

TWC/2020/1087

Site of Fernlea, Barrack Lane, Lilleshall, Newport, Shropshire

Conversion of existing bungalow into 2no bungalows with associated external wall insulation works and the erection of 2no new houses and associated car parking

\*\*\*\*AMENDED APPLICATION FORM, DRAINAGE INFORMATION AND PLANS  
SUBMITTED\*\*\*\*

**APPLICANT**

PSL Building Services

**RECEIVED**

18/02/2021

**PARISH**

Lilleshall

**WARD**

Church Aston and Lilleshall

**THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST OF CLLR ANDREW EADE**

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2020/1087>

**1. SUMMARY RECOMMENDATIONS**

- 1.1 Full Grant subject to conditions and informatics.

**2. APPLICATION SITE**

- 2.1 The site subject to this application is located within Lilleshall. Lilleshall is located within Telford and is situated approximately 6.1 miles North of Telford Town Centre. Lilleshall is located within the rural area of Telford and due to its close proximity to the market town of Newport, has good access to facilities for residents to use such as shops, schools and doctors surgeries.
- 2.2 The site currently comprises of one, end-of-terrace bungalow. The piece of land where the two, detached dwellings are proposed is located to the side of the existing bungalow. The bungalow has been constructed in red brick. The roof of the bungalow is gabled and has been covered in plain tiles. The piece of land located to the side of the bungalow is currently vacant and covered in vegetation.
- 2.3 The landscaping on the site largely comprises of soft landscaping.

**3. APPLICATION DETAILS**

- 3.1 This application seeks permission for the conversion of existing bungalow into 2no bungalows with associated external wall insulation works and the erection

of 2no new houses and associated car parking.

- 3.2 The proposed dwellings will be open market dwellings and the scheme will see an increase of 3no. dwellings on the site. The properties will be constructed in brick and tile with finishes of render and cladding (final details to be agreed by the Local Planning Authority via a condition).

#### **4. PLANNING HISTORY**

- 4.1 None.

#### **5. RELEVANT POLICY DOCUMENTS**

- 5.1 National Planning Policy Framework (NPPF)

- 5.2 Telford & Wrekin Local Plan 2011-2031

- 5.3 Lilleshall Neighbourhood Development Plan

#### **6. NEIGHBOUR REPRESENTATIONS**

- 6.1 Four neighbouring properties have been formally consulted on the proposal and due to a set of amended plans being submitted, a re-consultation exercise has been undertaken. In total, across the two consultations, the Local Planning Authority have received thirty-one comments from neighbouring properties. The objections submitted in respect of the amended plans raise the following comment/concerns:

- The development is out of keeping with the area and represents an over-development of the site;
- There are concerns over the manoeuvrability of the parking proposed for the dwellings and it is considered that the proposal will result in additional traffic which will be to a detriment of Barrack Lane;
- There are no areas for delivery vehicles and visitors to the properties;
- Barrack Lane is a single track road without a footpath. It is used by the resident school children, joggers, dogwalkers. More traffic will make it more dangerous;
- The neighbouring property “Meadowcroft”, will be overshadowed and will lose light from the south;

- There are not enough spaces for parking planned for four households. The car parking spaces in front of the bungalows could only be accessed by reversing in, which in turn will cause obstruction to the narrow road. There are no spaces in 100 meters distance each way;
- The application site cannot be adequately drained;
- The scheme offers no environmental or ecological features to reduce energy and water consumption and adversely impacts on the local utilities infrastructure (namely local foul drainage network). No information has been provided to show how the scheme will connect to the foul drainage network and the road is privately owned;
- The proposal does not include 6m distance behind the car parking spaces for properties to reverse and does not include any passing places;
- The applicant has not provided an up to date mining report.

## **7. STATUTORY REPRESENTATIONS**

### **7.1 Lilleshall Parish Council – Object:**

On the basis that the size and density of the proposal is out of character with the location and setting. Raised concerns that the buildings are too close to the road, which would result in parked vehicles obstructing the narrow, private road in Barrack Lane and creating visibility concerns for passing traffic. Considered that the proposal is contrary to a number of policies within the Lilleshall Neighbourhood Development Plan.

### **7.2 Cllr Andrew Eade – Object:**

Objected to the mass and scale of the proposal in relation to neighbouring properties. Raised concerns over parking and the impact that the proposal would have on the highways network. Raised concerns over the drainage of the site.

