

TWC/2014/1012

Land opposite Usc Con, 15 Rocfield Terrace, Lincoln Road, Wrockwardine Wood, Telford, Shropshire

Outline application for the erection of 1no. dwelling (all matters reserved)

**APPLICANT**

, Terry Clarke

**RECEIVED**

14/11/2014

**PARISH**

Wrockwardine Wood and Trench

**WARD**

St. Georges

**OFFICER** Matthew Thomas

**WROCKWARDINE WOOD & TRENCH PARISH COUNCIL REQUESTED THIS APPLICATION BE DETERMINED AT PLANNING COMMITTEE**

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of residential development, Development within the Green Network designation, Impact on the character of the area and residential amenities.

**PROPOSAL**

This application seeks outline consent for the erection of 1no. dwelling with all matters reserved for later approval. At this stage it is envisaged that this will be a dormer style bungalow, positioned centrally to the plot with access indicated as being off Rocfield Terrace. A small driveway can be provided to the front to allow for on-site parking and private amenity space can be provided to the rear. The application site measures approximately 0.04 hectares and is currently open land.

**SITE AND SURROUNDINGS**

The application site is located off a private road which leads off Lincoln Road in Wrockwardine Wood, Telford which itself is a predominantly residential area. The site is a vacant parcel of land which is designated as Green Network within the Wrekin Local Plan. The site is relatively flat however it is significantly higher in level when compared with western ground levels.

Planning permission has recently been approved for a detached dormer bungalow immediately to the south-west and construction is currently under way. There is a mixture of properties within the immediate area, predominantly large detached properties including dormer bungalows, however, there is a long row of terraced properties on the entrance to the private road. Immediately to the north of the site is an access to a number of garages, one of which is under the same ownership as the applicant for this application.

The application is in a sustainable location within close distance to local schools, shops, recreational centres and with close links to public transport.

## SUMMARISED CONSULTATIONS

### Standard consultation responses

Wrockwardine Wood & Trench Parish Council: Object

- Plans are unclear and do not appear to show the correct location
- Overdevelopment of a small site and out of keeping within the street scene
- Concerns regarding site stability which is on the edge of a precipice
- Loss of privacy/Overlooking to residents of Stafford Road
- Concerns over increased traffic and congestion

Highways: Comment

- The Highway Authority make no formal objection to the proposed development as the application site does not fall on part of the Adopted Highway Network or Public Right of Way

Drainage: Support subject to conditions relating to:

- Scheme of foul & surface water drainage
- Soakaway Tests
- Locations of proposed soakaways

The Coal Authority: Comment

- Condition site investigation works as set out in the Coal Mining Risk Assessment Report, prior to commencement of development

Aboriginal: Support subject to conditions

- Replacement tree planting

Ecology: Support subject to conditions

- Erection of artificial nesting/roosting boxes
- Lighting Plan
- Informative – Trenches & Pipework

Shropshire Fire Service: No Comment

### Neighbour consultation responses

Following consultation 5 letters of objections were received and the issues raised have been summarised below:

- Plans are inaccurate and state the proposed dwelling is opposite 'Blencathra'
- Disturbance from noise, dust and additional vehicles – adverse impact on those who are flexible workers
- Proposal is overdevelopment for the site itself and surrounding area
- Loss of privacy to residents along Stafford Road
- Concerns over site stability
- Adverse impact on local wildlife/ecology
- Inappropriate development on green network
- Concerns over access and highway safety
- Historic issues relating to private/individual rights of way/access
- Enough houses have been built within the area -no additional houses required

- Planning permission on this site has previously been refused
- Inadequate neighbour consultation

#### RELEVANT HISTORY

- W97 – Residential Development – Outline Refused (06/03/97)
- W2006/1551 – Erection of 2no. low rise dormer type bungalows with garages/access – Outline Refused (07/02/07)
- TWC/2014/0680 – Erection of 1no. detached dormer bungalow with detached garage and retention of gabion structure – Full Granted (19/09/14)

#### RELEVANT POLICIES

National Planning Policy Framework (NPPF)

Core Strategy:

CS1 Homes

CS11 Open Space

CS12 Natural Environment

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

OL3 Green Network

OL4 Development in the Green Network

OL5 Extensions & Redevelopment in the Green Network

UD2 Design Criteria

#### PLANNING CONSIDERATIONS

This application seeks outline consent for the erection of 1no. dwelling with all matters reserved for later approval. Therefore, the main issues for consideration with this application are the principle of residential development in this location, development within the Green Network designation as defined by the Wrekin Local Plan and the impact the development will have on the character of the area and existing residential amenities.

In February 2007 outline planning permission was refused for the erection of 2no. low rise dormer type bungalows with associated access and garages. This application (W2006/1551) was refused on the grounds that a) the site was situated within the Borough's Green Network designation and b) there was insufficient information relating to a nearby mineshaft to allow officers to fully consider the application. This current application has been submitted following a recent planning consent for the adjacent site where the value of the Green Network designation was assessed and was considered not to meet the aims and objectives of the designation as set out within the Wrekin Local Plan. Additionally, a Coal Mining Risk Assessment has been submitted in support of the application and thus has addressed the previous reasons for refusal.

