

TWC/2016/0249

Land adjacent Grangefields, Hay Street, Tibberton, Newport, Shropshire
Reserved matters application for the erection of 1no. detached dwelling with integral garage to include access, appearance, layout, scale and landscaping (pursuant to outline TWC/2015/0309) *****AMENDED PLANS RECIEIVED*****

APPLICANT

Gabriella Parkes

RECEIVED

17/03/2016

PARISH

Tibberton and Cherrington

WARD

Edgmond and Ercall Magna

OFFICER Matthew Thomas

TIBBERTON PARISH COUNCIL HAS REQUESTED THAT THIS APPLICATION BE DETERMINED BY MEMBERS OF THE PLANNING COMMITTEE

OBJECTIONS RECEIVED: Yes

1.0 THE PROPOSAL

- 1.1 This application seeks approval of reserved matters following the grant of outline planning permission TWC/2015/0309 which was approved in June 2015. Outline permission was granted for the erection of 3no. detached dwellings on land adjacent to 'Grangefields' off Hay Street in Tibberton with all matters reserved for later approval. This application seeks approval for layout, access, scale, appearance and landscaping for one of the three plots approved.
- 1.2 This proposal is for a single detached dwelling, sited to the northern half of the site but located centrally within the plot. The property will be spread over three floors with accommodation within the roofspace. The ground floor will be largely open plan and will include a small rear extension and an attached double garage. Four bedrooms will be provided at first floor, including one over the double garage and a fifth bedroom will be provided within the roof space.
- 1.3 The design and appearance of the proposed dwelling has been subject to amendments during the course of the planning application at the request of officers. The current scheme manages to reflect local vernacular including certain features such as dormer windows, chimneys, detailing above and beneath window openings and a small front porch, which can be found in other recent developments within the village.
- 1.4 Access to the site will be off Hay Street and a new 6m wide entrance will be formed, requiring part removal of the existing hedgerow. A large driveway will be provided to the front of the dwelling providing ample on-site car parking. To the rear, a large garden will be provided and laid to lawn. Boundary treatments will comprise a mixture of existing and new hedgerow to the front of the property and 1.8m high close boarded timber fencing to the rear.

- 1.5 This application is supported by a complete set of drawings, including a tree and hedge protection plan together with a Design & Access Statement.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site is situated on the south side of Tibberton village, approximately 4 miles west of Newport and 5/6 miles north of Telford/Wellington and currently forms part of the boundaries of 'Grangefields', a two storey detached property situated to the west of Hay Lane.
- 2.2 Part of the site is currently occupied by a ménage however the remainder of the site is currently an open field, largely unused. The site is relatively level and is currently bordered by a well-established hedgerow to the north, east and west. A row of mature trees runs along the southern boundary.
- 2.3 The village of Tibberton is formed of clusters of residential development, varying in age, size and style including properties along Maslan Crescent and Church View which are fairly high in density however moving out of the village centre, the spatial pattern of development becomes more spread out including properties on Anvil Close and Old Smithy Road. Within the village is a Public House (Sutherland Arms), a community store, a village hall, a Primary School and a mobile library. A bus service is also available connecting Newport to Shrewsbury. Therefore, whilst situated within the rural area, the application site benefits from a number of sustainable credentials.

3.0 RELEVANT PLANNING HISTORY

- 3.1 TWC/2015/0309 – Outline application with all matters reserved for 3no. detached dwellings – Outline Granted (25/06/2015)
- 3.2 TWC/2014/0953 – Erection of two detached dwellings and creation of new access – Full Granted (09/12/2014)

4.0 PLANNING POLICY CONTEXT

- 4.1 National Guidance:
National Planning Policy Framework
- 4.2 Wrekin Local Plan:
H9 Location of New Housing
UD2 Design Criteria
HE25 Duke of Sutherland Cottages
- 4.3 Telford and Wrekin Core Strategy:
CS1 Homes
CS6 Newport
CS7 Rural area
CS9 Accessibility and Social Inclusion
CS13 Environmental Resources

CS15 Urban Design

- 4.4 Telford and Wrekin Local Plan (Publication Version):
SP2 Newport
SP3 Rural area
SP4 Presumption in favour of sustainable development
HO10 Residential Development in the Rural Area
BE 1 Design Criteria

5.0 SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

5.1 Tibberton & Cherrington Parish Council: Object

- Proposed design is completely out of character with the adjacent Duke of Sutherland house. Size is also out of all proportion with the DOS house and the area of the actual site itself. Dwelling should be reduced to a two storey building and footprint reduced to better reflect the size of the plot. Mock Tudor design should be revised to reflect the neighbouring DOS house.

