

TWC/2015/0035

Land rear of 6 & 7 Blue House Barns, Chetwynd Road, Newport, Shropshire  
Erection of 2 no. dormer bungalows with associated garages

**APPLICANT**

Blue House Farm Barns Management Company LTD ,  
Simon Platt

**RECEIVED**

15/01/2015

**PARISH**

Chetwynd

**WARD**

Edgmond and Ercall Magna

**OFFICER** Matthew Thomas

THIS APPLICATION IS BEFORE MEMBERS AS THE APPLICATION IS A  
DEPARTURE TO LOCAL POLICY

OBJECTIONS RECEIVED: No

**1.0 PROPOSAL**

- 1.1 This full planning application seeks permission for the erection of two detached dwellings with detached garages on land adjacent to the Blue House Barns development at Blue House Farm in Newport.
- 1.2 The proposed dwellings will take on the style of dormer bungalows with windows set within the roof and designed to sit well within their settings with full height windows at ground floor, brick detailing and timber windows and doors. On-site car parking will be provided for two vehicles per dwelling and private amenity space will be provided to the rear.

**2.0 SITE AND SURROUNDINGS**

- 2.1 The application site lies adjacent to the Blue House Barns development off Chetwynd Road in Newport, situated outside but contiguous with the boundary of the built up area of Newport, the boundary of which runs along Chetwynd Road. The site measures approximately 0.10ha and is a privately owned piece of land which currently serves as incidental open space. There are a number of semi-mature trees within the site; predominantly on the north and east boundaries. Access to the site is directly off Chetwynd Road which is one of the main routes in and out of the town.
- 2.2 The application site is located in Chetwynd Parish, directly to the northern edge of Newport Town Centre and the junction of Edgmond Road. The site is located close to a range of services and facilities in Newport.

**3.0 RELEVANT PLANNING HISTORY**

- 3.1 None

## **4.0 RELEVANT POLICIES**

4.1 National Planning Guidance:  
National Planning Policy Framework

4.2 Core Strategy:  
CS1 Homes  
CS6 Newport  
CS7 Rural Area  
CS12 Natural Environment  
CS15 Urban Design

4.3 Wrekin Local Plan:  
UD2 Design Criteria

## **5.0 SUMMARISED CONSULTATIONS**

### **5.1 Standard consultation responses**

Chetwynd Parish Council: No comments received

Newport Town Council: Comment

- Members concerned yet another development is being proposed on the outskirts of the town centre, creating a sprawling effect to encompass all green areas and losing sense of identity and community. Further concerns over access and egress from this development with the recently granted proposal for 14 dwellings adjacent as well as the long term effects of increased traffic flow, parking and speeding.

Shropshire Fire Service: Comment – include Fire Authority informative

TWC Drainage: Support subject to conditions

- Soakaways – test and locations
- Drainage informative – Severn Trent Water

TWC Arboriculture: Object – Arboriculture report required

Following receipt of the requested report the Council's Arboriculture Officer now supports the proposed development subject to conditions:

- B121 Landscape Design
- B130 Development in accordance with the Tree Protection Plan

TWC Ecology: Comment – include following conditions/informative

- Erection of artificial nesting/roosting boxes
- External Lighting Plan
- Informative – nesting wild birds

### **5.2 Neighbour consultation responses**

No further representations received following neighbour consultation

## 6.0 PLANNING CONSIDERATIONS

- 6.1 Having regard to the development plan policies and other material planning considerations, including comments received during the consultation process, the planning application raises the following main issues:
- Principle of Residential Development
  - Design Considerations
  - Impact on the local area and living conditions of neighbouring properties
  - Access

### Principle of Residential Development

- 6.2 The application site is situated to the east of the Blue House Farm development off the Chetwynd Road in Newport. The site lies just outside of the built up area of Newport and is therefore identified by local policy as being located within the rural area. Nevertheless, the site sits amongst existing residential development, with the Blue House Barn development to the west, the extensive built up area of Newport to the east and to the south is the new Edmond Road development where 85 new dwellings are currently being built. Newport town centre is approximately half a mile away to the south-east where there is access to local schools, shops, markets, pubs/restaurants, employment opportunities, library, and Newport's bus stop where there are frequent connections to the wider area including Telford, Stafford and Shrewsbury.
- 6.3 Whilst policy CS7 of the LDF Core Strategy controls development within the rural area the National Planning Policy Framework (NPPF) advises that 'housing applications should be considered in the context of the presumption in favour of sustainable development'. The NPPF encourages Local Planning Authorities 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.
- 6.4 Turning to the Local Development Framework Core Strategy, Policy CS1 (Homes) states that housing development will seek to provide every household with an affordable, decent and appropriate home with a range of type, size and tenure to meet local need. Policy CS6 (Newport) states that development in Newport should support its role as a market town and respect and enhance the quality of the town's built and natural environments. Policy CS9 (Accessibility & Social Inclusion) aims to improve social inclusion and accessibility by making sure that everyone is afforded reasonable opportunity to access homes, work, schools, recreation facilities, food shops and other key services. Policy CS12 (Natural Environment) states that biodiversity will be protected from development and where possible enhancements will be incorporated in to proposals to ensure nature conservation.

