

TWC/2020/0631

Site of, 60 Forton Road, Newport, Shropshire

Erection of 2no. detached bungalows and creation of new access *****amended plans received*****

APPLICANT

Andrew Jenner

RECEIVED

03/08/2020

PARISH

Newport

WARD

Newport North and West

**THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE BY
CLLR. TIM NELSON**

Online Planning File: <https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?ApplicationNumber=TWC/2020/00631>

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 application site is located on Forton Road, near the centre of the Market Town of Newport.

2.2 The application site is currently accessed directly off Forton Road and previously consisted of a bungalow and double garage. The bungalow has since collapsed as it was in a poor state of disrepair, leaving a vacant site containing only the double garage. Boundary treatments on-site consist of mature hedgerows on both boundaries and a hedgerow across the front of the site.

2.3 A previous application in 2013 was approved on the site for 1No. dwelling when the bungalow was in situ. The approved layout is comparable to the current proposal.

3.0 APPLICATION DETAILS

3.1 The application is a full planning application for the erection of 2No. Bungalows on the site of 60 Forton Road where a bungalow previously existed before its collapse. The application also proposes a new access directly off Forton Road to serve the new bungalows. The existing double garage on-site would be demolished as part of the proposal.

- 3.2 The access would be directly off Forton Road, in the centre of the site. Each bungalow would have 3No. parking spaces and areas to turn within the site, and rear gardens providing adequate private amenity space.
- 3.3 The application has been subject to Amended Plans and subsequent re-consultation. The amendments consist of a reduction in the scale of the dwellings to allow additional space either side for maintenance.
- 3.4 The hedgerow shown on the south elevation, bordering No. 62A Forton Road has been shown to be retained as part of the proposal.

4.0 RELEVANT HISTORY

- 1.1 TWC/2017/0713 - Outline application for the erection of 8no. 2 bedroom apartments with underground parking - Outline Refused

TWC/2013/0214 - Erection of a detached dwelling with associated access - Full Granted

TWC/2012/0597 - Erection of 2 storey front and side extensions and first floor extension over existing bungalow - Full Granted

5.0 RELEVANT POLICY DOCUMENTS

- 5.1 National Guidance:

National Planning Policy Framework (NPPF)

- 5.2 Local Development Plan:

Telford & Wrekin Local Plan 2011-2031:

SP2: Newport

SP4: Presumption in Favour of Sustainable Development

C3: Impact of the Development on Highways

NE2: Trees, Hedgerows and Woodlands

ER11: Flood Risk Management

ER12: Sewerage Systems and Water Quality

- 5.3 Newport Neighbourhood Plan:

H1: Housing Development in Newport

H2: Design of New Residential Development in Newport

6.0 SUMMARY OF STATUTORY CONSULTATION RESPONSES

6.1 Cllr. Tim Nelson: Object

- Concern that dwellings appear tight on the site;
- Concern that there is limited amenity space available;
Notes discrepancy between the boundaries of the site with 62A;
- Request to Green Card the application to have it considered at Planning Committee.

6.2 Newport Town Council: Comment:

- Concern that the plans submitted do not match the land registry documents and the boundary requires amendment;
- The site appears to be overdeveloped with limited space for amenity areas;
- Following re-consultation, Newport Town Council acknowledge the new plans are an improvement, but still have some concerns regarding overdevelopment of the site.

6.3 Highways: Support subject to Condition(s):

- Prior to the development being brought into use, visibility splays shall be provided;
- Parking areas to be provided, laid out, hard surfaced and drainage prior to occupation of the development;
- Prior to the occupation of the development, the access drive shall be surfaced in a bound material;
- A S184 licence to work on the highway is required before work commences.

6.4 Drainage: Support subject to Condition(s):

- A soakaway test(s) being carried out and submitted in writing to the LPA prior to any works commencing on site.

6.5 Shropshire Fire: Comment: Propose Fire Safety Informative.

7.0 COMMUNITY CONSULTATION RESPONSES

7.1 Public Representations:

Ten neighbouring properties have been formally consulted on the proposal and the Local Planning Authority have received seven letters in response to

the consultation. The contents of all comments are available in full on the planning file, but key points have been summarised as follows:

- Concern that the dwellings are too large and would be an overdevelopment of the site
- Location of drainage is in close proximity to the wall of the neighbouring property.

