlands,' an Independent Design Review Panel comprising design professionals, who are responsible for review schemes for para. 84 housing and exceptional design builds within the West Midlands.

8.7 The scheme has been considered three times by 'Design:Midlands.' At first when the proposal was first drawn-up and a further two-times following amendments to the proposal upon receipt of 'Design: Midlands' review of the proposal.

8.8 Following these assessments, 'Design:Midlands' have confirmed that the scheme proposed is considered to be of an exceptional design quality by virtue of the following:

- adoption of a fabric-first approach, incorporating deep recesses to windows of habitable rooms in order to reduce solar penetration to certain elevations;
- the influence of water mills and agricultural buildings when designing the proposed building;
- the simple and careful design of elevations in order to produce a linear form of development which reflects inspiration from water mills and agricultural buildings;
- careful design in order to ensure a clear visual break between the dwelling and proposed annex, whilst still ensuring that a physical link remained between the two;
- appropriate positioning of the dwelling on the site in order to be able to appreciate its presence within the streetscene, whilst still ensuring that neighbouring properties were not detrimentally affected and limiting the amount of hedgerow to be removed around the site;
- careful consideration of the internal layout ensuring that it clear to those entering the dwelling;

- significant biodiversity enhancement and the inclusion of a significant landscaping scheme.
- 8.9 It should be noted that Policy HO10 does not restrict the construction of dwellings which represent exceptional design quality to within an isolated sites in the rural area - they can be proposed alongside other dwellings and on infill sites.
- 8.10 When considering this type of application, consideration must be given to not only the design of the individual dwelling but to the scheme as a whole. As part of this scheme, it is not only the design of the dwelling which 'Design:Midlands' considered to be exceptional but also, the proposed landscaping scheme proposed for the wider site and the positive impact that this would have on Biodiversity.
- 8.11 The application site is currently comprised of grazed modified grassland, dominated by common species and is of an overall low ecological value. A Biodiversity Net Gain baseline Condition Assessment was carried out on-site which identified baseline values of 8.48 habitat units and 2.72 hedgerow units. Under current proposals and landscaping designs, an uplift of 10.64% habitat units and 1.02/37.35% hedgerow units is calculated. Both elements would achieve the minimum 10% uplift, with the latter far exceeding this requirement.
- 8.12 Both 'Design:Midlands' and the Council's Ecology team have confirmed that the proposed landscaping scheme will result in a significantly positive outcome for the site and biodiversity following development. The proposed landscaping scheme is rich in variety and forms, with planting largely comprising of native species and a range of proposed habitats with biodiverse species mixes which will increase the ecological value of this site.
- 8.13 The proposal will also see a large wildlife pond created at the rear of the site. The proposed design is profiled which will increase the value of the pond for amphibian species and native planting within the pond, shingle beach areas and bankside planting will encourage local wildlife to use the waterbody.
- 8.14 In addition to this, the Applicant has proposed a large, reflective pool to the rear of the dwelling to provide additional habitat. A smaller mill pond will also feature to the rear of the dwelling and in order to reflect the water mill inspiration in the design, a mill race will be created from this pond to a separate pool feature which sits alongside the proposed wildlife pond at the rear of the site.
- 8.15 An extensive amount of planting will take place on the Eastern, Southern and Western boundaries of the site along with the creation of a landscaping bund at the rear of the site, which will measure a maximum height of 1.2metres. Small areas to the rear and front of the dwelling have been identified as cut lawn with the remainder of the site benefiting from either lowland heath seeding, reed planting or meadow grass.