### **7.3 Highways – Support subject to conditions**

### **7.4 Ecology – Support subject to conditions**

### **7.5 Drainage – Support subject to conditions**

### **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

### 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 and the Lilleshall Neighbourhood Development Plan. The National Planning Policy Framework (NPPF) is also a material planning consideration.
- 8.2 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.
- 8.3 Policy DEV1 of the Lilleshall Neighbourhood Development Plan (2018) outlines that housing infill development will be supported. The policy states that in order to protect the rural character and setting of Lilleshall Village, only proposals which meet ALL of the following criteria will be supported:
- The land to be developed is a suitable infill site;
  - The proposal contributes positively to the local character and distinctiveness.
  - Demonstrates a contribution to the delivery of an appropriate mix of dwelling types and sizes including affordable housing, to meet the needs of all sectors of the community.
- 8.4 The LNDP defines infill sites as:
- "Infill development is usually small scale housing development (normally 1-5 dwellings) on sites within the main built area of a settlement in an otherwise built-up frontage. In planning the growth of Lilleshall, the council will factor in the potential for infill development over the plan period, but such sites will not be allocated in the plan."*
- 8.5 As the application site is located within Lilleshall and represents an infill plot, the principle of development is considered to be acceptable on this site, in accordance with Policy HO10 of the Telford & Wrekin Local Plan 2011-2031 and Policy DEV1 of the Lilleshall Neighbourhood Development Plan.

## Proposed scale and design

- 8.6 The proposal will see two detached properties constructed on the site, which will face out on to Barrack Lane. Furthermore, an existing bungalow on the site will be subdivided in order to create a further dwelling. The proposal will result in 3no. new dwellings being created on the site in total.
- 8.7 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. The proposal should demonstrate an integrated design approach and should combine layout, building form and design.
- 8.8 Policy DEV2 of the LNDP outlines that development will be supported where it meets criteria a) to g). Criteria b) and f) relate to the impact of the development on the character of the area, requiring that development does not result in the loss of important features such as stone walls, trees, hedgerows or green spaces that contribute to the unique character of the village, and requiring development to be of a high quality design in keeping with the immediate surroundings, environment and rural landscape.
- 8.9 Policy D1: Sympathetic Design of the LNDP requires all development proposals to provide a high level of design in order to achieve a number of aims listed in the policy. The policy states that this should be demonstrated through the submission of statement. A Planning Statement has been submitted, references and provides comment in response to this policy.
- 8.10 The applicant has worked pro-actively with the Local Planning Authority and has revised the scale and design of the properties during the application process. The scale of the properties have been reduced following discussions with officers, in order to address concerns over the massing of development and the impact that the proposal would have on neighbouring properties.
- 8.11 The proposed dwellings will be two-storey in scale. Officers do acknowledge that the properties either side of the application site are single storey bungalows however, it is noted that two-storey dwellings feature heavily within the immediate area. Officer originally had concerns over the massing of the proposed dwellings and requested that the depth of the dwellings were reduced. The applicant has reduced the depth of the dwellings and has also revised the design, so that the portion of the dwelling located to the rear of the site is staggered, in order to visually break up the massing of the dwelling. Whilst it is still acknowledged that the proposed properties are large in scale, the revised design allows a break in the massing of the development and due to the topography of the site, will not be overbearing on the character and appearance of the streetscene.

- 8.12 In respect of the proposed subdivision of the existing bungalow, the applicant is proposing a small, single storey rear extension in order to provide additional living accommodation. This element falls under Permitted Development and does not require Planning Permission. External alterations such as the replacement of the windows and doors are also Permitted Development, therefore it is only the subdivision of the bungalow which is being applied for.
- 8.13 Concerns have been raised that the proposal represents an over-development of the site, however, Officers are satisfied that the applicant has demonstrated that there is enough land available to accommodate the proposed development and associated parking, landscaping and private amenity space.
- 8.14 Therefore, officers consider that the scale of development is acceptable and can be easily accommodated on the site. It is considered that the proposal does not represent an over-development of the site.
- 8.15 In respect of design, the applicants have proposed dwellings which are more modern in appearance compared to other dwellings within the immediate area, including finishes of white render and timber cladding and features such as grey windows. It is noted that there is a property further along on Barrack Lane which has a similar appearance, however; it is acknowledged that the majority of properties within the area are of a traditional brick and tile construction, with many of the properties being of a Duke of Sutherland style.
- 8.16 The NPPF outlines that Local Planning Authorities '*should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles*'. Whilst the dwellings may appear to look visually different to properties within the immediate area, the Local Planning Authority does not consider that they would have such a detrimental impact on the character and appearance of the streetscene to warrant the refusal of the application. The proposal is therefore considered to comply with Local Plan policy BE1 and LNDP Policies DEV2 and D1.

#### Impact upon the living conditions of neighbouring properties

- 8.17 Policies BE1 of the TWC LP and Dev2 of the LNDP supports development where it does not impact adversely on the amenity of neighbouring properties. The properties which adjoin the application site are 'Haddington' and 'Meadowcroft'.
- 8.18 The applicant has confirmed that all boundary landscaping is to be retained in accordance with the requirements of LNDP Policy Dev2 b) and that additional landscaping such as additional trees will be planted on the site.

