

TWC/2024/0697

Barns rear of 28 Woodhouse Lane, Horsehay, Telford, Shropshire
Conversion of 2no. barns to 2no. dwellings ****AMENDED RED LINE
BOUNDARY**** ****AMENDED PLANS RECEIVED****

APPLICANT

Shropshire Festivals Ltd

RECEIVED

20/12/2024

PARISH

Dawley Hamlets

WARD

Horsehay and Lightmoor

**THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS IT
HAS BEEN CALLED IN BY DAWLEY HAMLETS PARISH COUNCIL**

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2024/0697>

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 Barns rear of 28 Woodhouse Lane, Horsehay. The application site is located within the Built up Area of Telford, in a predominantly residential area. The character of the area is generally that of housing, with a mix of two storey terraced and semi-detached properties on the Southern side of Woodhouse Lane; these are mainly road fronting dwellings, in long, relatively narrow, burgage styles plots. The Northern side of Woodhouse Lane is generally made up of semi-detached bungalows.
- 2.2. The existing barns are situated to the rear of Nos. 27 and 28 Woodhouse Lane and are currently redundant. The barns are two storey buildings constructed from brick, with a tiled roof. The site is located approximately 3 miles south-west of Telford Town Centre and public amenity areas, schools and other facilities are available nearby to the application site.

3.0 APPLICATION DETAILS

- 3.1. This application seeks full planning permission for the conversion of 2no. barns to 2no. dwellings. The 'large barn' will be made up of a Kitchen / Dining Room and Living Room at ground floor and 1no. Bedroom, 1no. Bathroom and an Office / Store at first floor. The 'small barn' will be made up of a Kitchen / Dining Room, Living Room and Washroom at ground floor and 2no. Bedrooms at first floor.
- 3.2. The application is accompanied by the following supporting documents: -
- Application Form
 - Location Plan

- Existing and Proposed Site Plans
- Existing and Proposed Elevations and Floor Plans
- Proposed 3D Visuals
- Bat Report
- Design and Access Statement
- Minor Surface Water Drainage Pro-forma
- Climate Change Checklist
- Biodiversity Net Gain Assessment Report & BNG Metric
- Tree Condition Report, AIA and Method Statement

4.0 RELEVANT HISTORY

- 4.1. W99/0280 – Erection of a detached bungalow and garage – Outline Refused on 25th May, 1999.
- 4.2. TWC/2016/1174 – Outline application for the erection of 2no. dwellings with all matters reserved – Outline Refused on 14th February, 2017.
- 4.3. TWC/2022/0718 – Change of use of shop and post office and subdivision of no. 27 to create 1no. dwelling, replacement of existing shop front with 1no. bay window and associated works – Full Granted on 13th December, 2023.

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
 NE1 Biodiversity and geodiversity
 NE2 Trees, hedgerows and woodlands
 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

6.0 SUMMARY OF CONSULTATION RESPONSES

6.1 Local Member & Town / Parish Council Responses:

Three rounds of consultation has been undertaken throughout the application process, mainly due to changes to the red line boundary. 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 **Dawley Hamlets Parish Council – Object:**

- The amended application does not resolve the issues in the original application.
- There is poor road infrastructure in the local area and there are a large number of parked cars on Woodhouse Lane.
- There is poor visibility for vehicles when exiting the proposed site.
- The close proximity of the development may have negative effects, such as noise and loss of privacy, or the residents of neighbouring properties.
- There is a general lack of infrastructure and facilities in the village.

6.3 **Standard Consultation Responses**

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

The latest drawings have amended the parking layout, by removing the parking bay to the front of the Small Barn replacing it with a bin storage area for use of the existing dwellings converted under TWC/2022/0718 and the proposed barn conversions.

Parking to serve the existing residential development and the proposed under this application is shown to the rear of the site, accessed off Woodhouse Lane, utilising the existing access using a new access corridor leading to the parking arrangement. 2no. parking spaces are being provided for each unit, including nos. 27 and 28, with the provision of turning space and a wider space shown allocated for deliveries.

The parking bays are measured at 2.4m x 4.8m with a 6m gap in-between the parking bays, to accommodate space for manoeuvring and will allow vehicles to exit the parking area in forward gear. The access corridor leading to the parking area to the rear measures 4.4m wide at the site access, it narrows to 4m then widens to 5m between the Barn gardens and would allow for the passing of two vehicles.