- 8.16 When considering the proposed landscaping plan, it is acknowledged that the scheme goes above and beyond the landscaping proposals usually seen on applications within the Borough. The proposed landscaping is considered to be an exceptional factor of the proposed scheme and would result in a significant benefit to Biodiversity on the site and wider area.
- 8.17 Objections have been received raising concerns that the scheme will result in the loss of a green space within the Village. It should be noted that the land subject to this application is under private ownership and as such, is not defined as Public Open Space (POS) in planning terms. Furthermore, Telford and Wrekin Council does not have any land designated as 'Green Belt.' Whilst the land does currently consist of a green field, Policy HO10 does prohibit the building on such pieces of land.
- 8.18 As such, given the conclusions of the 'Design: Midlands' Review, it is considered that the proposal is compliant with Policy HO10 of the Telford & Wrekin Local Plan 2011-2031 and meets the 'exceptional design' criteria and the principle of development is therefore acceptable.
- 8.19 Site Layout, Scale and Design
- Policy BE1 of the TWLP outlines that developments should respect and respond positively to its context and should enhance the quality of the local built and natural environment.
- 8.20 As outlined within the application description and above assessment, this scheme seeks consent for the erection of a dwelling which is considered to represent exceptional design quality.
- 8.21 When considering applications under this expectation, it is important to note that by virtue of the design being classed as 'exceptional', it is often the case that the proposal is unlikely to reflect the character and appearance of the immediate area and may be considered to be out of context. A dwelling which is the same as properties within the immediate area, is unlikely to be classed as truly exceptional and therefore, Officers must assess the proposal on its own merits.
- 8.22 The proposed design of the dwelling has been considered and has evolved significantly since the initial scheme submitted to the Local Planning Authority at the pre-application advise stage, following feedback from 'Design: Midlands'. The Applicant has detailed within the submission documents that inspiration has been taken from the traditional dwelling, water mill and farmstead typologies and has blended this with the requirements of contemporary family living.
- 8.23 The proposed dwelling will feature a prominent sandstone gable end, which will be the most visible view when arriving into the Village from the A41. This design feature is considered to create a feature which is in character with the rural character of the area. The 'body' of the dwelling will follow behind this prominent sandstone gable and will be largely constructed in black, vertical

cladding in order continue with the agricultural character that the Sandstone provides. The front elevation of the dwelling will also feature large panels of Sandstone and will be screened in parts from the streetscene via the construction of Sandstone walls. The proposed annexe will largely be screened by the proposed Sandstone walls and will have a lesser height than the host dwelling.

- 8.24 When considering the overall design of the dwelling, Officers can understand the rationale behind the design inspiration and understand that the Applicants have sought to achieve a dwelling which produces an agricultural character, in order to respect its rural setting. It is considered that these aims have been achieved through the proposed design and Officers consider that the proposal is acceptable in respect of design.
- 8.25 In regards to scale, the proposed dwelling would be two-storey's in height which is comparative to other residential properties in the immediate area. Officers therefore raise no objections to the height of the proposal. In respect of the proposed floor area of the dwelling, Officers acknowledge that there are no buildings of a comparative footprint within the immediate area. The Applicant has proposed a design which allows a 'break' in the front elevation of the dwelling, with the proposed annex being set back from the host dwelling. It is considered that this design, when considered alongside the size of the parcel of land that the dwelling would be situated upon, would not result in the over-development of the site and would not result in a cramped form of development.
- 8.26 In respect of the proposed annexe, it is noted that this is large in scale and features two-bedrooms. This element has been designed in order to allow multi-generational living on the site - both for Parents at the current time and Children in the future. In order to ensure that the annexe is occupied by a member of the family, it has been designed to be physically attached to the host dwelling and the Applicant has advised that they are happy to accept a condition which restricts the occupancy of this unit. Officers consider this to be a reasonable approach.
- 8.27 Whilst there is no argument that the dwelling will be visible from the wider streetscene, Officers consider that subject to high-quality materials being used during construction and given the agricultural character of the proposed dwelling, the proposal would not have a significantly detrimental impact upon the streetscene, to an extent which would warrant the refusal of this application.
- 8.28 In respect of materials, the Applicant has provided a number of Computer Generated Images (CGI), which demonstrate how the dwelling will appear in situ from the streetscene and a number of different, wider vantage points. These indicate a high-quality development with the use of appropriate materials which are considered to visually enhance the area.
- 8.29 In respect of the green credentials of the scheme, the Climate Change Checklist provided by the Applicant confirms the inclusion of a number of

features, such as solar panels, energy efficient heating systems, electric vehicle plug-ins and significant biodiversity enhancements. The LPA consider the inclusion of such features to be favourable to improve the energy efficiency of the site overall and details of these features will be Conditioned accordingly.

