

TWC/2019/0473

Land adjacent 17 Charlton, Telford, Shropshire

Erection of 2no. detached dwellings with associated accesses *AMENDED PLANS SUBMITTED*

APPLICANT

, Mr A Ellis

RECEIVED

06/06/2019

PARISH

Wrockwardine

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Wrockwardine

THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST OF WROCKWARDINE PARISH COUNCIL.

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 the village of Charlton. Charlton is located within Telford and is situated approximately 8 miles North-West of Telford Town Centre. Charlton is located within the rural area of Telford and as such, has poor provision of facilities for residents to use such as shops, schools and doctors surgeries and properties within this area rely on facilities within neighbouring areas of Telford.

2.2 The site has previously been cleared and the landscaping on the site largely comprises of soft landscaping and 1.8m high fences.

3. Application Details

3.1 This application seeks full planning permission for the erection of 2no. detached dwellings with associated accesses.

3.2 The proposed dwellings will consist of 2no. Four-bedroomed houses. Both properties will be constructed in a red-multi brick and a forticrete Gemini roof tile. The hard surfacing to the front of the dwellings will be laid in Cotswold Gravel which is set in a recycled reinforced plastic grid system. Four parking spaces will be provided on the site for each property and a landscaping scheme has been provided as part of this application.

4. Planning History

- 4.1 TWC/2012/0895 – Demolition of existing redundant greenhouse and erection of two detached dwellings - Reserved Matters Granted on 20/02/2013
- 4.2 TWC/2011/0183 - Demolition of existing redundant greenhouse and erection of two detached dwellings - Outline Granted on 09/06/2011

5. Relevant Policy Documents

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

6. Neighbour Representations

- 6.1 As amended plans have been received during the application process, a re-consultation of all neighbouring properties and standard consultees has been undertaken. As a result of this re-consultation and in respect of the amended plans/documentation, a petition from the residents of Charlton has been submitted which formally objects to the scheme and one further objection has been received from neighbouring properties. Two comments have also been received from neighbouring properties. The objections submitted raise the following comment/concerns:

- Concerns have been raised about the size and manoeuvrability of the space indicated for parking on the submitted Block Plan. Local residents are concerned that the parking area cannot easily accommodate four vehicles with associated manoeuvrability and as such, this will result in vehicles parking on the land, which will in turn create issues, restrictions and risks around access and egress for waste collection vehicles, post and parcel collection/delivery services, emergency services, horses/cyclists and pedestrians.
- The scope and density of the new development constitutes an over-development of the site and is incompatible with other dwellings within the village. This proposal is for significantly larger dwellings than previously approved and increased affordability issues for locals and families wishing to live in the village.
- The development reduces the permeable area of the site which will increase the likelihood of increased surface water runoff and flooding.
- The proposal is too close to neighbours which is an issue due to the location of butane gas bottles for central heating.

- Given the narrow lane, there are concerns about vehicles being on the site during the construction phase.

7. Statutory Representations

7.1 Wrockwardine Parish Council – Object:

Object to the scheme as it is considered that the scope and density of the scheme is incompatible with the surrounding dwellings. Furthermore, concerns are raised that the parking area is not practicable for manoeuvring vehicles and will result in vehicles parking on the lane. It is also considered that the large area of paving at the front is permeable and will not cope with heavy rainfall, which may cause run-off and flooding.

7.2 Highways - Comment:

Confirmed that the demonstrated visibility splays cannot be supported as they go through third party land. However, it is considered that visibility splays of 2.4m X 25m can be secured to the centre of the carriageway centre line and as such, it is not considered that visibility is restricted to a severe degree which would constitute a highways reason for refusal in this instance.

7.3 Drainage – Object:

Objected to the scheme on the basis that the principles of drainage have not been established within this application.

7.4 Ecology – Support subject to conditions

7.5 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.

7.6 Shropshire Council Archaeology – No comment

8. Appraisal

Principle of development

- 8.1 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.

