

TWC/2017/0876

Rashleigh, 28 Bayley Hills, Edgmond, Newport, Shropshire, TF10 8JG
Erection of two storey front, side and rear extension *****AMENDED PLANS
RECEIVED*****

APPLICANT

Richard and Kerry Flanagan

RECEIVED

26/10/2017

PARISH

Edgmond

WARD

Edgmond and Ercall Magna

OFFICER Martha Louise Fletcher

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a two-storey front, side and rear extension at Rashleigh, 28 Bayley Hills, Edgmond.
- 1.2 A number of visual sketches provide an illustration of the extensions and alteration.

2. SITE AND SURROUNDINGS

- 2.1 The site is located in the village of Edgmond a predominantly residential village, on the outskirts of the Market Town of Newport. Edgmond has good transportation links to the surrounding areas of Telford and Shropshire.
- 2.2 The dwelling is a detached, two-storey property constructed in red brick under a plain tiled, gabled roof with white uPVC windows. A double garage has been constructed on to the left hand side of the property and this is connected to the main dwelling by a single-pitched porch which runs along the front elevation of the property. A tarmac driveway provides access to the garage from the adjacent highway.
- 2.3 The dwelling is set back from the adjacent highway and as such a large front garden features on this property. Further private amenity space lies to the rear of the property. The site is relatively open and the boundary treatments consist of soft landscaping.

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. PLANNING POLICY CONTEXT

National Planning Policy Framework

Telford & Wrekin Local Plan 2011-2031:
BE1 Design Criteria

BE2 Residential Alterations

Edgmond Neighbourhood Plan:

This neighbourhood plan is currently at Regulation 16 of the process and an independent examiner has recommended that the plan moves forward to a referendum in order to be 'made'. At this stage, the plan carries significant weight. However, this plan does not include any policies which relate to residential extensions.

5. SUMMARY OF CONSULTATION RESPONSES

5.1 Edgmond Parish Council – Object on the following grounds:

- The proposal in contrary to the Edgmond Neighbourhood Plan
- Bayley Hills is an area within the village which has a unified appearance, and the proposal is out of character with the area
- The provision of a roof terrace will be imposing, will cause a loss of privacy and there is potential for noise issues with the neighbours
- The proposal will result in harm to the residential amenity of the area
- The layout, density and visual appearance is out of keeping with the area
- The proposal is a large scale development out of keeping with the area
- The amended plans do no alter the proposal
- Although properties on Bayley Hills have been extended, they have all been done so in a sympathetic way in keeping with the rural character of the village
- The proposal in unsympathetic and is intending to use inappropriate materials, which will be in direct contrast with the original characteristics, design and features of Bayley Hills.

5.2 Shropshire Fire Service – Comment:

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications" document.

Local Representations:

- 5.3 As part of the application process, the Local Planning Authority has formally consulted seven neighbouring properties. As a result of this consultation, eleven objection letters have been received, from nine individual properties (4, 7, 8, 15, 19, 23, 26, 29 and 32 Bayley Hills). The following objections have

been raised:

- The revised plans do not address the main reasons for objection towards the original plan;
- The design of the extension is not sympathetic to other properties within the vicinity (Bayley Hills);
- The proposal would detract from the other surrounding properties; which make up a small mature established estate;
- The size and style of the proposal, along with the materials, are out of keeping with other houses on the estate;
- Other properties on Bayley Hills have been extended, which have always been sympathetic to the environment and other residents;
- The proposal is very different to other properties, will stand out as being very different and will significantly detract from the overall ambience of the estate;
- The properties on Bayley Hills have remained of the same design since they were built in the 1970's and the proposal would be completely out of character;
- The changes to the front elevation, which include the addition of a flat roof extension, a balcony and cladding to the front walls are completely inappropriate and out of keeping with a consistent street scene. The front elevation should be comparable to the front elevations of other properties on Bayley Hills;
- There is a covenant in the title deeds which outlines that any development has to be approved by the original developer. This proposal would not be approved by the developers;
- The stand-alone wooden box structure above the garage appears to have a walkway from that to the main house, which suggests that it will be used for some type of commercial activity, which will spoil the ambience of the cul-de-sac and devalue surrounding properties;
- The proposal does not respect any original characteristics, features or design and resembles a complete re-construction;
- The proposed extension would be overbearing by reason of its size;
- The proposal would have a negative impact on the neighbour's adjacent property, which would be overlooked, and subject to a loss of privacy due to the proposed rear balcony;