7.2 A number of the responses offer support to the scheme in principle, subject to the resolution of a boundary dispute between the Applicant and owners of neighbouring property 62A. The letters advise that the Site Plan submitted does not match the Land Registry plans for the site, and includes some land owned by No. 62A.

7.3 Officers have reviewed the Land Registry documents, and due to the scale of the plan it is not possible to determine if the land is owned by the Applicant or No. 62A. As land ownership is not a material planning consideration, it is not the role of the Local Planning Authority to determine who owns the land in question and the issue will need to be resolved outside of the planning process.

7.4 The neighbours at No. 62A also raise concern that the hedgerow is not shown in the correct position, and that the drainage is proposed to be built on land which they believe belongs to them.

8.0 PLANNING CONSIDERATIONS

8.1 Having regard to the Development Plan and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of Development
- Density, Layout, Scale and Design
- Highways, Access and Parking
- Neighbouring Amenity
- Other Matters

8.2 Principle of Development

8.2.1 Section 38(6) of the Planning and Compulsory Act (2004) states that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

8.2.2 The proposal is to erect 2No. detached bungalows on currently vacant land within an established residential street, previously occupied by No. 60 Forton

Road. The application site is located within the built up area of the borough, in Newport, as shown within the Telford & Wrekin Local Plan Policies Map, where the principle of residential development is acceptable. However, to be supported, sites would need to be suitably sized, appropriately located, and accessed safely in addition to satisfying other relevant local plan policies. Any development will also need to satisfy the amenities of adjacent residents and land users.

8.2.3 The site is considered to be in a sustainable location, close to shops, schools and services in Newport and is in accordance with Policy SP4 of the Telford & Wrekin Local Plan.

8.3 Layout, Scale and Design

8.3.1 The scheme is considered to be a modest addition to the area. The two bungalows proposed would sit comfortably within the plot and appropriate parking and turning areas, and rear amenity space can be achieved for both plots. The dwellings are considered to be of an appropriate scale and design to be in-keeping with the streetscene. The existing site is in a poor condition with rubble from the demolished bungalow and looks out of place within the streetscene. The proposal would improve the site and create 2No. additional bungalows for the Newport area.

8.3.2 Forton Road has a mixture of property types and designs, predominantly consisting of detached dwellings and bungalows. There is a strong building line in places, but other areas have more of a stagger and therefore the position of the buildings proposed is considered to be appropriate. The street does have a strong landscape character of dwellings being set back within the site, with large front gardens; the scheme seeks to retain this feature and provides long gardens and a shared driveway to the front.

8.3.3 The dwellings have been designed to appear visually similar to those in the local vernacular. Details of materials have been provided which would consist of red facing brick, brown slate roof tiles and white render which is considered to be appropriate for this area, as there are a variety of materials used within the vicinity.

8.3.4 In terms of boundary treatments, the boundary for the rear garden would be determined at a later date through a landscaping condition proposed to be included, however it is anticipated this boundary will consist of fencing to provide privacy to each plot.

8.3.5 With regards to the established hedgerows at the front of the site, it is likely the front hedgerow will be required to be removed to achieve the visibility

splay for the new access. However, the hedgerows to each side of the plot which border neighbouring properties will be retained, and a Condition will be included to ensure these hedgerows remain in place. The hedgerow on the southern boundary, bordering No. 62A has been shown on the site plan as being retained at the request of the neighbour, but Officers consider the hedge bordering No. 58A should also remain in place to ensure the wider landscape characteristics are retained on site. A plan showing protective fencing for the hedgerows is proposed to be Conditioned by the LPA prior to works commencing to ensure adequate protection is in place.

8.3.6 Overall, on balance, the scale, density, layout and design are considered to be appropriate and therefore the dwellings would be appropriate additions to the area. Therefore the proposal is considered to accord with Telford & Wrekin Local Plan Policy BE1 and Newport Neighbourhood Plan Policies H1 and H2.

