

TWC/2016/0058

8 Ash Lea Drive, Donnington, Telford, Shropshire, TF2 7NS

Erection of ancillary annexe accommodation following demolition of existing garage

APPLICANT

Graham McNamara

RECEIVED

15/01/2016

PARISH

Donnington and Muxton

WARD

Donnington

OFFICER

Matthew Thomas

**THIS APPLICATION IS BEFORE MEMBERS OF THE PLANNING COMMITTEE
AT THE REQUEST OF DONNINGTON & MUXTON PARISH COUNCIL**

OBJECTIONS RECEIVED: Yes

1.0 THE PROPOSAL

- 1.1 This full planning application seeks permission for the erection of a detached building to be used as an annexe ancillary to No.8 Ash Lea Drive in Donnington following the demolition of the detached garage and upvc lean-to. The proposed annexe building will be constructed beneath both pitched and flat roofs and will have a similar footprint to the garage/lean-to which have recently been demolished.
- 1.2 At its largest, the proposed building will measure approximately 8.5m in length and 4.4m wide and will provide a self-sufficient unit of accommodation, providing a bedroom, bathroom, lounge and kitchen. Finishing materials will consist of paintwork, concrete roof tiles and upvc windows. The applicant has confirmed that the annexe is to be used to accommodate a family member and will remain as ancillary accommodation.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site comprises a semi-detached two bedroom bungalow finished with red brick facing with stone cladding to the front elevation. The property occupies a corner plot at the end of the cul-de-sac on Ash Lea Drive and benefits from a modest garden to the front, side and rear. A conservatory extends off the rear elevation in to the rear garden and a recently built porch extends off the west side elevation. Previously, a detached garage and upvc lean-to extension stood to the rear however these have recently been demolished. Boundary treatment comprises close boarded timber fencing.
- 2.2 Neighbouring properties are a mix in size with various forms of extensions but are similar in age and design. Within walking distance of the site there are local primary schools, food stores and a bus stop which provides frequent services to Telford and the wider area.

3.0 RELEVANT PLANNING HISTORY

- 3.1 TWC/2011/0595 – Erection of a porch extension to side – Full Granted (12/08/2011)

4.0 PLANNING POLICY CONTEXT

- 4.1 National Planning Guidance:
National Planning Policy Framework
- 4.2 Core Strategy:
CS1 Homes
CS15 Urban Design
- 4.3 Wrekin Local Plan:
UD2 Design Criteria
H6 Windfall sites in Telford & Newport
- 4.4 Telford & Wrekin Local Plan (Publication Version)
SP1 Telford
SP4 Presumption in favour of sustainable development
C5 Design of parking
BE1 Design criteria

5.0 SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

- 5.1 Donnington & Muxton Parish Council: Object
- Insufficient information relating to proposed use, access and parking and it is considered to be an overdevelopment of the site. Concerns also regarding use as an annexe.
- 5.2 Highways: Comment
- No.8 Ash Lea Drive is a two bed bungalow with only one parking space currently available in front of the existing garage. If the annexe generates parking there isn't anywhere to accommodate it as the bungalow is located at the end of a very small cul-de-sac with little space for on-street parking. However, the bungalow has a front garden which could easily be turned in to parking spaces which would address any concerns relating to parking.

- 5.3 Shropshire Fire Service: No Comment

Neighbour consultation responses

- 5.4 Following the neighbour consultation process a single letter of objection was received and the issues raised are summarised below:
- Drainage/utilities; proximity to boundary fencing for excavation/foundations
 - Height of structure – concerns of overlooking

- Potential loss of light; overdevelopment
- Not enough detail in submitted plans – concerns of unsightly TV aerials in close proximity to boundary

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
- Impact on the character of the area
- Impact on the living conditions of neighbouring properties
- Highways considerations
- Other Matters

Principle of development

6.2 Within the guidance of the National Planning Policy Framework (NPPF) there is a strong presumption in favour of sustainable development and for local planning authorities this means that opportunities should be sought to meet the development needs of the area and approving development that accords with the development plan. This is reflected in policy SP4 of the Telford & Wrekin Local Plan which, amongst other issues, states that priority will be given to focusing development on the urban areas of Telford and Newport through the use of previously developed land. The application site is considered sustainable being located within an established residential area off Ash Lea Drive in Donnington, within walking distance of local shops and services and within easy access of frequent bus services.

6.3 The application site lies at the end of a cul-de-sac, within the built up area of Telford and formerly accommodated a detached garage and upvc conservatory. These structures have recently been demolished and the footprint of the proposed annexe building will replicate that of the now demolished buildings. Taking the above into consideration the proposed development is considered sustainable within the realms of the NPPF and local plan policies and therefore the principle of development is considered to be acceptable.

Impact on the character of the area

6.4 Policies UD2 of the Wrekin Local Plan and CS15 of the Core Strategy provide guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context. These policies advise the Local Planning Authority to assess proposed development in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality. Amongst other issues, policy BE1 of the Telford & Wrekin Local Plan advises that the Council will support development which will respect and respond positively to its

context, demonstrating an integrated design approach and respecting its landscape setting.