- 6.5 When considering the sustainable credentials of the application site, being located within walking distance to Newport town centre with all its facilities, when considering the site is located within an existing cluster of residential development and will not therefore encroach further in to the open countryside and given the relatively low level of development proposed, the Local Planning Authority considers, in this instance, that residential development can be supported in this location subject to design, access and other usual planning considerations.

#### Design Considerations

- 6.6 Policy UD2 (Design Criteria) of the Wrekin Local Plan provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context. It advises the Council to assess proposed development in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality. Policy CS15 (Urban Design) of the Core Strategy encourages developments which will assist in creating and sustaining safe places, strengthening local identity and positively influencing the appearance and use of the local environment.
- 6.7 The proposed two dwellings take the form of dormer bungalows and their scale is appropriate to the application site and its surroundings. There are several characteristic features which complement the existing development at Blue House Barns and the general character of the area including full height ground floor windows which give a traditional character typical to that of a conversion, proportionately sized dormer windows within the roof, brick detailing around the windows and porch and all windows and doors will be of timber construction. This has also been reflected in the detailing of the proposed detached garages.

#### Impact on the local area and living conditions of neighbouring properties

The two dwellings will be set away from the existing development to the west and taking into account the change in ground levels and existing boundary treatment which is to be retained, officers are satisfied that there will be no significant impact on existing residential amenity by virtue of any significant overlooking or loss of privacy.

#### Access

- 6.8 Access to the site will be via the existing access to the Blue House Barns development, off Chetwynd Road. Driveways will be created for each dwelling however these will be set back from the junction with Chetwynd Road. Together with the provision of detached garages officers are satisfied with the level of on-site parking proposed. Officers also note the comments received from Newport Town Council and their main concerns with regards to highway safety. The Local Planning Authority would however respond that this is a low level development and unlikely to attract more than 3 or 4 additional vehicles. The driveways are situated at an acceptable distance

away from the junction with Chetwynd Road and for these reasons officers are satisfied that highway safety will not be compromised.

### Drainage

- 6.9 It is proposed for foul sewage to be disposed of via the mains sewer, connecting to the existing drainage system. The Council's Drainage Engineer has noted that the submitted block plan has identified a sewer running through the site that is presumed to serve the properties of Blue House Barns and as of October 2011 this will have become a public sewer. The applicant is advised to contact Severn Trent Water to agree the diversion of this sewer. No objections have been raised subject to the inclusion of conditions for soakaway tests to be carried out and for the local of any proposed soakaway to be agreed in writing by the Local Planning Authority.

### Arboriculture/Ecology

- 6.10 The Council's Arboriculture Officer initially objected to the proposals due to the lack of a tree report. This was subsequently submitted in May 2015 and assessed eighteen individual trees and a further two groups of trees. The report summarised that the trees were generally found to be in a good to fair conditions with no trees classified as being unsuitable for retention. Subject to the inclusion of conditions in line with BS5837:2012 no trees shall require removal to enable construction of the proposed development and a tree protection plan is included within the report to ensure the longevity of the trees assessed. The Council's Arboricultural officer has since removed their objection subject to the inclusion of conditions requiring a landscaping scheme to be submitted as well as a condition to ensure the works are carried out in line with the Arboriculture report.
- 6.11 No concerns were raised by the Council's Ecologist who has asked for conditions to be imposed requiring the inclusion of artificial nesting/roosting boxes and an external lighting plan for the protection of bats.

## **7.0 CONCLUSIONS**

- 7.1 When considering the sustainable credentials of the application site, being located within walking distance to Newport town centre; when considering the site is located outside the built up boundary of Newport but within an existing cluster of residential development and will not therefore encroach further in to the open countryside and given the relatively low level of development proposed, the Local Planning Authority considers, in this instance, that residential development can be supported in this location, despite some policy conflict.
- 7.2 The development of two bungalows will not have a significant adverse impact on the character of the area or the amenity of immediate neighbouring dwellings and the plot is of sufficient size to accommodate the dwellings without resulting in overdevelopment of the site. Sufficient levels of private amenity space will be provided as well as adequate parking and safe access

and the overall impact on the street scene will not be detrimental. Accordingly it is considered that the proposal complies with local planning policies including UD2 of the Wrekin Local Plan, policies CS1, CS6 and CS7 of the Core Strategy as well as guidance contained within the National Planning Policy Framework. For these reasons the proposed development is recommended for approval subject to conditions.

## **8.0 RECOMMENDATION**

Based on the conclusions above, it is recommended that the Committee GRANT PLANNING PERMISSION subject to the following conditions:

### Conditions

1. A04 Time limit
2. B010 Details of materials
3. B019 Details of windows & doors
4. B064 Soakaway test/locations
5. B121 Landscaping Design
6. B130 Development in accordance with the Tree Protection Plan
7. C012 Car Parking
8. C100 Erection of artificial nesting/roosting boxes
9. C106 External Lighting Plan
10. C38 Development in accordance with plan Nos.
11. D01 Removal of Permitted Development Rights

### Informatives

Drainage - Severn Trent Water

Ecology – Nesting wild birds

Fire Authority