- The proposed materials including vertical timber cladding, a steel column coloured high performance render, open glazed windows and a flat roof design is different to any property in Bayley Hills;
- The properties on Bayley Hills have all been constructed in red brick, white windows with Georgian bars. All properties have bay windows, brick pillars and traditional half and full pitched roofs to house frontages;
- The amendments do not address the issues raised by neighbours;
- The change of a flat roof to a pitched roof is a small improvements, on an otherwise inappropriate scheme;
- The plans involve the repositioning of the driveway which would be unacceptable and would be closer to the adjacent property – causing significant increase of noise and additional fumes;
- The soft landscaping which is already present on site should be retained, in order to provide screening.

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
- The scale and design of the proposal
- The impact on the living conditions of neighbours

The principle of development:

6.2 The erection of a two-storey extension is a common householder addition and the Local Planning Authority raises no objections towards the principle of development at this property; subject to the scale and design of the proposal.

The scale and design of the proposal:

6.3 In respect of the scale and design of the proposal, Chapter 7, Paragraph 60 of the National Planning Policy Framework outlines that *“planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness”*.

6.4 Furthermore, Policy BE2 of the Telford & Wrekin Local Plan 2011-2031 outlines that alterations and extensions to householder developments shall only be supported where the following criteria is met:

- The alterations/extension is not disproportionate in size in relation to the dwelling;
- The altered or extended building respects the character of the area;

- The design remains in keeping with the existing building;
- The altered/extended building can be adequately accommodated within the curtilage of the existing property without adversely affecting its amenity or that of neighbouring properties/uses.

- 6.5 Edgmond Parish Council have objected towards the development on the basis that the proposal does not comply with the policies contained within the Edgmond Neighbourhood Plan, which is at regulation 16 and can be given significant weight. However, when reading this document; officers note that there are no policies contained within this document which relate to householder extensions. Furthermore, the Landscape Character Assessment which has been submitted as part of this Neighbourhood Plan is for information purposes only and is not a formal policy within the plan.
- 6.6 Further concerns have been raised by Edgmond Parish Council and by members of the public, regarding the scale and design of the proposed extension.
- 6.7 Officers note that the dwelling is set back significantly from the adjacent highway and is set on a larger than average plot. Whilst acknowledging that a significant amount of development is proposed at the property, the LPA consider that this can be easily accommodated within the curtilage, without affecting its amenity.
- 6.8 Furthermore, the existing property is a larger than average family home, and as such; the scale of the proposed extension is not considered to be disproportionate in size.
- 6.9 The following elements could be carried out under Permitted Development:
- change the windows or insert any new windows (of any scale or design) in the front and rear elevations,
 - demolish any element of the property,
 - render the property in any colour
 - make any alterations to the existing access on site.
 - remove any of the trees or hedgerows on the site,
 - relocate the existing driveway, and
 - various additions such as the erection of a single storey side and rear extension, and the erection of a porch.
- 6.10 When considering what can be carried out under permitted development, the applicants could change the visual appearance and character of the existing property drastically without planning permission being required.
- 6.11 Officers acknowledge that the proposed alterations to the property will be different to any alterations which have been carried out on neighbouring properties. However, just because a proposal is of a different design to what is already present within the immediate area; it is not to say that the alterations will not respect the character of the area. The applicant has provided the Local Planning Authority with further justification for the proposed

materials. The brick and tiles used on the proposed extension will match those used in the original dwelling. In respect of the timber cladding proposed, the applicant has provided the Local Planning Authority with examples of where timber cladding is featured within Edgmond. Whilst it is acknowledged that addition of timber cladding will result in the addition of a new material on the property; it is considered that the cladding will not be harmful to the character of the area.

