

TWC/2019/0560

Site of The Mill House, Walcot, Telford, Shropshire
Conversion of existing stable block to dwelling *AMENDED PLANS AND
ADDITIONAL INFORMATION SUBMITTED*

APPLICANT

David Carding

RECEIVED

05/07/2019

PARISH

Rodington, Wrockwardine

WARD

Wrockwardine

**THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST
OF CLLR JACQUELINE SEYMOUR.**

1. Summary Recommendations

1.1 Full Grant subject to conditions and informatives.

2. APPLICATION SITE

2.1 The site subject to this application is located within Walcot. Walcot is a village which is located within the parish of Wrockwardine and is located approximately 4 miles from Wellington and 8 miles from Shrewsbury.

2.2 The Mill is a detached, two-storey building which has been constructed in a mix of brown and buff mix facing brick. The roof of the building is gabled and has been covered in plain tiles. The building retains a number of historic features such as arched head windows and doors, and pitching holes.

3. Application Details

3.1 This application seeks permission for the conversion of existing stable block into 1no. dwelling.

3.2 The dwelling will be two-storeys high and will create 3no. bedrooms. The majority of works proposed to the building are internal, however' a small timber framed, side extension is proposed.

3.3 2no. Parking spaces will be created to the side of the dwelling and a significant amount of private amenity space will be located to the side and rear of the dwelling.

4. Planning History

- 4.1 TWC/2015/0915 – Conversion of 2no. barns into 1no. dwelling with new pitched roof, internal alterations and alterations to existing access – Full Granted on 13/04/2016.
- 4.2 W87/0389 - Conversion of stables and adjoining implement sheds to dwelling and garage – Full Refused on 16/07/1987.

5. Relevant Policy Documents

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford & Wrekin Local Plan 2011-2031

6. Neighbour Representations

- 6.1 One neighbouring property has been formally consulted on the proposal and as a result of this consultation, one letter of objection has been received. The letter of objection raises the following comment/concerns:

- The proposal will result in traffic going past the 'Clock House', which will be of a detriment to the amenity of the existing resident.
- The proposal has been refused a number of times previously on the basis that the scheme posed risks to highway safety.
- The proposal will have a negative impact on the ecology of the area.
- The proposed gate will be open and there is no way of ensuring that this is kept locked.

7. Statutory Representations

- 7.1 Rodington Parish Council – No comment
- 7.2 Wrockwardine Parish Council – No comment
- 7.3 Cllr Jacqueline Seymour – Object:
Requested that the application is determined at Planning Committee as it is considered that the proposal will result in a detrimental impact upon the occupants of 'Clock Cottage' and as the drainage and foul sewerage has not

been addressed within this application.

7.4 Drainage, Highways and Ecology – Support subject to conditions

7.5 Built Heritage Conservation – No objection

7.6 Shropshire Fire Service – Comment:

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications" document.

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:

- The principle of development
- The scale and design of the proposal
- Highways impacts
- Impact upon the amenity of adjacent properties/uses
- Other matters

Principle of development:

8.2 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.

8.3 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:

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

8.4 The applicant has submitted a scheme which attempts to achieve the 'optimal use of a heritage asset' exception. In order to demonstrate that the stable block subject to this application is a non-designated heritage asset, the applicant has submitted a Heritage Impact Assessment and a Supporting

Statement. These documents conclude that the stable block is a non-designated heritage asset and this assessment has been agreed by the Council's Built Heritage Specialist.

- 8.5 The form of the building lends itself to be converted into a residential dwelling, with a number of existing openings being present and the building being of a solid overall structure. Given the properties location and the close proximity to neighbouring properties, the LPA are satisfied that converting the building into a residential dwelling would be most appropriate and optimal use for the building and would ensure this buildings long term survival.
- 8.6 As such, the LPA consider that the principle of development has been established and that it has been satisfactorily demonstrated that the criteria of Policy HO10 has been met.

The scale and design of the proposal:

- 8.7 In order to successfully convert the stable block into a dwelling, a number of internal and external works will need to take place. The applicant has proposed to utilise a number of the existing openings in order to insert new windows and doors and is proposing to block up an existing doorway on the rear elevation of the building. In order to provide additional living accommodation, a timber framed side extension is proposed in order to provide a formal entrance and storage areas. Additionally, solar panels are proposed to the roof and a single roof light is proposed.
- 8.8 Internal works include the creation of stud walling and the installation of facilities such as bathrooms and a kitchen. The Council's Built Heritage Specialist has supported the scheme and has asked for a number of conditions to be placed on any approval, which asks for samples of materials and joinery details to be submitted, in order to ensure that the architectural and historic character of the non-designated heritage asset is not harmed.
- 8.9 As such, the LPA considers that the scale and design of the proposed works are acceptable and will not result in the loss of any historic fabric. The proposed works are considered to respect and respond positively to the non-designated heritage asset. Additionally, adequate private amenity space has been provided. The proposal is deemed to be compliant with policy BE1 of the Telford & Wrekin Local Plan and the national guidance contained within the NPPF.