- 8.1.1 As the site is located within the rural area, Policy HO10 of the TWLP applies. This Policy outlines that residential development within the rural area will be limited and infill development will only be considered acceptable within the settlements of Waters Upton, Edgmond, High Ercall, Lilleshall and Tibberton. Applications for residential development in the rural area which is not located within one of the above settlements will need to demonstrate that one of the exceptions listed within Policy HO10 can be met. Charlton is not a named settlement within Policy HO10 and none of the listed exceptions have been demonstrated.
- 8.1.2 However in this instance, the LPA have to give significant weight to the fact that outline and reserved matters consent for the erection of two dwellings on the site has been previously approved. These consents were granted in 2011 and 2013 and the LPA confirmed to the site owner at the time that the consents were implemented due to work commencing on the site. As the permissions have been implemented, the approved dwellings could be constructed on the site at any time.
- 8.1.3 Due to their being an implemented scheme on the site which could be continued at any time, the LPA consider that the principle of residential development has historically been established on the site and therefore, the principle of this application is considered to be acceptable.

Site layout, scale and design

- 8.2 The proposal seeks permission for two, detached, four-bedroomed dwellings. The scale and design of the scheme has changed from the previously approved reserved matters consent.
- 8.3 In regards to the scale of development, the proposed dwellings will have a depth of 9.2 metres and a width of 9.4 metres. A number of objections have been received from occupiers of neighbouring properties in regards to the scale of the development which they consider to be an over-development of the site and consider that scheme should provide three-bedroomed properties, rather than four-bedrooms.
- 8.4 Officers would highlight that the dwellings approved under the previous reserved matters application on the site, which could still be built had a depth of 10.6 metres and a width of 6.9 metres. Therefore, the depth of the proposed dwellings would actually be reduced as a result of this application. The difference in the width of the dwelling only amounts to 2.5 metres. As such if this application was refused the scale of the dwellings would largely be similar, minus the 2.5 metres additional width. When reviewing the submitted plans, the LPA do not consider that the addition of 2.5 metres on to the width of the dwellings constitutes an over-development of the site, especially when the depth of the dwellings is being reduced by 1.4 metres. It is considered that the dwellings will respect the local built environment and as such, the designs

proposed are considered to be acceptable.

- 8.5 In respect of design, it is considered that there is no set design of dwellings within Charlton as there is a varying design of house types within the immediate area. The applicant has largely kept the overall form and design of the dwellings which were approved in the previous reserved matters scheme – detached dwellings with gabled roofs and the provision of features such as porches and chimneys. The scale and design of the windows and porches has been amended and the integral garages have been omitted from the dwellings. Officers consider that these amendments are acceptable and it is considered that the scheme respects and responds positively to the character and appearance of the area.
- 8.6 In respect of private amenity space, the LPA would usually expect to see a garden measuring a minimum of 70sqm provided for a four-bedroomed property. Both of the garden spaces for these properties exceed this expectation and as such, it is considered that adequate private amenity space has been provided.

Impact upon the living conditions of neighbouring properties

- 8.7 The properties which adjoin the application site are 17 Charlton and 6 Charlton. A number of residential properties also lie opposite the application site, however a highway lies in between these properties and the site subject to this application. There are no significant level differences in between the application site and these neighbouring properties.
- 8.8 In respect of 17 Charlton, a 1.8m high close boarded timber fence will be constructed in between the two properties and a small portion of an existing hedgerow will be retained. There will be a distance of approximately 6.9 metres in between the side elevation of the proposed dwelling which will sit adjacent to 17 Charlton. There will be one kitchen window inserted in the ground floor, side elevation of the property and a further window on the first floor, side elevation which will serve an en-suite. The kitchen window will be largely obscured from view due to the proposed 1.8m high close boarded timber fence. In regards to the first floor window, Officers are satisfied that subject to a condition stipulating that it is obscure glazed and top-opening only, the proposal will not cause any loss of privacy, overlooking issues and will not have an overbearing impact on the occupiers of 17 Charlton. The occupiers of 17 Charlton have not raised any objections to the scheme.
- 8.9 In respect of 6 Charlton, there is an existing fence in between the application site and this neighbouring property which is approximately 1.8m high. This fence is to be retained as part of this application. There will be a distance of approximately 4.1 metres in between the side elevation of the proposed