- 6.12 The Local Planning Authority notes the guidance contained within the NPPF which states that Local Planning Authorities should not impose architectural styles or particular tastes and that they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is acknowledged that large proportion of properties on Bayley Hills are of a uniformed appearance and of a similar scale. However, National Planning Guidance outlines that the fact that this extension is different to the appearance of houses on this street currently, this is not a reason to refuse the application in principle.

The impact on the living conditions of neighbours

- 6.13 When considering the impact that the proposal would have on neighbouring properties; the properties identifies as being located within close proximity of the application site are 26 Bayley Hills, 29 Bayley Hills and 7 Bayley Hills.
- 6.14 7 Bayley Hills is a detached property which is opposite the site and lies on slightly higher land than the application site. There will be a distance in excess of 30 metres in between the front elevation of the proposed extension and the front elevation of 7 Bayley Hills. Whilst the proposal will change the immediate outlook of 7 Bayley Hills, the proposal will not cause an overbearing impact, loss of light or loss of privacy to the occupants of 7 Bayley Hills. A number of new windows are proposed to be installed on to the front elevation of the property however; officers therefore consider that due to satisfactory distance separation; the proposal will not cause any significant harm to the amenity of the occupants of 7 Bayley Hills.
- 6.15 26 Bayley Hills is a detached property which lies to the West of the application site. There are no level differences present. There will be a distance of approximately 5.7 metres in between the side elevation of the proposed extension and the side elevation of 26 Bayley Hills. The side elevation of the proposed extension which would face out towards this neighbouring property; will feature one door at ground floor level and one window (to serve a walk in wardrobe) at first floor level. A row of mature trees lie in between the two properties and would help screen this window from the view of the occupants of 26 Bayley Hills. Officers are therefore satisfied that the inclusion of this window would not result in any issues of overlooking or loss of privacy.
- 6.16 A balcony has been proposed to the rear of the proposed two-storey extension. Whilst officers did initially raise some concerns regarding a potential loss of privacy to the occupants of 26 Bayley Hills; the proposal has now been amended and an angled 1.6 metre high screen has been added to the balcony, to ensure that there are no issues of overlooking or loss of

privacy. Furthermore, mature trees are located in between the two properties and are to be retained. Officers are therefore satisfied that due to the inclusion of screen and the boundary treatments present, the proposed balcony would not result in any unacceptable issues of overlooking or loss of privacy.

- 6.17 29 Bayley Hills lies to the North-East of the application site and there are no level differences present. Given the orientation of the two properties and the location of the proposed two-storey side extension; the occupants of 29 Bayley Hills will only be able to see the element of the proposal which extends beyond the rear elevation of the property. There will be a distance of approximately 37 metres in between the side of the proposed balcony and the front elevation of 28 Bayley Hills. Furthermore, a row of mature trees and soft landscaping lie between the properties. Officers are therefore satisfied that due to the distance separation and boundary treatments on site, the proposal would not result in any significant harm being caused to the amenity of the occupants of 28 Bayley Hills.

7. CONCLUSIONS

- 7.1 In conclusion, the Local Planning Authority considers the scale of development proposed to be appropriate, given that the property is set on a larger than average plot and is set back considerably from the adjacent highway. In respect of design, officers do acknowledge that the proposal is different to other properties within the Bayley Hills, however; given the limitations of Permitted Development, the proposal is deemed to be compliant with the requirements Policy BE2 of the Telford & Wrekin Local Plan and the guidance contained within the NPPF.

8. RECOMMENDATION

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 following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):
1. A04 Time Limit
 2. C002 Materials as submitted
 3. C38 Development in accordance with approved plans
 4. D08 Windows non opening on front elevation
 5. I40 Conditions
 6. I41 Reasons for grant of approval
 7. RANPPF1