

TWC/2016/0154

Site of The Bays, 69 Forton Road, Newport, Shropshire
Erection of 2no. detached dwellings and alterations to the existing vehicular accesses following demolition of the existing bungalow and detached garage.

APPLICANT

Shelmore Building Services, Chris Grant

RECEIVED

22/02/2016

PARISH

Newport

WARD

Newport North and West

OFFICER Tom Carruthers

WARD CLLR TIM NELSON HAS REQUESTED THIS APPLICATION BE DETERMINED BY MEMBERS OF PLANNING COMMITTEE

OBJECTIONS: Yes

1. THE PROPOSAL

- 1.1 This full planning application is for the erection of 2no. detached dwellings and alterations to the existing vehicular accesses following demolition of the existing dormer bungalow and detached garage.
- 1.2 The two dwellings are both to be five bedroom detached properties with a gap of 2m between the two houses.
- 1.3 Plot one is adjacent to no.67 Forton Road. It is to be a minimum of 1m away from the boundary with no.67. Plot two is adjacent to no.71a Forton Road. It is to be 1.1m away from the boundary with 71a. Both plots are the same dimensions. They are to be 9.7m in width and a maximum of 15m in depth. They are to be 5m in height to the eaves and 8.9m to the highest point. Both plots are similar in design with integral single garages, bay windows, porches extending over the garage and front gable & chimneys. Plot 1 introduces a small hip roof.
- 1.4 The plot is wider than most on Forton Road. The bungalow being demolished is 17.9m in width and a maximum of 8.4m in depth. It is 2.4m in height to the eaves and 5.6m to the ridge. Even though the bungalow itself is only 17.9m in width, due to the position of the detached garage, the width of the built form within the plot is actually 22.6m.

2. SITE AND SURROUNDINGS

- 2.1 The application site is on Forton Road which is a predominately residential road within the built up area of Newport.
- 2.2 The site is located within a sustainable location within close proximity to Newport town centre where there are a range of facilities and access to local schools.
- 2.3 The properties in the immediate vicinity are all residential. There is a wide variety of styles, designs and types of housing on Forton Road and the surrounding area. There are a mix of bungalows, dormer bungalows, two storey dwellings and there is at least one much larger property, all in the vicinity. There is no set form or

separation distances, no consistent building line and no set heights within the street scene.

- 2.4 The application site is currently a dormer bungalow with a detached double garage. It has two vehicular accesses into the site, on either side of the plot that link to form a looped driveway with a lawn in the middle. There is currently a low-level hedge on the street frontage. The application site is at a slightly lower level than no.71a and is at a slightly higher level to no.67.

3. PLANNING HISTORY

- 3.1 W86/0535 Erection Of A Garage & An Extension Full Granted 22/09/1986

4. PLANNING POLICY CONTEXT

- 4.1 National Planning Guidance:
National Planning Policy Framework
- 4.2 Core Strategy:
CS1 Homes
CS6 Newport
CS15 Urban Design
- 4.3 Wrekin Local Plan:
UD2 Design Criteria
H6 Windfall Sites
- 4.4 Telford & Wrekin Local Plan (Publication Version)
SP2 Newport
SP4 Presumption in favour of sustainable development
H01 Housing requirement
BE1 Design Quality

5. CONSULTATION RESPONSES

- 5.1 Newport Town Council: Comment
Members acknowledge and sympathise with the concerns and objections raised by neighbours. It is recognised that the plot site is of a substantial size and could accommodate a larger dwelling. Forton Road is a main tributary and part of the established profile of Newport and as such there is an eclectic mix of house types and styles. Members would wish that any development on the site is proportional, protects the amenities of adjacent properties, has an empathy to the existing street scape and safeguards the character of the area.
- 5.2 Drainage: Support Subject to condition
- 5.3 Arboricultural: Awaiting comment
- 5.4 Highways: Comment

In principle there is no objection to the proposed development, however there are some concerns regarding access and parking.

Due to the intensification of use of the accesses and the fact that there is insufficient turning area within the site visibility splays of 2.4m x 43m are required. The visibility

splays can't be achieved within highway land or the red edged area with the driveways in the current position.

However the visibility splays can be achieved by centralising the driveways within the site. Accordingly, it is asked that the position of the driveways be changed.