- 6.5 Previously, the buildings now demolished, consisted of a detached garage with a steel door, and white upvc conservatory/lean-to style extensions either side and set beneath flat roofs. The upvc extension extending off west side elevation was mostly screened by close boarded timber fencing. This ad-hoc structure was in a somewhat tired state, having been subject of various extensions over a long time. Officers consider its replacement with a more permanent, yet domestic appearance, will be an improvement within the street scene and because the new build will have a near exact footprint to the previous structure, the overall impact on the character of the area will be negligible. Neighbouring properties within the area have been subject to various styles of extensions over the years including single storey side extensions, porches, car ports and detached garages and therefore the proposed development will not look out of place within this established residential area. On balance, therefore, the application proposal complies with local planning policies.

Impact on the living conditions of neighbouring properties

- 6.6 Visually, the scale and massing of the proposed new building will be similar with the most significant change being a shallow pitched roof being built above the main part of the building. The smaller bedroom extension will be built beneath a flat roof. The structure will be located close to the rear boundary with No.14 St Matthew's Road, situated to the north. The flat roofed element of the proposed building will be mostly screened from view of this neighbouring property by the existing close boarded timber fencing which is raised above gravel boards. The proposed annexe building has been designed to avoid any loss of privacy between neighbouring properties. Three windows will be installed in the front elevation and a fourth window and access in to the building will be provided in the side elevation facing in to the applicant's rear garden. There will be no openings in the west side or the rear elevations.
- 6.7 The occupants of No.14 St Matthew's Road have recently erected a concrete block wall along their rear boundary, in front of the existing boundary fencing, which stands in excess of 2.2m in height. Whilst the gable end of the proposed structure will measure 4m in height, given the existing boundary treatments, it is unlikely that the living conditions of the occupants of this neighbouring property will be significantly affected. Other neighbouring properties within the area have sheds and garages within close proximity to their rear boundaries and whilst the roof pitch will be taller in comparison, officers are satisfied that there will be no significant loss of light, privacy or any significant overbearing impact which would otherwise warrant a recommendation for refusal. Accordingly, the proposed development complies with local planning policies.

Highways Considerations

- 6.8 The Local Planning Authority acknowledges the comments received by the Local Highways Authority. Currently there is on-site car parking available for one vehicle, to the rear/side of the bungalow. Under the new parking standards of the Telford & Wrekin Local Plan, a two bed dwelling requires 1.4 on-site car parking spaces. The current car parking provision is adequate for the bungalow. The applicant has confirmed that the annexe is to be used by a family member, and this will be controlled through conditions, and even if an additional space was required, there is some road-side parking available without resulting in obstructions to neighbouring dwellings. Because the site lies at the end of a cul-de-sac and as there is some degree of roadside parking available, on balance, officers consider that there will not be a significant impact on highway safety and therefore the proposal is considered to be acceptable.

Other Matters

- 6.9 The Local Planning Authority acknowledges the comments received by the Parish Council and the occupants of No.14 St Matthew's Road. The Parish Council raised concerns regarding the use of the building, available parking and potential overdevelopment of the site. Officers would comment that on balance, there is adequate on-site and off-site car parking available at this end of cul-de-sac location for this ancillary annexe. The applicant has confirmed that the annexe is to be used by a family member and restrictive conditions will be imposed to the decision notice to this effect. Officers do not consider that the proposed development represents overdevelopment of the site as the footprint of the building almost matches that of the buildings which have recently been demolished and under permitted development, additional structures could be erected.
- 6.10 The neighbouring property raises concerns over potential overdevelopment and overlooking. These issues have already been addressed in this report and officers have concluded that there would be no significant impact on the living conditions of neighbouring properties. With regards to drainage, it is proposed to connect to existing services and given the small scale of this development; there will be negligible impact on existing drainage infrastructure.

7.0 CONCLUSIONS

- 7.1 The application site is sustainably located within an existing and established residential built up area of Telford within the curtilage of a dwelling to accept this proposed annexe. The Local Planning Authority considers the proposed development will represent a visual improvement to the previous structures and the character and appearance of the area will therefore be retained. Officers have assessed the impact the proposed development would have on the living conditions of neighbouring dwellings and on balance consider there will be no significant adverse effect by virtue of any overlooking, loss of light or overbearing impact. In addition, there is adequate on-site and roadside

parking available at this end of cul-de-sac location and highway safety will not be compromised. The site is not suitable for a dwelling on its own however officers consider an annexe, to be used as part of No.8 Ash Lea Drive, is acceptable and can be controlled through appropriate conditions.

- 7.2 Consideration has been given to representations received from the Parish Council and a neighbouring property however in this instance officers are satisfied that the development is compliant with local planning policies as well as the guidance contained within the National Planning Policy Framework and the application is recommended for approval subject to conditions.

8.0 RECOMMENDATION

- 8.1 Taking the above conclusions in to consideration it is recommended to **GRANT PLANNING PERMISSION** subject to the following conditions:

Conditions

1. A04 Time limit – Full Planning
2. C02 Materials as detailed in application form
3. C38 Development in accordance with plans
4. D09 No further openings
5. D21 Restriction on separate use

Informatives

- I40 Conditions
I41 Reasons for Grant of Permission
RANPPF1 - Approval NPPF