

TWC/2020/1068

Site of 26 Hillside Road, Ketley Bank, Telford, Shropshire

Outline application for 1no. dwelling including associated access, landscaping, layout and scale with appearance reserved \*\*\*\*\*amended plan received\*\*\*\*\*

**APPLICANT**

**RECEIVED**

08/12/2020

**PARISH**

Oakengates

**WARD**

Oakengates and Ketley Bank

**THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE BY CLLR. STEPHEN REYNOLDS**

Online Planning File:

[https://secure.telford.gov.uk/planning/pa-](https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2020/1068)

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**1.0 SUMMARY RECOMMENDATION**

1.1 It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT OUTLINE PLANNING PERMISSION** subject to Condition(s) and Informative(s).

**2.0 SITE AND SURROUNDINGS**

2.1 The application site is located on Hillside Road within Ketley Bank within Central Telford. The application site is currently part of the garden for No. 26 Hillside Road and is bordered with mature hedging. There are historic remains of an air raid shelter situated on the north-eastern part of the site which are recorded on the Shropshire Historic Environment Record.

**3.0 APPLICATION DETAILS**

3.1 This is an Outline planning application for the erection of 1no. dwelling on the site of No. 26 Hillside Road. The application is Outline with some Matters Reserved; landscaping and access are for consideration as part of this application, with scale, layout and appearance reserved for approval at a later date.

3.2 The access would be directly off Hillside Road, and parking would be provided for 3 vehicles, with the inclusion of a turning area. The proposal would provide separate garden areas for both the proposed dwelling and the host dwelling, No. 26 Hillside Road.

3.3 The application has been subject to an Amended Plan and subsequent re-consultation. The amendments consist of removal of the garage and changes to the parking area to address concerns raised by the Highways Officer.

## 4.0 RELEVANT HISTORY

4.1 No relevant history

## 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:

SP1 Telford

SP4 Presumption in Favour of Sustainable Development

C3 Impact of the Development on Highways

NE1 Biodiversity & Geodiversity

NE2 Trees, Hedgerows and Woodlands

BE1 Design Criteria

ER11 Flood Risk Management

ER12 Sewerage Systems and Water Quality

## 6.0 SUMMARY OF STATUTORY CONSULTATION RESPONSES

6.1 Cllr. Stephen Reynolds: Object:

- Concern regarding the highway network of narrow roads surrounding the site;
- Note that there is restricted space for service vehicles which is already an issue (fire/ambulance/refuse) and a new dwelling will worsen the situation;
- The presence of remains of an air raid shelter on site which should be protected as part of the application;
- Formally request determination at Planning Committee.

6.2 Ecology: **Support subject to Condition(s)** in respect of (i) nesting and roosting boxes; and (ii) Informative in respect of nesting wild birds.

6.3 Highways: **Support subject to Condition(s)** in respect of (i) layout and drainage of parking/turning areas; (ii) access drive surfacing being bound; and (iii) requirement for a s.184.

- 6.4 Drainage: **Support subject to Condition** in respect of scheme of both foul and surface water should be submitted and approved in writing prior to the commencement of the development.
- 6.5 Arboriculture: **Support subject to Condition(s)** in respect of (i) the landscape development plan compliance; and (ii) size of the trees to be planted at Reserved Matters stage alongside the need for root barrier adjacent to driveway.
- 6.6 The Coal Authority: **No objection subject to Condition(s)** in respect of (i) scheme of intrusive site investigations have been carried out on site; and (ii) a signed statement being submitted by a suitably competent person confirming that the site has been made safe.
- 6.7 Shropshire Fire: **Comment**: Propose Fire Safety Informative.
- 6.8 Shropshire Council Archaeology: **Comment**: The development site contains remains of an air raid shelter dating back to WW2 and the proposal shall be located to ensure no damage is caused to the shelter. Propose a Condition requiring a programme of archaeological works.

## 7.0 PUBLIC REPRESENTATIONS

- 7.1 Nine neighbouring properties have been formally consulted on the proposal and seven letters have been received. The contents of all comments are available in full on the planning file, summarised as follows:
- concern regarding the narrow lane and increase in traffic;
  - lack of parking;
  - inadequate drainage and blocked sewers within the area;
  - loss of the historic air raid shelter on site;
  - overdevelopment of the site and backland development;
  - loss of hedgerow and biodiversity;
  - impact of construction vehicles and disruption;
  - finished levels of the site would impact in terms of loss of privacy;
  - damage to private property.