The parking provision proposed, as stated above, is 2no. spaces per unit (including nos. 27 and 28), with 2no. spaces marked as visitor spaces. The proposed development generates a parking need of 3no. spaces based on the figures set out in Table 25 of the Telford & Wrekin Local Plan. Nos. 27 and 28 generate a need of 4no. spaces, giving a total of 7no. spaces required in total. The Applicant has provided provision of 10no. spaces, in excess of the parking need, some of which has been allocated as visitor parking. As such, the parking provision provided by the development will reduce the potential of further on street parking in and around the development access.

The number of additional trips generated by this development is considered minor, when taking into account the previous conversion TWC/2022/0718 and its previous use. As such, the proposal is unlikely to have a severe impact on the surrounding Highway network.

A number of conditions have been requested, to ensure that the parking area is provided prior to occupation. A Construction Management Plan has also been required to be submitted prior to any works starting on site. An informative has also been included, suggesting the Applicant applies for a white 'H' bar at the site access, similar to the lining outside the access adjacent at no. 26.

Based on the above, the Local Highways Authority raised no objection to the proposal, subject to the recommended conditions and informatives being included on the decision notice.

6.5 Drainage – **Support subject to conditions**

6.6 Ecology – **Support subject to conditions**

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

7.0 **SUMMARY OF PUBLIC RESPONSE**

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

- Proposal would lead to overlooking / loss of privacy.
- Close proximity to neighbouring houses.
- Woodhouse Lane is very overcrowded and dangerous with cars already parking on the highway.
- Additional traffic caused by proposal would have an adverse effect on the safety of pedestrians and oncoming traffic.
- Lack of parking spaces for current residents of Woodhouse Lane; the proposal will only make parking more difficult.
- Access and egress between the current buildings is difficult and dangerous / poor visibility when leaving the site.
- Need speed bumps or some sort of traffic calming put in place.
- Lack of infrastructure and facilities.
- Current public drainage and water systems are still from the original Victorian era; the proposed 2 dwellings will only impact the environmental problems already evident.
- Concern regarding increased flooding.
- Concern about loss of existing, neighbouring boundary treatments.

- Footings of the barn will not be up to current Building Regulations standards and the West facing wall of the Small Barn is barely 20cm from the exterior wall of neighbouring site. Excavations within this area will have an adverse effect to the strength and stability of neighbouring dwelling.
- Access onto the application site to maintain neighbouring property denied.
- Noise and vibrations caused by works being carried out in the Old Village shop is impacting neighbouring properties.
- Concerns regarding ecology / wildlife.
- Previous application (W99/0280) was refused for good reason; this new application is just a revamp without having to construct a new building, and will have the same concerns that were raised, including loss of privacy.

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
- Environmental Constraints
- 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 2011-2031 (TWLP). The National Planning Policy Framework (NPPF) sets out policy guidance at a national level and is also 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 and discussed within this report.
- 8.4. The proposed development would see the existing 2no. barns being converted into 2no. dwellings. In this instance, whilst the barns fall modestly behind the existing build line evident along Woodhouse Lane, the buildings

proposed for conversion are existing and currently in a redundant state. The proposed scheme would therefore result in the effective re-use of a redundant parcel of land, comprising a brownfield site, within a sustainable location. Given this and the fact that there is some intervisibility from the surrounding highway network, the principle of the proposed scheme is considered appropriate; complying with Policies SP1 and SP4 of the Telford & Wrekin Local Plan.