5.5 Shropshire Fire: No comment

5.6 Neighbourhood Consultation

9 letters of representation have been received. The points raised are:

- This is another example of infill creating a more densely populated residential area on Forton Road. Forton road was a pleasant residential area but is becoming high density housing.
- In the last 13 years there have been 4 infill building applications which surround our property. The first two have resulted an un-kempt disaster area not yet finished, the third has been built 4 metres above all surrounding property. Each progressive application crams more houses on to plots, not respecting the ideas of the residence and the look of Forton Road which had ample space between each property houses. This application does not have the same space between it and the infill property next to it.
- The height and scale of the front elevations are not in keeping with the existing street scene or with existing properties along Forton Road.
- The transition between the adjacent bungalow and dormer house is unbalanced.
- Consideration to the massing of the properties and its impact on adjacent properties has not been given appropriate thought.
- The development extends too far back. The building line extends past the two storey building line of the adjacent property. It is currently shown in line with single storey conservatories and extensions. The first floor dormer windows of the adjacent property (71A) are set further back than the main building line and would be affected to a greater extent.
- The massing of the development is inappropriate for the site and will be overbearing on the adjacent dwellings. The dwellings will overshadow gardens and will impact on privacy and light due to the proximity to the rear fence.
- The layout and size of the development in relation to adjacent buildings, spaces and views is inappropriate and unsympathetic to the appearance and character of the local scene. This will be made worse by the very close spacing of the two buildings on the development, which are much more closely spaced than adjacent properties in Forton Road. As a result of their height and close spacing they will present a monolithic appearance which will make worse their overbearing impact.
- The height of the dwellings would allow scope to add an additional storey in the roof space through permitted development rights; this would further increase the mass of the dwellings making them even more overbearing and impact on privacy of the adjacent properties.
- The tree canopy in the rear garden of 71A shown on the plan is considerably larger than that shown (double the radius). The diameter of the trunk at 1.5m above ground level is approximately 1.1m diameter. The canopy extends approximately 11m. The proposed building may well interfere with the edge of the canopy.
- If approved, remove permitted development rights for extensions and alterations because of the additional impact this could have.
- The development will have an oppressive impact on properties to the rear, due to there now being two 2 storey buildings rather than one single storey.

- The houses appear to have insufficient off-street parking for the number of potential occupants who could live in a 5 bed house. This may lead to on-street parking on Forton Road, possibly causing an obstruction to pedestrians. This is an on-going problem in other areas of the town as reported by Newport police.
- The application is to build 2 properties with 5 bedrooms and potentially 10 cars using the access rather than 3.. One exit point is directly opposite an access which will add to the health safety issues.
- The developers appear to want to just maximise profits. A 5 bed makes more money than a 4; and because cubic size per occupant is not controlled the local planning just apply the government's edict to build as many houses as possible.
- Infill is treated the same as estate building; which they are not; and hence existing occupants have a limited input.
- Our property is not presently overlooked at the front or back but the proposal will drastically affect the way in which we can use our house and especially our garden.
- The street scene drawing shows the proposed development dwarfing the bungalow next door (67) and also being substantially taller, wider and deeper than the house next door (71a).
- Approval would set a precedent for building on the sites of remaining bungalows in the future, which would then impact adversely on neighbouring properties.
- Bungalows are already in short supply in Newport and are invariably purchased by persons getting on in years and planning for retirement and the many difficulties old age bring for ease of life, a compromise might therefor be to build two smaller bungalows, maintaining the look of the area, maintaining the light, views for existing residents and serving the population of Newport with much needed one level housing.

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.

- The principle of development
- Scale and design
- Impact on residential amenity
- Other Matters

The principle of development

6.2 The site is already a dwelling on a residential road within the built up area of Newport where new housing is to be focused. The proposal is the subdivision of an existing residential plot that will result in the creation of a single additional dwelling. Therefore the principle of residential on this site is already established.

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 require in particular locations. The guidance seeks the development of brownfield land first and gives weight to good design.

6.4 Policy CS1 of the Core Strategy aims to provide every household in the Borough with an affordable, decent and appropriate home with the type, size and tenure of new

and improved homes to meet local need and be delivered in a way that creates locally inclusive sustainable communities.