## 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

- 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 1no. detached dwelling on the current garden land of No. 26 Hillside Road, Ketley Bank. The area is an established residential area and is located within the built up area of the borough as shown within the Telford & Wrekin Local Plan Policies Map where the principle of residential development is acceptable. 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 ensure that there is no significant adverse impact on 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 Ketley and is in accordance with Policy SP4 of the Telford & Wrekin Local Plan. The principle of development is therefore considered to be acceptable.

## 8.3 Layout, Scale and Design

8.3.1 The scheme proposes 1no. dwelling to be sited on the existing garden land of No. 26 Hillside Road. The scheme put forward is Outline with landscaping and access included, and layout, scale and appearance reserved for later approval.

8.3.2 Ketley Bank has a mixture of property types and designs, predominantly consisting of detached dwellings and bungalows, a number of traditional properties and some more modern additions. There is no defined building line due to the historic layout of the area, and the area has a semi-rural character despite its location within the central area of Telford.

8.3.3 The submitted Amended Plan notes the footprint of the property being modest in scale and sits comfortably within the plot. Shropshire Council Archaeology note concern regarding the historic remains of an air raid shelter which are located on the north-eastern side of the site. Whilst the LPA are confident that a scheme could be achieved where the air raid shelter remains protected, this

would need to be finalised at Reserved Matters stage. The protection of the air raid shelter remains may impact upon the developable area and may result in the indicatively shown dwelling needing to be reduced in scale, and the layout amended to take account of its preservation. Shropshire Council Archaeology have requested a Condition be included to request an Archaeological Survey be carried out prior to the commencement of development to uncover the extent of the remains. Whilst the LPA are seeking protection of the remains, Shropshire Council Archaeology have not objected to its removal if it cannot be accommodated within the site provided that the programme of works is carried out prior to works commencing.

- 8.3.4 As the appearance of the dwelling has been reserved for later consideration, only limited comment can be provided at this stage. It is considered that a two-storey dwelling in this location would not be acceptable as it could cause impacts of overlooking and loss of privacy to neighbouring properties, and would be overbearing and an incongruous feature on a prominent corner.
- 8.3.5 As a result, the LPA consider only a bungalow could be supported in this location and would expect plans for a bungalow to come forward at Reserved Matters stage. The Applicant's Agent considers a dormer bungalow would be most appropriate for this site however the LPA consider that it would be for the Applicant to demonstrate how the relationship would work, and to overcome the harm identified before support could be offered to a dormer bungalow. The LPA are confident that a suitable property can be brought forward at Reserved Matters stage which would enhance the built environment and respect the setting of the site.
- 8.3.6 Another element for consideration within this application is landscaping. A plan has been submitted to show how appropriate landscaping for the scheme would be achieved. The LPA had particular concern regarding the relationship of the proposed dwelling with the host dwelling, No. 26 Hillside Road, and concerns about how private amenity space could be achieved for the proposed dwelling. As there would be 12 metres from the rear of No. 26 to the proposed boundary, the LPA are confident that suitable separation distances can be achieved, and landscaping can be provided to ensure the amenity space proposed is private.
- 8.3.7 The east elevation of the plot, facing Hillside Road currently has a mature hedgerow as the boundary treatment which the LPA advised must be retained as it contributes to the character of the area. The Applicant has shown the hedgerow to be retained except for one section which will need to be removed to provide the proposed access. A new hedgerow and trees will also be planted in between No. 26 and the proposed dwelling to form a new boundary, however this is currently shown to be outside of the redline

boundary of the site. As a result a landscaping condition will be required to secure the final landscaping details within the site boundary and can be submitted at a later stage. The LPA would expect to see a similar natural boundary to those shown on the plans, provided within the application site.

8.3.8 With regard to the remaining boundary treatments, to the north and west of the site there is an existing boundary wall, bordering the property Greystone Garth at the rear of the site. The plans propose to increase the height of the boundary wall to create more privacy, and for new trees to be planted on the north boundary. Details of the height have not yet been confirmed, and would be required to be submitted as part of the landscaping Condition. There are mature conifers on the western boundary, owned by Greystone Garth which would provide privacy between the properties. The landscaping is therefore considered to be appropriate and would respect and respond positively to the context of the site.

8.3.9 On balance, it is considered that appropriate landscaping can be achieved, and would ensure the semi-rural character of the area is retained. The LPA are confident that a suitable property can be brought forward at Reserved Matters stage where the scale, layout and appearance of the dwelling will be assessed, taking into account the historic remains on site. The scheme is considered to be compliant with Policy BE1 of the TWLP.

#### 8.4 Highways, Access and Parking

8.4.1 The development would be situated off Hillside Road adjacent to other residential driveways. The Council's Highways Officer has raised no objection to the proposed access subject to the inclusion of appropriate Conditions. The Highways Officer did initially raise concern as the original plan showed a garage on site and limited room for vehicles to manoeuvre, however following submission of the Amended Plan which removed the garage and created a turning area, they have raised no objection.