Scale and design

- 8.5. Policy BE1 of the Telford & Wrekin Local Plan states that the Council will support development which respects and responds positively to its context and enhances the quality of the local built and natural environment.
- 8.6. As demonstrated on the Proposed Site Plan, Officers are satisfied that the application site is large enough to accommodate the proposed conversion to 2no. dwellings, whilst providing an adequate level of private amenity space and off road parking. In terms of amenity space, the Proposed Site Plan demonstrates that a sufficient amount of private amenity space will remain for the two existing dwellings to the front of the application site (No. 27 and 28 Woodhouse Lane), which were granted consent under TWC/2022/0718. Whilst the amenity space for no. 28 is smaller than that proposed for the other dwellings, this is what was considered appropriate and approved under TWC/2022/0718; in relation to no. 27, the level of amenity space approved under TWC/2022/0718 is in fact being increased as a result of this proposal, improving the situation on site. A sufficient amount of amenity space has also been demonstrated for the 2no. dwellings proposed. Officers are therefore satisfied that the scheme complies with Telford & Wrekin Council's guidance.
- 8.7. In relation to the Proposed Site Layout, this is also considered appropriate by Officers. As highlighted at the start of this report, the Southern side of Woodhouse Lane is occupied by two-storey, road fronting dwellings, in long, relatively narrow, burgage style plots. Whilst the existing buildings proposed for conversion do fall marginally behind the existing build line, given the layout proposed, with relatively narrow, long gardens, Officers are satisfied that the layout is in keeping with the character and appearance of the surrounding area and the scheme is acceptable on balance.
- 8.8. As part of the assessment carried out Officers have measured the scale of the proposed dwellings and whilst not a policy requirement for minor developments, such as this application, the proposed units would comply with the Nationally Described Space Standards (NDSS).
- 8.9. Officers are therefore satisfied with the overall scale and layout of the proposal and whilst the number of residential units on the application site is being increased, this is considered proportionate to the site and its surrounding area and is not considered to result in the overdevelopment of the application site. To further ensure that a sufficient amount of private amenity space remains, Officers would look to include a condition on the

decision notice, removing permitted development rights for the proposed dwellings.

- 8.10. The design of the proposed works is also considered acceptable in this instance. As outlined previously the buildings in question are existing, two storey, brick built structures, which are capable of conversion without the need of extensive modification, in the form of extensions. Whilst some external alterations are proposed, these are considered modest with only a few new windows and doors being installed, primarily on the 'Large Barn', and roof lights being installed; the majority of existing openings are being used for windows and doors in this instance. The design of the new windows and doors are considered acceptable and are appropriately located; Officers would look to include a condition on this decision notice requesting finer details in terms of the materials and finish proposed for the windows and doors, to further ensure their suitability. Furthermore, in terms of the roof lights proposed, these have been reduced in scale since the scheme was first submitted and Officers are now satisfied with the number and positioning proposed. As per the elevations submitted, the roof lights are to be flush fitting, Conservation style roof lights, which are appropriate.
- 8.11. As per the Proposed Site Plan, the Applicant has demonstrated that there will be a Bin Storage area provided on site, serving the 2no. existing dwellings (nos. 27 and 28) and the 2no. proposed dwellings. Whilst this is within relatively close proximity to the entrance of the application site and the 'Small Barn', the location proposed ensures that there is a designated space available and the bins are close enough to the highway to be moved for collection. Officers would however look to include a condition on the Decision Notice, requesting further details of the Bin Storage area in terms of its design and appearance, as this could be either a hard surfaced area, a fenced area or a structure, and if a structure is proposed there would be an expectation that it has architectural merit in its own right, given the notable position proposed. For instance, a brick and tile lean to structure could be considered, tying in with the materials used and appearance of the 'Small Barn'.
- 8.12. Some details of landscaping and boundary treatments have also been provided at this stage and as per the Proposed Site Plan, the gardens surrounding the 'Small Barn', 'Large Barn' and No. 27 will be bordered with new hedging, which is considered appropriate. Some new hedging is also proposed to the rear of the application site, bordering the new vehicle turning area. Following the formal consultation period, a neighbour objection has been raised regarding existing boundary treatments and the fact that these should be retained on the application site; this comment has been noted by Officers and the Applicant has annotated the Proposed Site Plan accordingly, detailing that those boundary treatments that are existing are to be retained, which is considered appropriate. Officers would look to include a condition on the Decision Notice, requesting further landscaping details be submitted for assessment, as well as a Landscape Management Plan to ensure that the site is well maintained and managed.

- 8.13. As a result of the above, Officers are satisfied that the overall scale and design of the proposal would respect and respond positively to the context of the application site and its surrounding area, whilst ensuring that the works remain in keeping with the character and appearance of the application site and its surrounding area. The proposal is also considered to have a positive impact upon the character and appearance of the surrounding streetscene, as it would bring otherwise derelict buildings back into use. The proposal therefore complies with the requirements of Policy BE1 of the Telford & Wrekin Local Plan 2011-2031.