- 6.5 Policy CS6 of the Core Strategy states that development in Newport should support its role as a market town and respect and enhance the quality of the town's built and natural environments.
- 6.6 Policy H6 of the Wrekin Local Plan states that housing development will be permitted on land under 0.4 hectare when the site can be adequately accessed and parking provided, the site can be adequately drained and when the Council is satisfied that there are no concerns over land stability or contamination. Furthermore, developments should not have an adverse impact on the local environment and should show a high quality of design.
- 6.7 The application site is located in proximity to Newport Town Centre and within walking distance of Burton Borough Secondary School, Primary Schools, Food stores, swimming baths, takeaways and public parks. The nearest bus stop is within the Town Centre and there is a bus approximately every 30 minutes. Therefore, having regard to the continued need for an efficient use of land in sustainable locations, the principle of utilising this site for a single additional house is acceptable in principle, in accordance with Core Strategy policies CS1 and CS6, Wrekin Local Plan policies H6 and S6 and emerging Telford & Wrekin Local Plan policies SP2, SP4 and HO1.

Scale and design

- 6.8 The proposal is to replace an existing large dormer bungalow with two detached five bedroom two storey dwellings. Each dwelling will have an integral garage with a driveway which could accommodate at least 3 further cars. The initial plans showed the two existing entrances being retained and widened. Following concerns from the Council's Highways engineers, amended plans have been received showing the existing accesses being removed and two new accesses being created in the centre of the site, side by side.
- 6.9 The dwellings will be set slightly back from no.71a and slightly in front of no.67, keeping the existing stepping of these plots intact. The proposed width of the two properties totals 21.5m with a 2m gap between. The width of the current dwelling, together with the garage is 22.6m and there is no visible gap within the street scene. The existing plot is wider than most along Forton Road. Its subdivision will result in 2 plots that are not dissimilar in size to many existing plots for two storey dwellings along Forton Road, so density, pattern and form of the proposed development will not be detrimental to the character and appearance of Forton Road.
- 6.10 There is no set style, design or form of property within the street scene which this property has to copy or emulate. There are also existing bungalows sited adjacent to two storey dwellings, so there are already height differences between dwellings. The proposed properties are a little higher than the properties on either side, but there are no set heights within the street scene. The properties will be approximately 1m higher than no.71a and approximately 3.7m higher than no.67. With the variety in the street, officers do not consider this height difference on its own to be unacceptable. As there is no set form or design of properties, they cannot be considered out of place within the street scene. These properties will not be the tallest along Forton Road, and the juxtaposition of a two storey dwelling adjacent to a bungalow already exists on the road. This would not be unique to this proposal.

- 6.11 There is to be a gap of approximately 5m from the side of 67 Forton Road and the side elevation of plot 1. There are no set distances between dwellings along the whole of Forton Road.
- 6.12 The design of the properties includes elements seen on other properties locally. Whilst there is no set style to replicate, these properties do not introduce features that are completely alien to the street scene. There is a wide variety of styles of property in the area which helps to give Forton Road a unique feel. The introduction of these two new 2 storey properties will only help to add to this diversity.

Impact on residential amenity

- 6.13 The properties will be between a low level bungalow to the left and a 2 storey dormer type of dwelling to the right. To the rear are 2 storey dwellings on Park End.
- 6.14 The plots are of an adequate size to comfortably accommodate this size of property and still leave adequate private amenity garden space for both dwellings.
- 6.15 A comment has been made regarding the depth of the properties, stating that they extend too far back. The proposed dwellings are in line generally with the front and rears of existing properties. There would be a distance of approx 17.9m from the rear wall of plot 1 and a distance of 17.1m from the rear wall of plot 2 to the garden boundaries with the properties at the rear on Park End. No.32 Park End's garden is approximately 5.5m from the rear of the application site giving approximately a separation distance of 22.6m from the back wall of the property on plot 2 to the back wall of no.32. No. 40 Park End's garden is approximately 7.3m from the rear boundary of the site giving a separation minimum distance between rear walls of approximately 24.4m. No. 42 Park Ends rear wall is approximately 12.5m from the rear boundary of the site giving a minimum distance between rear walls of approximately 30.4m. As a guide, 22m back-to-back distances are generally considered acceptable. Officers consider that as the separation distances will exceed this guide distance of 22m, the proposal will not have a significantly detrimental impact in terms of overlooking of, or loss of privacy to, properties on Park End.
- 6.16 No.67 Forton Road is a bungalow. The house on plot 1 will be 1m away from the boundary with no.67. The new dwelling does extend approximately 3.6m beyond the rear of no.67. Due to the direction of the sun's travel, it is not considered that the new dwelling would cause any significant increase in overshadowing to the property. The new dwelling would be next to this bungalow but this juxtaposition already exists on Forton Road. Due to the distances involved, it is not considered that the proposed dwelling would be over bearing to no.67.
- 6.17 The back of the new properties are to be in line with the rear of 71a Forton Road. It is acknowledged that the two storey element is in line with a single storey conservatory, however again there is no set alignment for the rear of properties. The house on plot 2 would be 1.1m away from the boundary with no.71a, and the then the house is further back and stepped in. There is a ground floor window on the side elevation but this is not a primary window. Due to the direction that the sun travels, there will be an element of overshadowing, however, due to the separation distances, it is not considered to be significant enough to warrant refusal. No.67 is described as a dormer style house but it is effectively 2 storey. Officers do not consider that the proposed dwelling would be overbearing to no.71a.