The National Planning Policy Framework (NPPF) advises that 'housing applications should be considered in the context of the presumption in favour of sustainable development' and encourages Local Planning Authority's to deliver a wide choice of high quality homes identifying the size, type and range of housing that is required in particular locations. The guidance seeks the development of brownfield land first

and gives weight to strong designs; advising LPA's to refuse development of poor design which fails to take the opportunities available for improving the character and quality of an area and the way it functions. The application site is situated within a sustainable location where there is excellent public transport links to the wider area, local shops, schools, hospitals, recreational centres and other public facilities and the application site is therefore considered to be a sustainable site in accordance with the NPPF's presumption in favour of sustainable locations. It is also worth noting that planning permission has recently been granted for a dormer bungalow immediately to the south-west of the application site.

Policies OL3 and OL4 of the Wrekin Local Plan relate to the intrinsic value of the Borough's Green Network as well as providing guidance to development within this designation. Policy OL3 sets out the 6 principle aims of the Green Network which include maintaining Telford's image as an attractive place to live and work, the separation of the built up areas with green wedges, to provide informal recreation and open space and to protect the Borough's ecological and archaeological heritage. The NPPF however asserts the local green space designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife.

It is argued that the purpose of the Borough's Green Network is not reflected within this site given the site is situated down a private road, is inaccessible to the public, does not form part of a wider recreation/open space and is generally featureless with no vegetation other than low quality boundary treatments. The Council's Ecologist and Arboriculture Officer have also been consulted and neither has raised objections to the proposal subject to the inclusion of a number of conditions which will include replacement tree planting and enhancements for local wildlife. Taking the above in to consideration, the Local Planning Authority is satisfied that the principle of residential development on this land is acceptable as the Borough's Green Network designation will be unaffected and therefore the proposed scheme will comply with policies OL3-6 of the Wrekin Local Plan and policy CS11 of the Core Strategy.

Policy CS1 of the Core Strategy aims to provide every household in the Borough with an affordable, decent and appropriate home with the type, size and tenure of new and improved homes to meet local need and be delivered in a way that creates locally inclusive sustainable communities. The Council's Drainage and Highways Engineers have confirmed that subject to conditions, they have no objections to the proposed development. Policy CS15 of the Core Strategy encourages designs which will assist in creating and sustaining safe places, strengthening local identity and positively influence the appearance and use of the local environment. Policy UD2 of the Wrekin Local Plan advises the LPA to assess development proposals in relation to its scale, massing, form, density, orientation and layout, proportions, landscape elements, access and spatial quality. This application seeks outline consent only with all matters reserved and therefore the above issues will be dealt with at a later stage either via an application for Reserved Matters of a Full Planning application. Nevertheless, the submitted plans indicate the proposed development will be for a dormer bungalow with access directly off Rocfield Terrace. The indicative site plan suggests the dwelling will sit centrally within the plot, with adequate space to the front for on-site parking and to the rear for private amenity.

Officers have considered the objections received from the Parish Council and neighbouring properties and note that many of the concerns raised relate to the impact on existing residential amenity, access and highway concerns and the loss of the green network. Matters relating to the design and scale of the proposed dwelling cannot be fully considered at this stage given that this is an outline application with the detailed design and appearance as well as landscaping details being reserved for subsequent approval. Issues regarding any potential loss of privacy or light can be dealt with at Reserved Matters stage. Nevertheless, the Local Planning Authority considers that the site can comfortably accommodate a single dwelling as well as providing adequate levels of on-site parking and private amenity space.

Whilst the proposed development will lead to loss of open space/Green Network, it has been successfully argued that the application site does not contribute to the overall network, especially as the site provides little recreational value to general members of the public. Issues relating to the provision of water, drainage and electricity will be for the developer to establish however appropriate conditions will be imposed at the request of the Council's Drainage Engineer to ensure the site can be adequately drained and adequate systems are provided for sewerage.

In conclusion, this application for outline consent for a single dwelling is considered to be acceptable by the Local Planning Authority. Whilst the application site is designated as Green Network, it has been demonstrated that the site does not contribute to the core values of this designation, having little if no community benefit. The indicative layout is considered acceptable without being overdevelopment of the site and final appearance and design details together with appropriate landscaping of the site will be considered under a separate application at a later stage. The proposed scheme complies with the principles of the National Planning Policy Framework, being a sustainable form of development. Subject to conditions, no objections have been raised by the Council's Highways and Drainage Engineers or Ecologist/Arboriculture Officer and taking the above in to consideration the Local Planning Authority is satisfied that the proposed development complies with policies CS1, CS11 and CS15 of the Core Strategy, policies UD2 and OL3-6 of the Wrekin Local Plan and guidance contained within the National Planning Policy Framework and accordingly, the application is recommended for approval subject to conditions.

#### RECOMMENDATION

GRANT OUTLINE PERMISSION subject to the following conditions:

1. Time limit – Outline
2. Standard Outline – All matters reserved
3. General details required
4. Scheme of foul & surface water drainage
5. Soakaway Tests
6. Locations of proposed soakaways
7. Site investigation works
8. Replacement tree planting
9. Erection of artificial nesting/roosting boxes
10. Lighting Plan
11. Development in accordance with plan Nos.

Informatives  
Ecology