Highways safety concerns

- 8.14. To the front (North) of the application site is nos. 27 and 28 Woodhouse Lane, which were previously granted consent for the '*Change of use of Shop and Post Office and subdivision of no. 27 to create 1no. dwelling...*' under TWC/2022/0718. As part of TWC/2022/0718, off road parking spaces were shown on the Proposed Block Plan to the side (West) and rear (South) of the application site. Whilst nos. 27 and 28 do not form part of this application, the off road parking spaces previously approved have been amended to facilitate the proposed scheme and parking for the whole site has therefore been considered by Officers.
- 8.15. Since this application was first submitted, amendments have been made to the parking layout proposed and as per the latest plans received, the parking layout has been repositioned to the South of the application site. 10no. parking spaces are now proposed, as well as an area designated for the turning of vehicles and delivery vehicles for the residents.
- 8.16. The Local Highways Authority have been formally consulted on the proposed scheme and have supported the works subject to conditions being included on the Decision Notice. As highlighted by the Local Highways Authority, the proposal generates a parking need of 3no. spaces, based on the figures set out in Table 25 of the Telford & Wrekin Local Plan 2011-2031. The development previously approved under TWC/2022/0718 also generates a need of 4no. spaces, giving a total of 7no. parking spaces required. As outlined above, the Proposed Site Plan demonstrates that 10no. parking spaces will be provided, which is in excess of the parking need and therefore considered appropriate, with visitor parking also being provided. The parking bays will measure 2.4m x 4.8m and a gap of 6m will be provided, in-between the parking bays; the spaces shown on the Proposed Site Plan and turning area will therefore provide adequate space for vehicles to manoeuvre and exit the parking area and application site in a forward gear. The access corridor leading to the parking area is also considered satisfactory.
- 8.17. Objections have been raised by Dawley Hamlets Parish Council and neighbouring properties in relation to highways safety concerns and these have been considered by Officers. However, given that the number of additional trips generated by this proposal is considered minor, and the historic use of the application site as a Shop and Post Office, the proposal is considered unlikely to have a severe impact on the surrounding Highway

network. Furthermore, given that the proposed parking provision is in excess of what is required, Officers are of the view that the proposal will reduce the potential for further on street parking in and around the development access.

- 8.18. As a result of the above, there are no technical Highways reasons to warrant the refusal of this application and the proposal complies with Policies C3 and C5 of the Telford & Wrekin Local Plan 2011-2031. The conditions requested by the Local Highways Authority would be included on the Decision Notice, alongside an informative which suggests that the Applicant applies for a white 'H' bar at the site access, similar to the lining outside the access adjacent (No. 26).

Impact on neighbouring properties

- 8.19. Policy BE1 of the Telford & Wrekin Local Plan 2011-2031 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.
- 8.20. Following the formal consultation exercise, a number of neighbour objections have been received, raising concern that the proposal will result in overlooking, a loss of privacy and potential structural issues, due to the proximity of the existing buildings to neighbouring properties. A comment has also been raised regarding the impact of construction works in terms of noise and vibrations, as some works are already underway on the application site following the approval of TWC/2022/0718.
- 8.21. In order to facilitate the proposed conversion, some external alterations are proposed including the installation of roof lights, replacement windows and doors and new windows and doors; these works are however considered minimal. In relation to the 'Small Barn', the existing openings will be used for the proposed windows and doors, the majority of which fall on the side (East) elevation. In terms of the front (North elevation) there is one existing window at first floor and on the rear (South) elevation there is an existing door at ground floor and existing window at first floor, these openings are to be re-used; there are no windows or doors on the side (West) elevation in this instance. In relation to the 'Large Barn', some new openings have been proposed on the side (West) and rear (South) elevations and the existing openings on the front (North) elevation are to be infilled with brickwork; there are no windows or doors on the side (East) elevation in this instance.
- 8.22. As a result of the above, given the buildings are existing and there are no windows or doors proposed in the elevations directly adjoining neighbouring properties, Officers do not consider the proposal would lead to overlooking or a loss of privacy. As no extensions are proposed and the proposal purely involves the conversion of the existing buildings, Officers are satisfied that the works will not lead to an overbearing impact being caused. Furthermore, whilst some windows and doors are proposed in the rear (South) elevations, from the plans submitted there is a distance separation of approximately 36

metres between the rear (South) elevations and the gardens of properties along Crystal Drive, Lightmoor Village. Officers are therefore satisfied that there is sufficient separation distances and the proposal will not result in significantly detrimental harm to the residential amenity of these properties.

