

TWC/2017/0052

21 Kings Head Home Park, Newport, Shropshire, TF10 7LG

Erection of a single storey rear extension and installation of a decking area

*****Updated Location & Block Plan Received*****

APPLICANT

Michael Wemm

RECEIVED

24/01/2017

PARISH

Newport

WARD

Newport North and West

OFFICER Kirsty Johnson

CLLR TIM NELSON HAS REQUESTED THE APPLICATION IS CONSIDERED BY MEMBERS OF COMMITTEE

INTRODUCTION

This application was deferred at the Planning Committee held on the 5th April 2017 to allow Members to visit the site prior to the subsequent planning committee.

1. THE PROPOSAL

- 1.1 The application seeks consent for the erection of a single storey extension to the north elevation of an existing park home at 21 Kings Head Park, Newport. The proposal also includes an area of decking to the west elevation.
- 1.2 The single storey extension will measure 3.4m x 3.4m and will match the eave and ridge height of the existing park home. The extension has no windows on the north elevation, a long top opening window on the west and a three pane patio door on the east elevation. The extension will be made to match the existing park home.
- 1.3 The decking will extend 1.2m from the west elevation with a length of 2.7m. It will be built on brickwork base with a stainless steel and glass balustrade around the edge.

2. SITE AND SURROUNDINGS

- 2.1 The application site is located in the built up area of Newport, accessed from Chetwynd End and existed from Green Lane. The site comprises of residential park homes located to the rear of 'TFM Farm & Country Superstore'.
- 2.2 To the north of the application site is a recent residential development site providing 85 dwellings on land between Kings Head Park and Edgmond Road (TWC/2014/0401). The Kings Head Caravan Park originally had 15 mobile homes and has been increased by a further 13 mobile homes to replace 9 touring caravans that were previously using the land. 21 Kings Head Park

forms part of this recent extension (TWC/2014/0036) to the park home site that has extended the original park home further west along Green Lane.

- 2.3 21 Kings Head Park is a single storey park home cited lengthways along the northern boundary of the park home site. The park home is clad with a gable pitched roof. The existing park home is 4.3m high a width of 6m and a length of 14m. As the park home is not sited parallel to the northern boundary it is situated between 7.9m - 9.3m from the boundary.
- 2.4 To the east of the application site is no. 20 Kings Head Park and to the west is a vacant park home plot. To the north are no. 33, 35,37 & 37 Stone Bridge which are two storey dwellings located approximately 21m from the existing rear wall of the 21 Kings Head Park. There are well established trees screening along the northern boundary. There is a gap in this run of trees and a replacement tree has been planted in this space between 21 Kings Head Park & 37 Stone Bridge.

3. RELEVANT PLANNING HISTORY

- 3.1 Original Consent: TWC/2014/0036 - Change of use of land to caravan site: Kings Head Mobile Home Park, Green Lane, Newport, Shropshire, Decision: Full Granted:16/05/2014
- 3.2 Recent approval next to application site: TWC/2016/1150 - Erection of a conservatory: 20 Kings Head Park, Green Lane, Newport, Shropshire, TF10 7LG:Full Granted:07/02/2017
- 3.3 Adjacent Edgmond Road Site Consent: TWC/2014/0401- Erection of 85 dwellings with associated access and landscaping (Reserved Matters Application)***Amended Details Received*** - Reserved Matters Granted – 28/08/2014

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
- 4.4 Submission Version Telford & Wrekin Local Plan
BE1 Design Criteria
BE2 Residential Alterations

5. SUMMARY OF CONSULTATION RESPONSES

- 5.1 Newport Town Council: No objection

- 5.2 Cllr Tim Nelson: Object – overbearing impact on 37 Stone Bridge, inaccuracy of plans
- 5.3 Shropshire Fire Service: No comment
- 5.4 Neighbour Consultation: Notification letters were sent to the occupiers of six neighbouring properties. In response four letters of objection have been received raising the following issues:
- Inaccuracy of site plan/location plan
 - Gable end will be imposing on residents
 - Level difference
 - Additional water run off/ site drainage issues
 - Lack of information –section through site
 - Land stability
 - Extension will be intrusive, result in loss of light, overbearing
 - Concerns regarding the distance from boundary to residents from Stone Bridge.
 - Impact on resale of nearby properties

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 design, mass, scale and appearance
 - The impact on the living conditions of neighbours

The design, mass, scale and appearance

- 6.2 Policy CS15 (Urban Design) of the Core Strategy requires development to positively influence the appearance and use of the local environment.
- 6.3 Policy UD2 (Design Criteria) of the Wrekin Local Plan supports development which respects and responds positively to its context and where appropriate provides distinctive design. This policy also supports development which respects and relates to any adjacent building and features.
- 6.4 Telford & Wrekin Local Plan (Submission Version) policies BE1 (Design Criteria) and BE2 (Residential Alterations) reinforce the above and also advise that development should be proportionate in size in relation to the existing plot, respect the character of area, be in keeping with the existing building and be adequately accommodated within its curtilage without adversely affecting its amenity or that of neighbouring properties.
- 6.5 Officers are satisfied that the scale of the extensions are proportionate to the size of the existing park home with a modest 1.2m x 2.7m platform and 3.4m x 3.4m extension with the eaves height (3m) and ridge height (4.3) to match the existing.