- 8.19 In respect of ‘Haddington’, it is the proposed subdivision of the bungalow which will be located within the closest proximity to this property. As the proposal consists of largely internal works and works under Permitted Development, it is not considered that the proposal will not cause any detrimental harm to the amenity of the occupiers of this property. The proposed detached dwellings will be located further away from this property and due to this distance, it is considered that this element will not cause any detrimental harm to the amenity of these occupiers.
- 8.20 In respect of ‘Meadowcroft’, it is the proposed detached dwellings which will be located within the closest proximity to this property. Officers were initially concerned over the impact that the proposed dwellings would have on the amenity of the occupiers of this property, due to the distance separation proposed and the massing of the proposed dwellings.
- 8.21 Due to these concerns, the applicant has increased the distance separation between the two dwellings, confirmed that the established row of Conifers in between the two properties will remain and has reduced the massing of the dwellings.
- 8.22 The applicant has also provided a set of proposed sections which show the relationship between the proposed dwellings and ‘Meadowcroft’. The topography of the site means that the dwellings will sit a significantly lower level than the land which ‘Meadowcroft’ has been built upon. The proposed dwellings will only sit a maximum height of 565mm above ‘Meadowcroft’.
- 8.23 As such, due to the topography of the site and the boundary treatments present, it is not considered that the proposal will not cause any significantly detrimental harm to the amenity of the occupiers of this property. The proposed bungalow subdivision will be located further away from this property and due to this distance, it is considered that this element will not cause any detrimental harm to the amenity of these occupiers.

#### Highways impacts

- 8.24 Policies C3 and C5 of the TWC LP and Dev2 d) outlines that development will be supported where it ensures appropriate and safe access and sufficient parking can be achieved. Concerns have been raised by the Parish Council, Local Cllr and within a number of objections in regards to the impact that the proposal will have on the Highways network and in regards to the parking proposed on the site.
- 8.25 The application has been assessed by the Local Highways Authority and regard has been given to visibility splays, parking provision and the impact

that the proposal will have on the highways network. Following a full assessment of the application, it has been confirmed that the Local Highways Network raise no objections to the proposal.

- 8.26 It is considered that the proposed parking and access to plots 3 & 4 are an improvement over the existing bungalow arrangement, which is a single space and garage, set at an angle to Barrack Lane. It is considered that adequate visibility can be achieved from the proposed accesses, providing the proposed frontage boundary treatments are maintained at a maximum height of 800mm so as not to provide an obstruction; as there is no indication as to proposed heights on the supporting plans, a condition will be requested to ensure this.
- 8.27 Whilst it is acknowledged that no space has been provided for on-plot turning of vehicles, taking into account the nature of the access road in terms of traffic flow and speeds, it is not considered that this will result in any detriment to its safe operation in this instance. The applicant has undertaken a tracking exercise which demonstrates that vehicles can access and egress in one manoeuvre, without the need for multiple back and forth manoeuvres. The proposal meets the parking standards within the Local Plan and Neighbourhood Development Plan.
- 8.28 Further to the above, it is considered that the proposals will not result in any detriment to the operational safety or capacity of the adopted highway network in that the section of Barrack Lane that serves the application site does not form part of the adopted highway nor a PRoW.
- 8.29 In conclusion, for the reasons outline above, there are no technical highways reasons to warrant the refusal of the application.

#### Other matters

- 8.30 Concerns have been raised by neighbouring properties regarding the drainage of the site. The applicant has submitted a proposed drainage plan and supporting information which has been reviewed by the Council's Drainage team. They have supported the proposal subject to conditions being placed on any approval and it is considered that the site can be adequately drained. As such, there are no technical drainage reasons to warrant the refusal of the application.

## **9. CONCLUSIONS**

- 9.1 The principle of development is considered to be acceptable within this location. The scheme is acceptable in respect of scale and design and 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 no objections have been raised 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, Lilleshall Neighbourhood Development and the NPPF and is acceptable subject to relevant conditions and informatics.

## 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 informatics:

- |               |   |
|---------------|---|
| 1. A04        | Time Limit                                    |
| 2. B010       | Details of materials                          |
| 3. B065       | Soakaways more than 5m away from building     |
| 4. B121       | Landscaping details                           |
| 5. B145       | Lighting plan                                 |
| 6. B149       | Erection of artificial nesting/roosting boxes |
| 7. C013       | Parking, loading, unloading and turning       |
| 8. C020Custom | Boundary treatments under 800mm               |
| 9. C38        | Development in accordance with approved plans |
| 10.C091       | Works in accordance with ecology survey       |
| 11.I23        | Bats  |
| 12.I25m       | Nesting Wild Birds                            |
| 13.I32        | Fire Authority                                |
| 14.I35Custom  | Site Clearance                                |
| 15.I40        | Conditions                                    |
| 16.I41        | Reasons for grant of approval                 |
| 17.RANPPF1    |   |