

TWC/2015/1110

1 Broomfield Barn, Allscott, Telford, Shropshire, TF6 5EQ

Erection of a single storey triple bay detached garage (Retrospective)

APPLICANT

Anthony Taylor

RECEIVED

10/12/2015

PARISH

Wrockwardine

WARD

Wrockwardine

OFFICER Kirsty Johnson

CLLR JACQUELINE SEYMOUR HAS REQUESTD THE APPLICATION IS CONSIDERED BY MEMBERS OF COMMITTEE

1. THE PROPOSAL

1.1 The application seeks retrospective planning consent for the erection of a detached garage at 1 Broomfield Barn in Allscott.

1.2 The barn will have a width of 10m to contain three vehicles and a depth of 6.4m. The design of the building has a rural appearance with timber cladding and timber posts. The height of the garage is 2.2m to the eaves with an overall height of 3.4m.

Background:

1.3 In determining this application it is important to note the background to this application - Planning consent was previously granted for the conversion of the barns in 2011 (TWC/2011/0352). This saw the conversion into two residential properties as well as the demolition of a modern grain store with a floor area of 409m² this building sat on a concrete pad, this has been demolished and majority replaced with porous gravel. This proposal did include an integral garage for 1 Broomfield Barn, however, a later approval sought to use this area as a workshop and a new garage was proposed and approved.

1.4 A further application was then granted in 2013 for the erection of a detached double garage associated with 1 Broomfield House Barn situated along the western boundary (6m by 6m) with a height of 5.3m (TWC/2013/0295).

2. SITE AND SURROUNDINGS

2.1 The application site is located within the rural area in Allscott. Broomfield Barns are accessed off the Shawbirch Road (B4393). The barns have been recently converted into two residential properties with 1 Broomfield Barn situated to within the west wing and no. 2 in the eastern. The application site

has a soft domestic approach with the use of porous gravel; the application site is enclosed with post and rail fencing.

- 2.2 1 Broomfield Barn's principal elevation faces west with a large glaze section stretching across the ground floor. The property has typical rural characteristic with a timber door and timber post open porch with a tiled roof covering this. The barn has detailing of brick headers and cills surrounding the timber openings.
- 2.3 2 Broomfield Barns has no habitable windows fronting the amenity of 1 Broomfield Barn. The workshop associated with 1 Broomfield Barn is attached to no. 2 and a solid 2m high wall linking the workshop to the application property screening the rear elevation of 2 Broomfield Barn.
- 2.4 The application site has a mix of landscaping with a dominant use of porous gravel, brick pavers and a lawn area to the south of the proposed detached garage. As the application is retrospective the built frame of the structure in place set upon the concrete pad which extends as a boarder around the detached building.
- 2.5 The approved garage TWC/2013/0295 has not been built on site.

3. RELEVANT PLANNING HISTORY

- 3.1 TWC/2011/0352 - Conversion of existing barns to form 2no. residential dwellings including associated landscaping and access - Full Granted, Decision Date: 08/08/2011
- 3.2 TWC/2013/0295 - Erection of detached garage - Full Granted, Decision Date: 10/06/2013

3.3

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 Wrockwardine Parish Council: Object:

- The application is retrospective
- Impact on visual amenity to neighbour
- Too close to neighbours living space
- Need for living space
- Garage would create additional traffic and noise

5.2 Cllr Jacqueline Seymour: Object – the application is retrospective, condition of the sale was for the concrete base to be removed and to be lawn laid, and consent has already been granted for a garage.

5.3 Neighbour Consultation

Following consultation with residents one letter of objection has been received from the adjoining neighbour raising the following concerns:

- Concrete base should have been removed and laid with lawn.
- Issues of overdevelopment on the site.
- Noise from cars would cause a nuisance
- Roof visible from doorway.
- Garages could become living space

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 garage
- Siting, scale, mass and design
- Impact on neighbouring properties
- Council has previously approved a garage

Principle of a garage

6.2 Planning permission has previously been granted at this site for a detached domestic garage within the grounds of 1 Broomfield Barns, therefore the principle of the development has been established by the approval of TWC/2013/0295. As the building is in a different location a full planning application is required. The key assessment within this application is therefore, the scale, mass and design of the garage as well as the siting.

Siting, scale, mass and design

6.3 The position of the garage is situated within the northern corner of the site sitting slightly forward of the existing workshop. The garage is screened from the roadside hidden behind the existing barn buildings. The proposed location of the garage will reduce the impact on the amenity of 1 Broomfield Barn situated within a more practical location in line with the existing built form.