- 6.6 The extension will respect the character of the area and be in keeping as the design and appearance of the extension will match the existing park home. The extension can be adequately accommodated within its curtilage with a sufficient amount of garden space retained and a separation distance of 5.3m can be achieved from the extension and the site boundary. As such the proposal will not result in overdevelopment of the site. The application is therefore considered to be compliant with CS15 of the Core Strategy, UD2 of the Wrekin Local Plan and BE1 & BE2 of the emerging Telford & Wrekin Local Plan in this regard.

The impact on the living conditions of neighbours

- 6.7 37 Stone Bridge is located approximately 21m north of 21 Kings Head Park. There is a noticeable level difference between this property and the application site with the park home siting higher than 37 Stone Bridge. The longest side of the park home which fronts this property is mainly screened by established trees with a small portion (approximately 3m) of the park home being visible due to the removal of a dead tree along the boundary which divides the plots, notably the site owners have replanted a tree in its place. In addition the timber boundary fence masks the lower part of the park home further restricting its view.
- 6.8 The extension will result in occupants of no. 37 being able to see a gable end at the same height of the existing park home with no windows in the facing elevation. A distance separation of approximately 17.6m between the rear wall of the extended park home and 37 Stone Bridge will be provided.
- 6.9 Having visited no. 37 and stood in this residents garden, officers are satisfied that there are no issues of overlooking due to the lack of windows in the elevation facing 37 Stone Bridge and whilst it is acknowledged that there is a level difference and the extension will be visible, the current boundary treatment and distance separation will ensure the development is not overbearing on this neighbour.
- 6.10 No. 35 & 33 Stone Bridge are located approximately 21m north of 21 Kings Head Park, again there is a noticeable level difference, however, the park home site is well screened to the occupants of these properties with well-established boundary trees. The orientation of the dwellings to the park home and the separation distance will ensure there are no issues of overlooking or loss of light and in addition, the development will not be overbearing on these residents.
- 6.11 The extension will not impact on the future occupants of the park home plot to the west with a high level window limiting opportunities for overlooking.
- 6.12 The locations of the extension and decked area are on elevations which do not face 20 Kings Head Park as such the development will not be overbearing, result in loss of light or privacy.

- 6.13 The proposed decking will allow the occupants of 21 Kings Head Park to stand approximately 0.55m above ground level and whilst there may be some issues of overlooking, given the scale of the structure with a depth of 1.2m, it is unlikely to be used as amenity space and instead is more likely to be for access to the raised patio doors limiting opportunities for overlooking. In addition officers recognised that removable steps to the park home could be placed in this position without the need for planning permission.

Other matters

- 6.14 Comments have been received with regards to the accuracy of the plans. Amended site/location plans have been provided which show the accurate position of the park home; officers have measured the distance between the site boundary and the park home on site and are in agreement with the submitted plans.
- 6.15 A request has been made by residents for an additional plan to show a section through the site. Whilst officers appreciate there is a level difference, given the distance separation and the low level form of development, in this instance it is not considered necessary for a section plan to be provided.
- 6.16 Whilst officers appreciate comments made in relation to additional run off water associated with this development, officers have approached the Council's Drainage Engineers who have advised they have no comment to make. Officers also consider any additional request for drainage details would be unreasonable given the scale of the development. Furthermore, a similar application has been approved at no. 20 (TWC/2016/1150) and it was not considered necessary for drainage details to be submitted.
- 6.17 There are no known issues of land instability on this site and therefore details of land stabilisation are not required for this application.
- 6.18 The consent for the park home site (TWC/2014/0036) does not control the site layout and as such resident's comments with regards to an 'agreed distance from the boundary' apply to those imposed by the site licence and are not controlled or enforceable by planning conditions.
- 6.19 Comments with regards to impact on property value are not a material planning consideration.
- 6.20 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.

7. CONCLUSIONS

- 7.1 The extension and narrow decked area can be adequately accommodated in the site with an appropriately designed scheme proportionate to the existing park home. Whilst officers appreciate that the park home will be closer to neighbouring properties this is not considered to cause an unacceptable

impact on the living standards due to the separation distance and scale and design of the proposals. The development will not be overbearing, or result in issues of loss of light or privacy and will therefore not result in any negative impact to the amenity of neighbours. Therefore the application is considered to be compliant with UD2 of the Wrekin Local Plan, CS15 of the Core Strategy and BE1 & BE2 of the emerging Telford & Wrekin Local Plan.

8. RECOMMENDATION

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

1. A04 – Time Limit
2. C001 – Materials to match
3. C38 – Development in accordance with deposited plans

Informatives

licustom – License and Caravan Site and Control of Development Act 1960