

TWC/2015/0254

60 Hodge Bower, Ironbridge, Telford, Shropshire, TF8 7QE
Erection of a detached garden room for use as an office

APPLICANT

Robert Callis

RECEIVED

30/03/2015

PARISH

The Gorge

WARD

Ironbridge Gorge

OFFICER Martha Louise Fletcher

OBJECTIONS RECEIVED: No.

MAIN ISSUES:

Impact on the World Heritage Site and the Severn Gorge Conservation Area.
Impact on amenities of neighbouring properties.

THE PROPOSAL:

This application seeks consent for the Erection of a detached garden room for use as an office within the grounds of 60 Hodge Bower, Ironbridge.

The proposal will be erected on garden land to the South-East of the existing property. The garden room will be located on a piece of land which is 2.5m lower than the rest of the garden.

The proposed garden room will be erected in Tongue & Groove Shipwood Cladding and will have a Cedar Shingle Roof. One entrance door and 1no. Window will be installed on the front elevation of the garden room and 1no. Large window will be placed on the proposed side elevation.

SITE AND SURROUNDINGS:

The building is a mature two storey detached building which has been constructed in traditional red-brick which has been painted white. The roof is gabled and has been covered in traditional plain tiles. The windows on the property are predominately vertically sliding sash windows which have been painted white.

The property boasts architectural features such as traditional drip moulds over the windows, predominant sills and original chimneys. Both the drip moulds and sills have been painted grey in order to offer some contrast to the otherwise completely white dwelling.

To the East of the property, there is a small gravelled area which provides parking and access to the property. The site can only be accessed by Hodge Bower. There is a variety of boundary treatments on the site, which include mature trees and stone built walls.

The site is a short walking distance from attractions such as The Museum of The Gorge Visitor Centre.

The property is located within the Severn Gorge Conservation Area and the World Heritage Site. The Article 4 Direction also applies to this property.

PLANNING HISTORY:

TWC/2011/0867 - Repair of 6no. windows with inserts into original window frames with hardwood, double glazed units and 12no. new hardwood windows with double glazed units – Full Granted on 18/11/2011

PLANNING POLICY CONTEXT:

National Planning Guidance:
National Planning Policy Framework

Core Strategy:

CS15 Urban Design
CS14 Cultural, Historic and Built Environment

Wrekin Local Plan:

UD2 Design Criteria
HE3 New Development in Conservation Areas
SG1 – World Heritage Site

CONSULTATION RESPONSES:

Standard consultation responses

The Gorge Parish Council – Comment:

- The Gorge Parish Council has no comment to make on the principle of the office however there is no indication on how power will get to the building.

Shropshire Fire Service – No Comment

Built Heritage Conservation – Support:

- After engaging in pre-application advice, the applicant has addressed the necessary concerns raised which included location of the ancillary accommodation, which has now been well justified by the use of sections. These show that the siting of the detached office structure will be as hidden as possible from the main street scene and therefore not have an obtrusive visual impact on the World Heritage Site and its setting. The proposals also now fulfils the criteria of HE3 following revised changes to materials which are of a more appropriate standard, ensuring that there is a high quality of design for any development within a World Heritage Site setting which HE3 stipulates.

Ecology – Comment:

- Recommended informatives – Storage of Materials and Trenches and Pipework.

Shropshire Council – No Comment

Neighbour consultation responses

Four additional consultation letters have been sent to surrounding neighbours, however; no additional comments have been received.

PLANNING CONSIDERATIONS:

Policy HE3 of the Wrekin Local Plan seeks development of the highest standards of design and that will preserve or enhance the character or appearance of the area, when the proposal is located within a Conservation Area.

The Local Planning Authority engaged in a pre-application discussion with the Agent of this application prior to a formal submission. Initial comments were raised regarding the design of the garden room and the location of it, in relation to the streetscene. The applicant has taken the comments made by the Local Planning Authority on board and officers and the Conservation Officer are satisfied with the proposal.

The proposal is to be located on a piece of land which lies at approximately 2.5 metres lower than the rest of the garden. Due to this fact and with the submission of existing and proposed sections of the land, the Local Planning Authority are satisfied that the proposal will not be able to be viewed from the streetscene. Given the levels, Officers are also satisfied that the proposal will not cause any overbearing effect, issues of overlooking or loss of light.

The applicant has revised the proposed materials throughout the application process, at the request of the Local Planning Authority. Waney Edge Larch Cladding was initially proposed by the applicant, however; this has now been amended to Tongue & Groove Shipwood Cladding; which is a high quality material that the Local Planning Authority has encouraged the use of in this sensitive area. Therefore, officers deem the proposal compliant with Policies HE3 and SG1 of the Wrekin Local Plan.

Policy CS15, CS14 and 'Saved' policy UD2 of the Wrekin Local Plan seek development that portrays a positive image and relates positively to its context. The proposal has been designed carefully to blend in with the setting of the existing property and the surrounding area. There are no issues with overlooking or privacy to the adjacent neighbouring properties due to existing screening, ground level differation and distance separation.

The proposed development is therefore considered to accord with the above local policies and national planning guidance.

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

1. A04 Time limit
2. C38 Development in accordance with plan Nos.