

TWC/2013/0642

The Fountain Inn Car Park, New Road, Wrockwardine Wood, Telford, Shropshire
Erection of two semi-detached bungalows

APPLICANT

Mr E Ragonesi

RECEIVED

12/08/2013

PARISH

Wrockwardine Wood and Trench

WARD

St. Georges

OFFICER

Anna Adams

WROCKWARDINE WOOD & TRENCH PARISH COUNCIL HAS REQUESTED
THAT THIS APPLICATION IS DETERMINED BY MEMBERS

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of development, highways issues, scale and design,
character and appearance, residential amenities

THE PROPOSAL: The application seeks full planning permission for the erection of
2 semi-detached bungalows with associated amenity space and 3 parking spaces on
the site of the car park to the former public house.

The dwellings will be constructed in brick and tile to match adjoining properties.

The Fountain public house has planning permission for conversion to 8no. bedsits
(TWC/2012/0951). The scheme has not yet been implemented.

SITE AND SURROUNDINGS:

The application site comprises an existing area of hardstanding formerly used as car
parking to The Fountain Inn public house, on the opposite side of Urban Road. The
car park is bounded by white concrete bollards along the highway boundaries, with
timber fencing on the boundary with the adjoining two-storey property, No.88 New
Road. To the rear is a blockwork retaining wall with the open front garden area of
the adjacent bungalow, Redcroft beyond.

The car park is accessed off Urban Road which slopes up from New Road and the
entrance to Wrockwardine Wood Arts College, on the opposite side of New Road.
Visibility is limited when exiting Urban Road on to New Road, due to the road layout
and position of existing properties.

The site is located in a predominantly residential area with bungalows on Urban
Road in an elevated position to the rear and 2-storey dwellings to the side, along
New Road. The former Fountain Inn is also a 2-storey building. The application site
is sustainably located within the built-up area of Telford.

PLANNING HISTORY:

TWC/2012/0951 Conversion of existing public house to 8no. bedsits, Full granted,
24/01/2013

PLANNING POLICY CONTEXT:
National Planning Guidance
National Planning Policy Framework

Wrekin Local Plan
EH14 Land Stability
UD2 Design Criteria
H6 Windfall Sites in Telford & Newport

Core Strategy
CS1 Homes
CS5 District and Local Centres
CS10 Community Facilities
CS12 Natural Environment
CS15 Urban Design

CONSULTATION RESPONSES:

Wrockwardine Wood & Trench Parish Council objects to the proposal as the development would be sited on a sharp bend of the main road, which is a bus route with a lot of traffic. Car parking will be limited once the public house has been converted to bedsits. Accordingly the Parish Council objects on the grounds that there is a lack of parking.

Highways: Objects to the proposal as the development would lead to a reduction in parking provision to 3 spaces to serve the bedsits in the former public house. The provision of car parking is too low and would therefore increase the likelihood of highway danger due to the likelihood of vehicles being parked on the public highway.

Drainage: Support subject to condition requiring details of foul and surface water drainage.

Ecology: Support subject to condition regarding Erection of bat and bird boxes.

Shropshire Fire Service: Informative regarding fire safety.

One neighbour letter has been submitted with the following comments:

- Impact of this proposal and adjoining development at the Fountain Inn on parking provision
- Highway safety issues when exiting from Urban Road at blind corner, particularly at the end of school time, due to traffic congestion

PLANNING CONSIDERATIONS:

The application site is located within the built-up area of Telford in a predominantly residential area. The site is 'white land' in the Wrekin Local Plan and is therefore suitable for residential development, in accordance with national guidance in NPPF and local policies CS5 of the Core Strategy and H6 of the Wrekin Local Plan.

Furthermore the loss of the public house has been established under the previous permission for conversion, thus the loss of the community facility and its associated

car parking area is deemed acceptable in this urban location, and is not contrary to policy CS10 of the Core Strategy.

There are no highways objections regarding access and visibility at the junction of New Road and Urban Road. There are highways and Parish Council objections regarding the level of car parking provision in relation to this proposal and the previous application for conversion to bedsits. The current proposal provides 3 parking spaces on site which is considered sufficient for the two-bedroom bungalows. Officers would assert that the block plan submitted in respect of TWC/2012/0951 for the conversion of the public house to bedsits indicated that the car park was outlined in blue, therefore not part of the application site; and that a layout for bungalows on the car park was indicated on the previous plans. Car parking for the bedsits was limited to 3 onsite spaces. It was considered that the proposed occupation as bedsits would require limited parking provision and that the site was in a sustainable location, on a bus route and close to local services and facilities; therefore additional parking provision was not required in this instance. TWC/2012/0951 was approved despite the proposal comprising limited parking provision. Accordingly, officers consider that the current proposal for the two bungalows does not impact on available parking provision for the bedsits development, and will not lead to an increase in onstreet parking or an adverse impact on highway safety. The proposal complies with policy H6 of the Wrekin Local Plan.

The proposal to erect a pair of semi-detached bungalows on the site is considered appropriate in relation to the site and surroundings, in a mixed residential area. The scale, massing and form of the dwellings is acceptable and the development can be accommodated with associated amenity space to the side and rear. The proposed materials are considered acceptable and the development will be in keeping with the mixed residential character of the area and will be appropriate in the streetscene. A condition can be imposed regarding samples of materials to be submitted.

The development would be sited close to the western boundary, adjacent to New Road, which would maximise available private amenity space to the rear and adequate parking and turning space off Urban Road. The bungalows will be located further forward than the adjoining semi-detached dwellings, No.'s 86 – 88 New Road; however the position close to the highway relates to the Fountain Inn and the terraced properties on the opposite side of New Road. The single storey design and the siting of the properties will ensure that the development does not impact on adjoining residential amenities. There is a sufficient separation distance from Redcroft to the rear, which is located in an elevated position, and No.88 New Road to the side. There are no openings, except bathroom windows on the side elevations of the bungalows. Accordingly the proposal provides adequate amenity to the existing and proposed dwellings and complies with policies H6, UD2 and CS15. In order to ensure the continued provision of adequate amenity space, it is considered necessary to remove permitted development rights.

Appropriate conditions shall be imposed to ensure drainage details are provided, underlying ground conditions are addressed and opportunities are taken to increase biodiversity in the area, in accordance with planning policy.

In conclusion, whilst officers note the concerns raised regarding parking provision for the bedsits in the Fountain Inn, the car parking area to the public house was not part of the application site. The current proposal provides adequate parking for the bungalows. Furthermore, the site is in a sustainable location and is of an acceptable scale and design, in keeping with the character and appearance of the area. The proposal will not adversely impact on adjoining residential amenities. Accordingly, the proposal complies with national and local planning policy.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to the following conditions:

1. A04 Time limit
2. B11 Samples of materials
3. B61 Drainage details
4. B150 Site Environmental Management Plan
5. C13 Parking, loading, unloading
6. Ccustom Development in accordance with recommendations in Coal Mining Risk Assessment
7. C100 Nest boxes
8. C38 Approved Plans
9. D01 Removal of Permitted Development Rights