- 6.18 Due to the position of the properties, officers do not consider there to be a significantly detrimental impact on the amenity of any neighbouring residential property. However, officers agree with comments made that any future extensions may impact on the amenity of neighbouring residential properties.
- 6.19 Officers consider that permitted development rights should be removed from the properties for extensions, installation of new doors and windows and alterations and extensions to the roof in order to help maintain neighbours' privacy.

Highways/Accesses

- 6.20 There are 2 existing accesses already in situ and the initial plans showed these both being improved by being made wider. However following consultation, the Council's Highways engineers had concerns with the existing accesses and have requested that the proposed accesses are relocated to the centre of the application site. The agent has submitted amended plans showing the new accesses in accordance with Highway's Comments. The highways engineer does not have any other objections to the scheme and it is considered that the proposed altered accesses will not have any detrimental impact on any accesses opposite.
- 6.21 As a guide, the car parking standards within the Telford & Wrekin Local Plan (Publication Version) state that 5 bedroom dwellings require 3.8 car parking spaces. The plans show that each dwelling has a garage which counts as a parking space and each driveway can accommodate at least 3 cars, hence the proposed provision is considered adequate.

Other Matters

- 6.22 It has been mentioned that the canopy on the tree as shown on the block plan is inaccurate. The agent has submitted an amended block plan accurately showing the canopy of the tree. Officers consider this is accurate and it appears that the proposal will have no impact on the trees. The Council's arboricultural officer has not yet made any comments. When these are received they will be included as an update for Members.
- 6.23 Some of the letters received make a point of mentioning that the height of the roof and the first floor layout of the property are geared up to enable rooms within the loft. This is not being shown on the submitted plans as happening and after discussing this with the applicant, it is not his intention to propose this as the type of joists being used would not make this practical. However, officers do consider that if the lofts were converted at a later date, this may cause an adverse effect on neighbouring properties.
- 6.24 It has been mentioned that bungalows are in short supply in Newport. However, the developer could apply for a prior determination to demolish the bungalow that the LPA could not refuse. Therefore the site would be vacant. The Council cannot make the developer apply for bungalows nor can it refuse an application purely on the reason that there should be replacement bungalows.
- 6.25 It has been stated that this development would set the precedent for other bungalows on Forton Road to be demolished and redeveloped with 2 storey dwellings. The precedent for two storey development on Forton Road has already been set. Any future application would be considered on its own merit.

7. CONCLUSIONS

- 7.1 The erection of 2no. detached dwellings and alterations to the existing vehicular accesses following demolition of the existing dormer bungalow and detached garage are considered appropriate in terms of scale and design. The development does not have an adverse impact on the street scene and does not adversely affect the amenity of any neighbouring residential property. The principle of residential on this site in the urban area of Newport is already established as there is already a dwelling on site. Whilst the proposal is to demolish the existing bungalow and to build 2 two storey dwellings the proposal is in effect only one additional dwelling. Accordingly the proposal is considered compliant with policies CS1, CS6 & CS15 of the Core Strategy, policies H6 & UD2 Wrekin Local Plan and national guidance in the NPPF.

8. RECOMMENDATION

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

1. A04 Time Limit
2. B011 Samples of materials to be agreed in writing
3. B063 Land drainage
4. B121 Landscaping
5. C014 Visibility splays
6. C38 Development in accordance with approved plans
- 7, D01 Removal of permitted development rights
8. D05 No further windows within side elevations