

TWC/2015/0888

Dukes Meadow, Sleaford, Long Lane, Telford, Shropshire, TF6 6HQ

Erection of a single storey side and rear extensions with accommodation above, and creation of balcony to rear elevation

APPLICANT

Amarjit Sanghera

RECEIVED

06/10/2015

PARISH

Waters Upton

WARD

Edgmond and Ercall Magna

OFFICER Kirsty Johnson

**CLLR STEPHEN BENTLEY HAS REQUESTD THE APPLICATION IS
CONSIDERED BY MEMBERS OF COMMITTEE**

1. THE PROPOSAL

- 1.1. The application seeks consent for the erection of a single storey side and rear extension with accommodation within the roof space and the creation of Juliet balcony to the rear at Dukes Meadow, Sleaford, Long Lane Telford.
- 1.2. The alterations to the property will provide a garage and summer room and extensions to existing rooms at ground floor. Within the roof space an additional bedroom will be accommodated.
- 1.3. The extension will extend 6m from the side wall and a staggered arrangement at the rear means that the largest length of the extension (the summer room) is 7m.

2. SITE AND SURROUNDINGS

- 2.1. The application site is located in north-west Telford in Sleaford Long Lane. Sleaford is located off the A442 down a single lane where there are a mix of detached properties and farm uses.
- 2.2. Dukes Meadow is one of these detached properties set within good sized well established gardens with a site area of 2880.25m² with the existing property accommodating 225m² of this area.
- 2.3. The property has a mixture of a hard and soft approach with a large driveway running central to the front amenity with lawn area either side.
- 2.4. The dwelling is single storey with a tiled hipped roof with an existing dormer within the roof space. To the rear of the property is a paved area. The boundary treatment consists of high 2m fencing with bamboo fencing above. As well as large, well established trees along the boundary.

- 2.5. To the west of the property is a detached bungalow 'Estover' which contains a business use within the log cabin situated along the boundary of Dukes Meadow and this property.

3. RELEVANT PLANNING HISTORY

- 3.1 W2003/0157 – Demolition of Existing Garage, Store, Utility and WC And Erection Of An Extension To Side Of Property And Detached Garage - Full Granted - 02/04/2003

4. PLANNING POLICY CONTEXT

- 4.1. National Planning Policy Framework (the NPPF)
- 4.2. Saved Wrekin Local Plan policies
UD2 Design Criteria
- 4.3 LDF Core Strategy policies
CS15 Urban Design

5. SUMMARY OF CONSULTATION RESPONSES

- 5.1. Following consultation the following comments have been received:
- 5.2. Waters Upton Town Council: Object – issues with overdevelopment and the style of development
- 5.3 Cllr Stephen Bentley: Object - The design of the building is not in-keeping with the picturesque values of the village.
- 5.4 Drainage: No comment
- 5.5 Shropshire Fire: No comment
- 5.6 Neighbour Consultation Comments: Two letters have been received raising the following concerns:
- Issues of overlooking
 - Loss of privacy
 - Development is out of character with locality
 - Impact on highway
 - Issues with maintenance of boundary
 - Impact on existing trees
 - Noise associated with development
 - Development would devalue the property

6. 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:

- Principle of Development
- The design and scale
- Impact on neighbours
- Other Matters

6.2 Principle of Development

The National Planning Policy Framework supports the principle of applications that seek to respond to local character and history whilst reflecting the identity of local surroundings and materials.

6.3 The Wrekin Local Plan UD2 and Core Strategy CS15 provide design guidance and require development to be of an appropriate design quality and relate positively to its context. In assessing an application for a domestic extension the Council will assess the design, scale, massing and form.

6.4 Design and Scale

The application has been amended twice following comments from neighbouring properties and there have been significant improvements to both the scale and design of the development. The application originally included a balcony and development along the boundary between Estover and Dukes Meadow. This reduction in size and removal of this balcony has considerably improved the application resolving the issues of overlooking and any overbearing impact on the adjacent neighbour.

6.5 The amended application is considered to respect and respond positively to the original dwelling with the use of a hipped roof and gable ends matching the existing dwelling. Furthermore, the height of the extension has been reduced to sit in line with the original ridge height and will no longer protrude above this providing an appropriate and subservient design.

6.6 The scale of development is not considered to be overdevelopment due to the size of the plot and the extent of the development. It must be noted that majority of the development could be achieved under the Town and Country Planning Act (General Permitted Development Order) 2015 part 1 Class A and B; therefore, the scale cannot be considered to be disproportionate or dominant. In addition, the remaining garden amenity would still be ample for a property of this.

- 6.7 Comments have been received relating to the development being out of character for the area, officers consider this not to be the case when assessing the site and its surroundings. Sleaford Lane contains a mix of properties and does not have a prevailing form or design that would provide distinctive character. The design of the proposal has sought to replicate the details of the original house ensuring the development is complimentary in design and scale.
- 6.8 The principle consideration within this application is the design and scale of the extensions, the design and scale is of an appropriate standard and will provide a positive contribution to the original house. Consequently the application is considered to be compliant with UD2 and CS15 of the Core Strategy.

6.9 **Impact on Neighbours**

Officers have met with the neighbouring property as well as the local ward member to discuss this application and following these discussions amendments were requested. The meeting with the neighbour included a site visit where it was considered that the original proposal for the development running along the boundary may have resulted in an overbearing impact on said neighbour.

- 6.10 There is a significant level difference between Estover and Dukes Meadow with Estover sitting higher. This level difference resulted in officers requesting for the 'step out' balcony to be removed and replaced with a simple Juliet balcony. The applicant has positively responded to the Council's concerns and has reflected this through the amended plans which are now considered to be acceptable.
- 6.11 To further protect Estover a condition can be placed on the consent removing the permitted development right for the insertion of windows within the western roof slope. Officers now consider the development will not result in any issues of overlooking or loss of light.

6.12 **Other Matters**

Comments with regards to the noise and traffic associated with development are noted, however, it would be considered to be unreasonable to restrict development given the scale and nature. Concerns about the development affecting the valuation of neighbouring properties are not valid planning reasons to consider within an application.

7.0 **CONCLUSIONS**

- 7.1 To conclude, officers consider the amended scheme has successfully resolved the Council's initial concerns with regards to the design and issues of overlooking. The application is of an appropriate scale and design that respect

and respond positively to the original house. The development will not result in any issues of overlooking or loss of light due to established boundary treatments and an increased distance separation from 'Estover' following amendments. The application therefore is compliant with policies CS15 of the Core Strategy and UD2 of the Wrekin Local Plan.

8.0 RECOMMENDATION

Grant Full Planning Consent subject to the following conditions:

Conditions

1. A04 Time limit
2. C01 Finishing materials to match existing building
3. C38 Development in accordance with plan Nos.
4. D08 No further windows (western roof slope)