8.4 Highways, Access and Parking

8.4.1 The development would be situated off Forton Road adjacent to other residential driveways. The Council's Highways Officer has no objection to the proposed access subject to the inclusion of appropriate Condition(s).

8.4.2 The proposal is considered to have sufficient parking to support two, three bedroom property within the suburban area as outlined in the TWLP Parking Standards and is therefore considered to be acceptable.

8.4.3 As appropriate parking and access arrangements have been demonstrated, it is considered the proposal would comply with Policy C3 of the Telford & Wrekin Local Plan and Newport Neighbourhood Plan Policy H2.

8.5 Neighbouring Amenity

8.5.1 Telford & Wrekin Plan Policy BE1 states that new developments should not prejudice existing surrounding uses. It is considered that the development proposed would not result in any significant detrimental impacts upon neighbouring dwellings and therefore in this instance there is no concern regarding neighbour amenity.

8.5.2 Although the position of the buildings is staggered, and Plot 2 would sit behind No. 58A to some extent, given that the property would be a bungalow, it is considered no significant detrimental impacts of loss of light or overbearing would occur as a result.

8.6 Other Matters

- 8.6.1 As discussed earlier in this report, the main issue raised as part of the consultation period was the boundary dispute between the Applicants and owners of 62A adjacent to the site. As land ownership is not a material planning consideration, it is not the role of the Local Planning Authority to determine who owns the land in question. The dispute over land ownership cannot therefore be cited as a reason for refusal, and land ownership disputes would be a civil matter between the parties involved.
- 8.6.2 It should be noted that the same boundary lines were shown in the 2013 approval for 1no. dwelling which was approved under delegated powers. It should also be noted that granting planning permission does not automatically give the right to do works to someone else's land, and the correct permissions from the land owners will need to be sought if applicable.
- 8.6.3 The LPA considers that the hedgerow labelled to be retained is shown in the correct position and its retention will be conditioned to ensure it remains in place between the properties. With regards to the drainage, the drainage connections for the new plots were initially shown as being sited in between the proposed Plot 1 and No. 62A. Following the initial consultation where concern was raised, the proposed drainage has now been relocated so it sits further away from No. 62A and closer to Plot 1.
- 8.6.4 With regards to the other objections raised, predominantly regarding the overdevelopment of the plot and cramped appearance of the site, the LPA consider the proposal is comparable with the other dwellings within the streetscene and the scheme would not result in an overdevelopment of the site. Adequate parking can be provided in line with the local plan requirements, along with providing 212 sq. metres of amenity space for Plot 1 and 227 sq. metres of amenity space for Plot 2 which far exceeds the Council's guidance of 70 sq. metres for a family home.
- 8.6.5 Although the bungalows were originally proposed to be larger, Amended Plans have seen the bungalows reduced in scale to ensure at least 1 metre is available on either side of the plots for maintenance. The two plots are separated by 2.3 metres which is considered to be sufficient. Plot 1 would also be situated over 3 metres from the side wall of the neighbouring property No. 62A.
- 8.6.6 As a result, the Local Planning Authority consider the concerns raised in the consultation period have been adequately addressed.

9.0 CONCLUSIONS

- 9.1 On balance, the proposal to erect 2no. Bungalows is considered to be acceptable. The site is in a sustainable location and it has been demonstrated that the site can be adequately drained, accessed and appropriate parking provision is available. The scale, design and layout of the scheme is considered to be acceptable and would respect and respond positively to its setting. The proposal would improve the overall appearance of the site, and therefore the proposal is considered to comply with policies of the Telford & Wrekin Local Plan, the Newport Neighbourhood Plan and is in accordance with national policies contained within the NPPF.

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 Condition(s):

- A04: Time Limit
- B064: Soakaway Tests
- B121: Landscape Design
- B130: Tree Protective Fencing
- C073: Tree & Hedge Protection
- C13: Parking, Loading, Unloading, Turning
- C14: Visibility Splays
- C020Custom: Access Drive Bound Material
- C002: Materials as Submitted
- C38: Works in Accordance with the Approved Plans