

TWC/2015/0699
183 Woodside Road, Ketley, Telford, Shropshire, TF1 5WT
Demolition of existing conservatory and erection of new conservatory

APPLICANT
Cllr Kuldeep Sahota

RECEIVED
31/07/2015

PARISH
Ketley

WARD
Ketley and Overdale

OFFICER Matthew Thomas

OBJECTIONS RECEIVED: None

THIS APPLICATION IS BEFORE MEMBERS AS THE APPLICANT IS AN ELECTED MEMBER OF THE COUNCIL

1.0 THE PROPOSAL

1.1 This householder application seeks planning permission for the erection of a new conservatory at No.183 Woodside Road in Ketley following the demolition of the existing conservatory. The proposed replacement conservatory will measure approximately 5.9m x 3.6m and will have a maximum height of 3m. The conservatory will be built off supporting brick walls and will be a typical white upvc framed structure with glazing.

2.0 SITE AND SURROUNDINGS

2.1 The application site comprises a modern detached two storey dwelling situated within an established residential area in Ketley. The property has previously been extended to the side/rear with a two storey extension, a conservatory leading off the rear elevation and a small porch to the front of the dwelling.

2.2 The property is finished in facing brick with partial rendering at first floor, concrete roof tiles and white upvc windows and doors. A driveway to the front of the property provides on-site car parking and turning for two or three cars. To the rear is a sizeable garden which slopes away in an east to west direction. Boundary treatment comprises a mixture of timber fencing and hedging.

2.3 Neighbouring properties are similar in design and are mostly detached two storey dwellings, some of which have been previously extended too. The property looks out on to Cow Wood and an area of open space which is protected by the Borough's Green Network designation.

3.0 RELEVANT PLANNING HISTORY

3.1 W2003/0055 – Erection of a conservatory to rear of property – Full Granted (06/03/2003)

- 3.2 W2003/0657 – Erection of a first floor side extension and conservatory to rear – Full Granted (31/07/2003)
- 3.3 TWC/2014/0960 – Erection of porch to the front of the property – Full Granted (01/12/2014)
- 3.4 TWC/2015/0009 – Erection of a two storey side extension – Full Granted (02/03/2015)

4.0 PLANNING POLICY CONTEXT

- 4.1 National Planning Guidance:
National Planning Policy Framework
- 4.2 Core Strategy:
CS15 Urban Design
- 4.3 Wrekin Local Plan:
UD2 Design Criteria

5.0 SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

- 5.1 Ketley Parish Council: No comments received at the time of preparing committee report
- 5.2 Ecology: Comment – include ecology informatives (trenches & pipework, storage of materials)
- 5.3 Shropshire Fire Service: No comment

Neighbour consultation responses

- 5.4 No further representations received following neighbour consultation

6.0 PLANNING CONSIDERATIONS

- 6.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Scale and design

Scale and design

- 6.2 Within the National Planning Policy Framework, there is a presumption in favour of sustainable development however ‘good design is a key aspect of sustainable development.’ The NPPF advises that ‘permission should be refused for development of poor design that fails to take opportunities

available for improving character and quality of an area and the way it functions’.

- 6.3 At a local level, policy UD2 of the Wrekin Local Plan provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively their context. It advises the Council to assess proposed development it in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality. Similarly, policy CS15 of the Core Strategy, amongst other issues, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment.
- 6.4 The proposed conservatory is to be constructed following the demolition of the existing structure, which is of a similar size. Its design is consistent with typical domestic scale conservatories, comprising dwarf brick walling, upvc and glazing. Officers are satisfied, having visited the site, that the conservatory will not have a significant adverse impact on the amenities of neighbouring properties by virtue of any significant loss of light, privacy or any overbearing impact. Furthermore, its design is acceptable and does not impact the existing street scene.

7.0 CONCLUSIONS

- 7.1 To summarise, the development subject to this application is considered acceptable and compliant with policy. The conservatory is suitably designed and will have no adverse impact on the amenities of neighbouring properties and has no impact on the street scene. Accordingly, the scheme complies with local policies including UD2 of the Wrekin Local Plan, CS15 of the Core Strategy as well as the guidance contained within the National Planning Policy Framework and is recommended for approval.

8.0 RECOMMENDATION

GRANT CONSENT subject to the following conditions:

Conditions

- A04 Time limit
- C02 Materials as specified
- C38 Development in accordance with plan Nos.

Informatives

- I40 Conditions
- I41 Reasons for approval
- RANPPF1