- 6.4 The scale of the garage when considered against the existing built structures and the ample amenity is considered to be proportionate and is not dominant within the grounds of the property. The absence of garage doors on the building further reduces the scale of the development breaking up the frontage. Furthermore, the height of the building is a similar height of the single storey workshop attached to 2 Broomfield Barn.
- 6.5 The design of the building is considered to respect and respond positively to the character of the area with rural features which integrates well within the domestic setting. The open frontage complements the converted barns, using traditional features of timber posts and arches to provide architectural interest. The application is therefore considered to comply with UD2 of the Wrekin Local Plan and CS15 of the Core Strategy with a design and scale which respects and responds positively to the rural setting.

Impact on neighbouring properties

- 6.6 Officers have been on site to assess the application site following comments received from the adjoining neighbour. This included a site meeting with the applicant to consider the development and to assess any window opening within 2 Broomfield which may overlook this area. No.2 Broomfield Barn is one and half storeys in height with first floor accommodation located within the roof space, unlike 1 Broomfield which is two storeys in height. This height of the neighbouring property means that there are no windows at first floor which overlook the neighbouring property with the only source of light coming from roof lights. The roof lights do not provide views and the primary function is ventilation and natural light. Furthermore, the window opening which is visible is not a habitable room serving a bathroom, and its presence at a low level approximately 1m from the finished floor level, does not provide any views over to the application site. This window is also obscure glazed.
- 6.7 Any ground floor windows do not overlook the application site due to a 2m high wall which on the original approval of the conversion states this is to screen and protect the amenity of 1 Broomfield Barn from issues of overlooking.
- 6.8 The proposed garage is also situated a substantial distance from 2 Barnfield, and although there are no windows fronting this area it cannot be considered to cause any overbearing effect on this property with a distance of 15m from the boundary wall. Therefore there is no harm to the residential amenity of the neighbouring property.
- Council has previously approved a garage
- 6.9 Planning consent has been previously been granted in a different location and although comments from the parish, ward councillor and neighbour suggest the Council should refuse this application and force the applicant to demolition

the existing garage and build the garage as approved (TWC/2013/0295), Officers consider this to be unreasonable, if the previous application had requested the garage to be built in this location the recommendation of the LPA would remain the same.

- 6.10 Notably, although the intention of the application intends to replace the previously approved application, should planning permission be granted the application site would have consent for two garages. It is therefore suggested that this is resolved by a S106 agreement between the Council and the applicant for the application to be rescinded until the consent expiry date (10/06/2016).
- 6.11 The neighbour consultation comments also raised concerns with the potential conversion of the garage. The garage will also be conditioned to retain an open frontage, and used solely in conjunction with the dwelling as an ancillary outbuilding.
- 6.12 It is considered that the S106 agreement would resolve the issue of the previously approved garage and therefore this cannot be considered as a reason for refusal.
- 6.13 Other matters
- 6.14 Comments have also been received raising concerns with the development being retrospective, the Council can not show any precedence against this and the assessment remains the same.
- 6.15 The development will not result in any nuisance with regards to noise given the nature of the development and the proposed use. Furthermore, the development will not affect the highway as there is no additional residential floor space which would be created that would increase traffic. The application merely seeks to provide a clear location and cover for vehicles associated with the domestic barn.
- 6.16 All other objections raised in the consultation process have been considered but do not raise any issues that would warrant a review of the analysis of this proposal.

6.17

7. CONCLUSIONS

- 7.1 To conclude, the principle of the application has already been established by the previous approval TWC/2013/0295. Officers have assessed the application in combination with consultation comments, site visit and planning

policy, and consider there to be no harm caused to adjacent residential amenity. Furthermore the proposed siting of the garage is considered to be appropriately located and its design and scale respects and responds positively to its context in accordance with UD2 of the Wrekin Local Plan and CS15. To avoid the creation of two garages, officers therefore, recommended that the application is approved subject to a S106 agreement as the development accords with national and local planning policies.

8. RECOMMENDATION

8.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

A.) The applicant/landowners entering into a Section 106 agreements with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relating to:

1)The requirement of the agreement is to prevent the implementation of Planning permission TWC/2013/0295 – Erection of a detached garage, upon the issuing of this permission and to agree not to claim compensation in the event of revocation.

B.) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

1. B010 – Details of Materials
2. C38 - Development in accordance with the approved plans
3. D04 – Restriction of use and open frontage