8.30 In relation to the existing trees on the site, none are protected by a Tree Preservation Order and as the site is not located within the Conservation Area, permission would not be required for the removal of them. Notwithstanding this, the Applicant has submitted an Arboricultural Impact Assessment (AIA) and Tree Protection Plan as part of this application which demonstrates that the vast number of existing trees and hedgerows on the site will be retained. A small amount of hedgerow is to be removed in order to create the proposed vehicular access to the site however, Officers have acknowledged that the scheme proposed to remove the minimum required to facilitate this. As such, Officers raise no objections to the removal of this portion of hedgerow, given the significant amount of planting proposed for the site.

8.31 In light of the above assessments and on balance, it is considered that the proposal is acceptable in respect of site layout, scale and design, in accordance with Local Plan Policy BE1.

8.32 Impact on Heritage Assets

Policy BE4 of the Telford & Wrekin Local Plan outlines that the Council will have special regard to the desirability of preserving a Listed Building or its setting or any features of special architectural or historic interest which it possesses. The Council will not support development that would detract from or damage the setting of a Listed Building.

8.33 Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended) also outlines that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

8.34 As part of the application process, the Council's Conservation Officer has been formally consulted on the proposal. It has been confirmed that the closes located statutorily Listed Building is located approximately 200 metres from the application site with numerous former curtilage listed barns (which are now largely in domestic use) lie in-between.

8.35 It has been confirmed that there are no known historical associations between the heritage assets and the application site, no reciprocal views and that the site does not fall within a Conservation area. As such, no objections have been raised from a Conservation perspective subject to a condition being attached to any approval which requires the submission of a desk-based archaeological assessment, in order to inform whether any further works are

required in order to protect any potential underground archaeology. Officers consider this request to be reasonable.

- 8.36 In light of the above comments, Officers are satisfied that the proposal would comply with Policy BE4 of the Telford & Wrekin Local Plan 2011-2031, NPPF and Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

8.37 Highway Impacts, Site Drainage and Ecological Impacts

With regard to highway impacts, the Local Highways Authority have been formally consulted on the proposal and have provided comments which support the scheme subject to conditions and informatives. It is considered that the applicant has provided sufficient information to demonstrate that adequate parking can be provided on the site, which complies with the Council's adopted standards. The proposed access to the site is considered to be acceptable from a highways standard and sufficient visibility splays have been demonstrated. As the proposal is for a single residential dwelling with associated annexe, it is not considered that the proposal would result in a significant number of vehicles utilising the highway network and as such, Officers are satisfied that there would be no significantly detrimental highway impacts.

- 8.38 In light of the above comments received by the Local Highways Authority, the proposal is deemed to be compliant with Policies C3 and C5 of the Telford & Wrekin Local Plan and is considered to be acceptable from a technical highways perspective.

- 8.39 The Council's Ecology Team have also provided comments on the proposal and supported the scheme subject to Condition(s) and Informative(s). The proposed exceeds the 10% mandatory requirement for Biodiversity Net Gain. It is noted that a reservoir is present directly adjacent to the east of the site. This waterbody is around 6800 sq. metres and hosts a population of fish. The Council's Ecology Officer considers that the scale of the reservoir, lack of shade and vegetation and presence of fish makes it highly unlikely to support Great Crested Newts. Hedgerows and trees within the boundaries of the site will provide nesting potential for birds. Whilst these features are all due for retention within the application, an informative regarding Nesting Wild Birds will be attached to any consent given. Condition(s) requiring the submission of a lighting plan and the inclusion of Bat/Bird boxes have been requested and Officers consider these to be reasonable.