- 8.23. In relation to comments made regarding the structural stability of the existing barns and the impact this could have on neighbouring properties, this has been noted by Officers. However, as the application site does not fall within a known zone of instability, it was not considered necessary for a stability report to be produced and submitted. Officers are satisfied that these matters and the presence of existing structures will need to be assessed further by Building Regulations, if external works are to be undertaken.
- 8.24. Concern raised regarding the impact the proposed works would have on neighbouring properties during the construction phase, in terms of noise and disturbance has also been considered. Whilst minor in nature, Officers would be satisfied that a condition could be included on this Decision Notice requesting a Construction Management Plan, detailing hours of operation and parking of site personnel for example. 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.
- 8.25. 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. The scheme therefore complies with Policy BE1 of the Telford & Wrekin Local Plan 2011-2031.

Environmental Constraints

- 8.26. During the course of this application, the red line boundary was amended to allow for the proposed parking area to be sited to the rear of the application site. As a result of this, a Tree Condition Report, Arboricultural Impact Assessment and Method Statement was requested by Officers and submitted for assessment, given the presence of existing Trees and Hedgerows on and adjoining the application site. The outcome of this report is considered satisfactory in this instance with mitigation measures, including the installation of protective fencing being recommended. Since this report was submitted, some further, minor changes have been made to the proposed parking area, and Officers are currently waiting to receive an updated Tree Condition Report, Arboricultural Impact Assessment and Method Statement. Subject to the outcome of this report remaining satisfactory, the recommendations of this report shall be conditioned accordingly on the Decision Notice, as Officers will be satisfied that the proposal complies with Policy NE2 of the Telford & Wrekin Local Plan 2011-2031.
- 8.27. The Council's Ecology department have also been consulted on the proposed scheme. Following the receipt of amended plans, amending the red line boundary, this triggered the requirement for Biodiversity Net Gain to be considered as part of the development proposal. Bat surveys have also been carried out and submitted as part of this application. From the information

provided and assessment carried out, the Council's Ecologist has supported the scheme, subject to conditions being included on this decision notice. The proposal is therefore deemed to be in accordance with Policy NE1 of the Telford & Wrekin Local Plan 2011-2031.

- 8.28. The proposals have also 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 both foul and surface water drainage. As such, whilst some concern has been raised by neighbouring properties regarding flooding and drainage issues and these have been noted by Officers, there are no technical drainage reasons to warrant the refusal of this application. Therefore, the proposals are in accordance with Policy ER12 of the Telford & Wrekin Local Plan 2011-2031.

Other Matters

- 8.29. In addition to the points discussed and addressed above, other concerns were raised by local residents and Dawley Hamlets Parish Council, which are addressed below.
- 8.30. Firstly, concern has been raised regarding a right of access onto the application site, in order to maintain the side elevation of the neighbouring property. Whilst a number of matters are considered to be material planning considerations, this does not include rights of access onto the application site, which is a private legal matter over which planning legislation has no control.
- 8.31. A comment has also been made regarding a previous application which was refused on the application site (W99/0280). As part of the assessment carried out, Officers have taken into consideration all relevant, planning history and in relation to W99/0280 this was for the erection of a detached bungalow and garage and was therefore materially different to the works being considered under this application. It is important to also note that since previous applications have been determined on the application site, the current Telford & Wrekin Local Plan 2011-2031 has been adopted and this scheme has been assessed in relation to current local and national planning policies.

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 2011-2031. 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
B011 – Materials – Samples
B019 – Windows / Doors – Details and sections
B061 – Foul and Surface Water
B121a – Landscaping – Design (Minor)
B126 – Landscaping – Management Plan
B141a – Erection of artificial nesting / roosting boxes
B145 – Lighting Plan
B150a – Construction Environmental Management Plan (CEMP) (Minor Apps)
BCustom – Details of Bin Storage area Proposed
C013 – Car Parking – Residential
C073 – Trees – Hedge & Tree Protection
C081 – Trees – Works in Accordance with AIA (Trees)
C38 – Approved Plans
D01 – Removal of all permitted development

Informatives:

I11 – Local Highways Authority – Provision of Minor Access
I17b – Coal Authority – Low Risk Standing Advice
I23 – Ecology – Bats
I25e – Ecology – Trenches and Pipework
I25m – Ecology – Nesting Wild Birds
I35 – Ecology – Storage of Materials
I35 – Local Highways Authority - White 'H' Road Marking
I32 – Fire Authority
I39f – Biodiversity Net Gain – Required