Following receipt of amended plans and re-consultation, the Parish Council have provided the following updated comments:

- The P.C has reviewed the changes to this application and appreciates that the majority of the concerns expressed earlier have been addressed. However, the height of the proposed building, at three stories, would dwarf the existing Duke of Sutherland building, and so remains too high and completely unacceptable. If it were to be redesigned as a two storey property we would be very unlikely to raise any further objection, but at three stories, the Parish Council is adamant that it should not be approved.
- We believe planning policy HE26 has some relevance here and we would look to the Planning Department to take heed of it in the further consideration of this application.

5.2 Highways: Support subject to conditions relating to parking areas, visibility splays, gates and materials.

5.3 Drainage: Support subject to conditions relating to foul and surface water drainage.

5.4 Aboricultural: No comments received

5.5 Shropshire Fire Service: Comment – include Fire Authority informative

Neighbour consultation responses

5.6 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:

- Principle of development
- Relevant planning policies
- Layout
- Access
- Scale
- Appearance
- Landscaping

Principle of development

6.2 The principle of residential development on this site has already been established for three detached dwellings through the granting of outline planning permission in June 2015. This application seeks approval of the reserved matters only, including access, appearance, landscaping, layout and scale.

Relevant planning policies

6.3 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.

6.4 'Saved' policy UD2 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, amongst other issues, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment. The National Planning Policy Framework 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'. Policy BE1 of the Telford and Wrekin Local Plan (Publication Version) supports development that respects and responds well to the context and enhances the quality of the local built and natural environment.

- 6.5 The application site lies adjacent to a Duke of Sutherland style dwelling known as 'Grangefields' and therefore consideration needs to be given to policy HE26 of the Wrekin Local Plan which advises that the District's stock of Duke of Sutherland style properties will be preserved and protected.

Layout

- 6.6 The application site measures approximately 0.2ha and approximately two thirds of the site will be reserved as a garden area with soft landscaping. The proposed dwelling will be set back approximately 20m from the highway, occupying a central position with the plot. This in turn allows for a sizeable rear garden, access to either side of the property and ample space to the front for access, parking and on-site turning.
- 6.7 Landscaping is also proposed to soften the appearance of the site from the highway. The Local Planning Authority considers this is the most appropriate layout for the dwelling as it sits comfortably within the site and will not significantly affect the living conditions of neighbouring properties or the general character of this rural village.

Access

- 6.8 A new access will be created to serve the site directly off Hay Street which is one of several routes that serves the village, accessed from the B5062 to the south of Tibberton. A new 6m wide entrance will be formed, requiring part removal of the existing hedgerow and a large driveway will be provided to the front of the dwelling providing ample on-site car parking and turning. The driveway will be tarmacked for the first 5m from the highway and will then be formed from permeable block paving which is considered appropriate for this location.
- 6.9 The Local Highways Authority has assessed the proposals and offer support for the development subject to standard conditions including the provision of on-site car parking and turning and adequate visibility splays on to Hay Street.

Scale

- 6.10 The proposed dwelling will be of 2.5 storey construction and will be built beneath a pitched roof with a full height chimney off the north side elevation. The property will stand at approximately 5.3m to eaves level and 9.8m to the ridge. Four sizeable bedrooms will be provided at first floor level and a fifth bedroom within the roof space which will be served by a dormer window to the front east facing roof plane and roof lights to the rear. An attached double garage will be provided off the south side elevation and one of the first floor bedrooms will be provided above, again served by a small dormer window.
- 6.11 This is a sizeable plot, approximately 0.2 hectares and therefore the erection of one dwelling on the site equates to 5 dwellings per hectare. This level of development reflects the village setting and the layout and density of 'Grangefields' and the proposed new property and this will help break up the

overall scale and massing of the build. Landscaping of the site is also proposed under this application which will assist in softening the overall appearance of the development.