8.4.2 The proposal is considered to have sufficient parking to support a three bedroomed property within the suburban area as outlined in the Telford and Wrekin Local Plan Parking Standards, which requires 2.3 spaces for a 3 bed, and is therefore considered to be acceptable.

8.4.3 It is noted that a number of concerns from neighbouring properties and the Town Council have been raised in respect of parking, access and general highway safety along Hillside Road. As discussed, suitable parking and turning areas can be provided on site to ensure vehicles can leave the site in forward gear and the overall addition of 1no. dwelling in this location would not result in a significant increase in traffic movements. The cumulative impact

of 1no. additional dwelling in this area would therefore not have a significant detrimental impact upon highway safety along Hillside Road.

8.4.4 Concerns have also been raised regarding construction traffic, and the LPA would be requesting a Site Environmental Management Plan Condition to ensure parking and storage of materials for the development are sited appropriately.

8.4.5 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.

## 8.5 Neighbouring Amenity

8.5.1 Telford & Wrekin Plan Policy BE1 states that new developments should not prejudice existing surrounding uses.

8.5.2 Whilst the LPA were initially concerned that having a two-storey dwelling on the site may impact some neighbours in terms of overlooking and loss of privacy, Officers are confident a bungalow would not harm the amenity of neighbouring properties. The Applicant's Agent has stated that they consider a dormer bungalow to be appropriate for the site, and it would be for the Applicant to demonstrate at Reserved Matters stage if this could be achieved without causing harm to neighbouring residential amenity.

8.5.3 In terms of the relationship between No. 26 Hillside Road and the proposed dwelling, 12 metres can be provided from the rear of No 26 to the boundary of the proposed site, and based on the indicative plan provided, a distance of 20 metres could be achieved from the rear wall of No. 26 to the side wall of the proposed dwelling. The LPA therefore consider adequate separation distances can be achieved to ensure loss of privacy would not occur between the properties.

8.5.4 The LPA are therefore confident that a suitable scheme can be achieved at Reserved Matters stage which would not cause any significant detrimental impacts upon neighbouring properties.

## 8.6 Other Matters

8.6.1 With regard to the drainage of the site and blocked sewers within the vicinity, the Council's Drainage Team have assessed the proposal and consider that the site is not within an area of identified flood risk and therefore the site can be sufficiently drained. A Condition has been requested for a full scheme of both foul and surface water are submitted to the LPA prior to development

commencing to ensure that the Applicant can demonstrate how the site will be drained in detail.

8.6.2 In respect of the comments regarding the overdevelopment of the site and the site being a form of backland development, the layout and scale of the proposal are reserved for Reserved Matters stage with only an indicative plan being provided at this stage. Based on the indicative plan, the LPA consider the scheme would not constitute backland development as it would have a positive relationship with the streetscene and the scale of the proposal put forward appears to sit comfortably within the plot.

8.6.3 Overall it is considered the concerns raised have been satisfactorily addressed, or are matters requiring consideration at the Reserved Matters stage.

## 9.0 CONCLUSIONS

9.1 On balance, the proposal to erect 1no. dwelling is considered to be acceptable. The site is in a sustainable location and it has been demonstrated that the site can be adequately accessed and appropriate parking provision is available. The scale, design and layout of the scheme would be assessed at Reserved Matters stage and the LPA is confident a suitable scheme can be brought forward. The proposal is considered to comply with policies of the Telford & Wrekin Local 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 OUTLINE PLANNING PERMISSION** subject to the following Condition(s):

- A01 Outline Time Limit
- A02 Reserved Matters Time Limit
- A03 Submission of Reserved Matters
- B002 Standard Outline – Some Matters Reserved
- B003 General Details Required
- B010 Details of Materials
- B059 Intrusive Site Investigations
- B059 Mining Works Declaration Statement
- B061 Foul & Surface Water
- B0119 Archaeological Works Report
- B121 Landscape Design (including the size of the trees to be planted, site levels and boundary treatments bordering 26 Hillside Road).



B150 Site Environmental Management Plan  
C013 Parking, loading, unloading, turning  
C020 Access Drive Bound Material  
C040 No Approval of Layout  
C073 Tree & Hedge Protection  
C38 Works in Accordance with Approved Plans  
C109 Erection of Artificial Nesting/Roosting Boxes  
D01 Removal of all Permitted Development

Informative(s):

I11 Section 184 License  
I17a Coal Authority High Risk Area Informative  
I25m Nesting Wild Birds  
I32 Fire Authority