- 8.40 In light of the above comments received by the Council's Ecology team, the proposal is deemed to be compliant with Policy NE1 of the Telford & Wrekin Local Plan and is considered to be acceptable from a technical ecological perspective.

- 8.41 In respect of Drainage, it is acknowledged that the Council's Drainage team have provided comments on the proposal which consider that the submitted information has failed to fully assess the flood risk to the site, given that no

mention of the adjacent reservoir was included within the submitted Flood Risk Assessment. Following receipt of these comments, a revised Flood Risk Assessment has been provided which is considered to suitably address this concern.

- 8.42 The submitted comments also highlight that the principle of drainage on the site has not been established as only one soakaway test has been completed, rather than the required three. At the point of this report being prepared, it is understood that the Applicant is carrying out further Soakaway tests in advance of the planning committee meeting. Should these be submitted in time, a written update will be provided to Members in respect of these results.
- 8.43 Notwithstanding this, it is noted that a standard condition is usually imposed upon the granting of planning permission which includes the submission of a full foul and surface water scheme. The requirements of this condition would include the submission of three Soakaway tests in order to demonstrate that soakaway drainage is suitable and can be implemented on the site accordingly. Furthermore, given the size of the application site, should Soakaway tests not be feasible, Officers consider that the site is of adequate scale to allow the implementation of an alternative form of drainage which would need to be approved via the discharge of conditions process.
- 8.44 As such, Officers consider that the implementation of a condition which secures the proposed drainage scheme would be appropriate in this instance and would suitably address the comments of the Drainage Team, in accordance with Policy ER11 of the Telford & Wrekin Local Plan.
- 8.45 Impact upon Residential Amenity

When considering the impact that the proposal will have upon the amenity of neighbouring properties, it is acknowledged that the application site is bound by a number of existing residential properties.

- 8.46 'Byre Cottage' lies to the North of the application site and is separated via an access road. There is a distance of approximately 48 metres between the proposed dwelling and the side elevation of this property, which faces out towards the application site. The proposed dwelling has been orientated so that it does not face directly at 'Byre Cottage'. Officers consider that due to the orientation of the proposed dwelling, distance superstations present and the location of the access road in between the two sites, the proposal would not have a significantly detrimental impact upon the amenity of this residential property.
- 8.47 'Standford House' and 'Fire Tree House' are located to the West of the application site and are separated via an agricultural field, hedgerows and trees. There is a varying distance of between approximately 92 metres and 119 metres between the proposed dwelling and the closest elevations of these properties. Whilst it is noted that 'Standford House' and 'Fir Tree House' lie at a lower level than the application site, the distance separations present exceed the Council's expected distanced between built forms. Due to this

distance separation, Officers consider that whilst the proposal may be visible to the occupants of these dwellings, the proposal would not result in a significantly detrimental impact upon the amenity of these residential properties.