Highways impacts:

- 8.10 The Local Highways Authority has assessed the information submitted as part of this application and have supported the scheme subject to conditions. A previous application for the conversion of 'the Old Stables' into residential dwellings was approved on the site and the applicant proposed to create an access at the South-East of the site in order to serve the converted barns. The applicant has proposed to extend this access to provide access to the residential dwelling proposed within this application. The Local Highways

Authority raise no objections to this access being extended and serving another property. A condition will be included on any approval which ensures that full details of the access is provided and conditions which ensure that the visibility splays and car parking are provided before the dwelling is occupied. Adequate parking has been provided on the site in accordance with Appendix F of the Telford & Wrekin Local Plan 2011-2031.

- 8.11 The owner of 'Clock Cottage' has raised concerns that the new access may not be used by the future owners of the dwelling, and the shorter access which runs past 'Clock Cottage' may be used by the occupants. The applicant has proposed to erect a gate on this track so that a physical barrier is present to discourage the use of this access. Whilst officers do consider that this is a positive contribution by the applicant, the LPA could not condition that this could only be used in emergencies as it would not be enforceable.
- 8.12 However, without this gate being installed, officers do not consider that the use of this access would be unreasonable as it is within the ownership of the applicant and would only be used by one additional dwelling. It is not considered that the use of this access would result in a significant detrimental impact upon the living conditions of the occupiers of 'Clock Cottage'.
- 8.13 Furthermore, the Local Highways Authority outlined that although the Planning Inspectorate concluded within the 1987 appeal that the intensification of this access would likely lead to a road safety hazard, the Local Highways Authority must consider the fact that the applicant has a right of access over this track, whereby the existing stable block could reasonably operate as a stable block without any planning involvement, resulting in access and egress with large vehicles towing horse boxes etc. With this in mind, it is not considered in this instance that the conversion of the stable block into a residential dwelling would result in any net detriment to the safe operation of the adopted highway from the existing permitted scenario.
- 8.14 As the Local Highways Authority are satisfied with the proposed access, there are no technical highways reasons to warrant the refusal of this application.

Impact upon the amenity of adjacent properties/uses:

- 8.15 The property which is located the closest to the proposed dwelling is 'Clock Cottage' which lies to the South-West of the application site. Officers have assessed the scheme and can confirm that due to separation distances and the design of the proposal, the scheme will not cause any issues of overlooking, overbearing impact or loss of privacy.
- 8.16 The owner/occupier of 'Clock Cottage' has objected to the scheme on the basis that the new occupants will use the existing access which runs to the front of the property, which will cause detrimental harm to the amenity of the occupant of this property.
- 8.17 The LPA would highlight that any construction vehicles which use this access would be for a limited period only and would only be accessing the site an

certain times of the day. Furthermore, it is not considered that if the future owners of the property used the existing access to the front of 'Clock Cottage' to access their property, the frequency and volume of traffic associated with this would not amount to a significantly detrimental impact. The proposal is therefore deemed to be compliant with Policy BE1 of the Telford & Wrekin Local Plan 2011-2031.

9. CONCLUSIONS

9.1 On balance, it is considered that the proposal is compliant with policy HO10 of the Telford & Wrekin Local Plan 2011-2031 and represents the optimal use of a heritage asset. The works required in order to successfully convert the dwelling are acceptable in regards to scale and design and the proposal will not result in a significantly detrimental impact on the amenity of neighbouring properties/uses and is therefore compliant with Policy BE1 of the Telford & Wrekin Local Plan 2011-2031. There are no technical objections to the proposal. The proposal is therefore deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

10. Detailed recommendation

Based on the conclusions above, the recommendation to the Planning Committee on this application is to **FULL GRANT PLANNING PERMISSION** subject to the following conditions and informatives:

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|----------------|---|
| 1. A04 | Time limit |
| 2. B014 | Samples of materials |
| 3. B049Custom | Highways scheme of works |
| 4. B061 | Foul and surface water drainage |
| 5. B094 | Roof details |
| 6. B096 | Brick bond and type |
| 7. B098 | Decorative finishes |
| 8. B100 | Roof lights |
| 9. B113 | Archaeology: Photographic survey |
| 10. B149Custom | Erection of artificial nesting/roosting boxes |
| 11. B149Custom | Lighting plan |
| 12. C013 | Car parking |
| 13. C014 | Visibility splays |
| 14. C38 | Development in accordance with approved plans |
| 15. D11 | Hours of work |
| 16. I11 | Highways |
| 17. I23 | Bats |
| 18. I25m | Nesting wild birds |
| 19. I32 | Fire authority |
| 20. I36 | Street naming and numbering |
| 21. I40 | Conditions |

22. I41
23. RANPPF1

Reasons for grant of approval