Appearance

- 6.12 The Local Planning Authority requires new development to have strong design and to reflect local distinctiveness to assist integration in to existing developments to ensure a positive impact upon the character and appearance of the locality and this is imperative for a village setting such as Tibberton. The design and appearance of the proposed dwelling has been subject to amendments during the course of the planning application at the request of officers. The current scheme manages to reflect local vernacular including certain features such as dormer windows, chimneys, detailing above and beneath window openings and a small front porch, which can be found in other recent developments within the village. Finishing materials are to be agreed through conditions however it is envisaged at this stage that the use of a traditional red facing brick, slate or clay roof tiles, timber windows and doors as well as timber soffits and fascias would be appropriate.
- 6.13 With regards to window openings, those in the front elevation are well proportioned and the inclusion of dormer windows in the roof space of the main dwelling and garage assist in reflecting local vernacular. The proposed rear elevation incorporates larger spans of glazing however these windows will look out on to the private rear garden space and will not adversely affect the character of this rural village. Two first floor windows are proposed in the north side elevation however these will serve the master bedroom en-suite and dressing room. Conditions will be imposed to ensure that these windows are obscurely glazed to protect privacy between the existing and proposed developments.
- 6.14 The applicant has worked with the Local Planning Authority in submitting amended designs to ensure the new development will integrate well within its rural setting and reflect local vernacular typical to the village of Tibberton. Officers now consider the appearance of the proposed dwelling is suitable and sympathetic to its setting and will not significantly affect the living conditions of the neighbouring property to the north of the site. Accordingly, the scheme is considered compliant with local policies including HE26 of the Wrekin Local Plan.

Landscaping

- 6.15 A landscaping plan accompanies this application and is relatively consistent for this type of development. The existing hedgerows which runs along the front boundary adjacent to Hay Street will be pruned and retained save for a 6m section which will be removed to provide the access in to the site. A new mixed native hedgerow will then be planted either side of the plot to the front of the dwelling. To the rear of the property the garden will be largely laid to lawn and will be enclosed by 1.8m high close boarded timber fencing. The existing trees to the far end of the garden will be retained and protective tree

fencing will be erected on site during construction to ensure they are not harmed. Details of the protective tree fencing have been submitted in support of the proposals. Given the size of the plot and amount of garden space available, officers consider that the level of landscaping proposed is adequate and fit for purpose. Importantly, landscaping will be provided to the front of the dwelling to ensure a softer appearance, typical to its village location.

7.0 CONCLUSIONS

- 7.1 The principle for residential development on this site has previously been established through the granting of outline planning consent for three dwellings in June 2015. Having assessed the reserved matters including layout, access, scale, appearance and landscaping the Local Planning Authority considers the proposed development for a single detached dwelling is acceptable. The dwelling is suitably positioned within the plot, can be suitably accessed and its scale and appearance is acceptable and respectful to the village setting. In addition, appropriate landscaping proposals have been submitted to the Authority and are considered fit for purpose. Officers acknowledge the response received by the Parish Council however, in this instance, the amended scheme is, on balance, considered acceptable and compliant with local planning policies and the guidance contained within the National Planning Policy Framework. For this reason officers are recommending approval subject to conditions.

8.0 RECOMMENDATION

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

Conditions

1. Time limit – Reserved Matters
2. Samples of materials
3. Scheme of foul and surface water drainage
4. Soakaway test & location
5. Approval of off-site works by Severn Trent Water
6. Parking, loading, unloading, turning
7. Visibility splays (2.4m x 43m)
8. Gates
9. Access drive bound material
10. Hedge Protection
11. Tree Protection
12. Landscaping Implementation
13. Development in accordance with submitted plans
14. Window – obscure glazing (north side elevation)

Informatives

1. Highways
2. Fire Authority

3. Conditions
4. Reasons for Reserved Matters Approval
5. Approval following Amendments NPPF