- 8.48 'Wrekin View Caravan Park' lies to the West of the application site and houses approximately 11no. caravans. The proposed dwelling will be set forward of the Caravan Park and there will be a distance of approximately 78m between the proposed dwelling and nearest Caravan. Whilst it is noted that the Caravan Park lies on a lower level than the application site, the distance separations present once again exceed the Council's expected distance separations between built forms. Notwithstanding this, the applicant has also provided a proposed landscaping plan which indicates a robust scheme of proposed planting and the creation of a dense landscaping bund which will have a maximum height of 1.2 metre in between the two sites. Officers therefore consider that due to distance separations present and the proposed landscaping scheme, the proposal will not have a significantly detrimental impact upon the amenity of this residential property.
- 8.49 Concerns have been raised in relation to the construction period and the impact that this will have on neighbours in respect of issues such as noise and dust. Officers would reiterate that the proposal seeks consent for the erection of 1no. dwelling and therefore, the number of construction vehicles/deliveries accessing the site along with the timeframe of the proposed construction period, are envisaged to be limited and will not take place for an exceptionally prolonged period of time. As such, Officers consider that the inclusion of a Condition which requires the submission of a Construction Environmental Management Plan would not be reasonable. Further concerns have been raised in relation to the amount of light that will be created by the dwelling and the impact that this will have on surrounding properties. Officers would note that the Ecology Team have requested that a condition is attached to any approval which requires the submission of external lighting prior to its installation. As part of a future Discharge of Conditions application, Officers would also assess the impact that this lighting would have on neighbouring properties. In respect of the amount of glazing proposed on the rear elevation of the dwelling, it is envisaged that the dwelling would operate in a typical manner with lights only being on in rooms which are being occupied and the use of blinds/curtains within rooms. Whilst this is not a matter which can be controlled via the planning process, Officers do not consider that the use of the dwelling will result in significant light pollution to neighbouring properties, given the proposed landscaping and distance separations present.
- 8.50 In accordance with the above assessment, Officers are satisfied that the proposal would not have a significantly detrimental impact upon the amenity of neighbouring properties due to distance separations present and existing/proposed landscaping on/around the site. The proposal is therefore considered to be in accordance with Policy BE1 of the Telford & Wrekin Local Plan.

8.51 Other Matters

It is noted that a number of concerns have been raised during the consultation process, which does not fall within the above categories.

- 8.52 Concerns have been raised that the proposal does not comply with Building Regulations in respect of overheating and the amount of glazing proposed. Compliance with Building Regulations is a separate matter from the determination of planning applications and as such, would not be material planning consideration.
- 8.53 Concerns have also been raised that there are inaccuracies within the submitted information and that insufficient information has been provided in order to make a formal decision on the application. Officers consider that sufficient information has been provided in order for a decision to be reached on the application, noting that it complies with the National and Local validation requirements. The matters raised as being 'incorrect' are largely matters of opinion and are not requirements of a planning application - such as the listing of materials on the submitted elevations.
- 8.54 A number of objections have raised concerns that the building will be converted into a care home or multiple dwellings in the future, due to the scale of the building. Officers are being asked to consider the building under the 'C3' Use Class and conversion to a Care Home or the subdivision of the building into additional dwellings would require Full Planning Permission and would be considered under a different application.
- 8.55 It is not considered that the objections/comments submitted have given rise to other matters which would warrant the refusal of the application.

9.0 CONCLUSION

- 9.1 The proposed development is considered to be acceptable in principle and is considered to represent exceptional design quality, in accordance with Policy HO10. It is considered that all technical constraints have been adequately addressed or can be conditioned accordingly. The proposed layout of the site, scale and design of the dwelling is considered to be acceptable on balance and the occupancy of the proposed annex can be controlled via Condition. The proposal would not cause harm upon the surrounding heritage assets and Officers consider that it has been demonstrated that the proposal would not have a significantly detrimental impact upon the amenity of neighbouring properties. Accordingly it is considered that the proposal represents a sustainable form of development which complies with the National Planning Policy Framework, together with relevant policies within the Telford & Wrekin Local Plan, subject to Condition(s) and Informative(s).

10.0 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 or any later variations) 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):

Condition(s):

Time limit
Samples of Materials
Construction details of access works
Greenfield Foul and Surface Water Drainage
Archaeological Survey
Landscaping Design
Erection of Artificial Nesting/Roosting Boxes
Lighting Plan
Construction Environmental Management Plan
Details of Solar Panels, EV Charging and External Sustainability Features
Parking, Loading, Unloading and Turning
Visibility Splays
Gates
Development in Accordance with Deposited Plans
Works in Accordance with Arboricultural Impact Assessment
Restriction on Separate Residential Use

Informative(s):

S184 Licence
Nesting Wild Birds
Fire Authority
Mud on Highway
Ecology - Trenches and Pipework
Ecology - Storage of Materials
Ecology - Lifespan of Ecological Reports
Biodiversity Net Gain - Required
Conditions
Reasons for Grant of Approval
Approval Following Amendments