dwelling which will sit adjacent to 6 Charlton. There will be one kitchen window inserted in the ground floor, side elevation of the property and a further window on the first floor, side elevation which will serve an en-suite. The kitchen window will be largely obscured from view due to the proposed 1.8m high close boarded timber fence. In regards to the first floor window, Officers are satisfied that subject to a condition stipulating that it is obscure glazed and top-opening only, the proposal will not cause any loss of privacy, overlooking issues and will not have an overbearing impact on the occupiers of 6 Charlton.

- 8.10 For the reasons outlined above, it is considered that the proposal will not have a significantly detrimental impact upon the living conditions of neighbouring properties.

Highways impacts

- 8.11 Concerns have been raised about the size and manoeuvrability of the space indicated for parking on the submitted Block Plan. Local residents are concerned that the parking area cannot easily accommodate four vehicles with associated manoeuvrability and as such, this will result in vehicles parking on the land, which will in turn create issues, restrictions and risks around access and egress for waste collection vehicles, post and parcel collection/delivery services, emergency services, horses/cyclists and pedestrians.
- 8.12 The Local Highways Authority have been formally consulted on the proposal and have raised no objections to the parking arrangement shown on the submitted Block Plan. As such, it is considered that the parking arrangement is satisfactory and provides sufficient manoeuvrability space which will prevent homeowners from parking on the adjacent lane. Four car parking spaces have been provided for each dwelling, which is in line with the parking standards outlined within Appendix F of the TWLP. In addition to assessing the parking standards and layout indicated on the submitted plans, the Local Highways Authority have also confirmed that the achievable visibility splays on the site are considered to be acceptable.
- 8.13 Therefore for the reasons outlined above, there are no technical highways grounds which would warrant the refusal of this application.

Flood Risk and Drainage

- 8.14 The Council's Drainage team have formally objected to the scheme on the basis that the principles of drainage have not been established. Officers would highlight that a functional drainage scheme was submitted as part of the previous reserved matters consent on the site and as such, it is evident that there is a drainage scheme which would work on this site.

8.15 Typically, these details are covered by a condition which requires these details to be submitted to the LPA for approval. Officers consider this to be acceptable in this instance and as such, these details will be covered by a planning condition. There are no technical highways issues present which would warrant the refusal of this application.

9. CONCLUSIONS

9.1 The scheme is considered to be acceptable. The principle of development has been established on the site previously and the revisions to the scale and design of the dwellings are considered to be acceptable. The proposal would not cause any detrimental harm to the amenity of any neighbouring properties. The parking provision and access arrangements on the site are considered to be acceptable and have been supported by the Local Highways Authority. It is considered that the proposal is compliant with the policies and guidance contained within the Telford & Wrekin Local Plan 2011-2031 and the NPPF and is acceptable subject to relevant conditions and informatives.

10. Detailed recommendation

Based on the conclusions above, it is recommended that **DELEGATED AUTHORITY** be granted to the Delivery Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to the following conditions and informatives:

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| 1. A04 | Time Limit |
| 2. B061 | Foul and surface water |
| 3. B145 | Lighting plan |
| 4. B149 | Erection of artificial nesting/roosting boxes |
| 5. C002 | Materials as submitted |
| 6. C12 | Car Parking |
| 7. C14 | Visibility splays |
| 8. C38 | Development in accordance with approved plans |
| 9. D08 | Windows obscure glazed |
| 10.I11 | Highways |
| 11.I25m | Nesting Wild Birds |
| 12.I32 | Fire Authority |
| 13.I40 | Conditions |

14.I41

Reasons for grant of approval

15.RANPPF1