

TWC/2017/0713

Site of, 60 Forton Road, Newport, Shropshire

Outline application for the erection of 8no. 2 bed apartments with underground parking, including access, with all other matters reserved ***AMENDED DESCRIPTION AND AMENDED PLANS RECEIVED***

APPLICANT

Andrew Jenner

RECEIVED

25/08/2017

PARISH

Newport

WARD

Newport North and West

OFFICER Matthew Thomas

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

1.0 THE PROPOSAL

- 1.1 This outline planning application seeks permission for the erection of 8no. 2 bedroom apartments with underground parking on a piece of previously developed land off Forton Road in Newport. Details have been submitted for the approval of access however all other matters of layout, scale, appearance and landscaping are reserved for later approval.
- 1.2 The application originally sought permission for the erection of 10no. 2 bedroom apartments however the number was reduced to 8no. apartments following discussions between the applicant and officers during the course of the application. Amended plans have been submitted during the course of this planning application and the Local Planning Authority has undertaken two rounds of public consultation. For purposes of clarity, the applicant has stated on the accompanying application form that the apartments are to be provided for the 'over 50's'.
- 1.3 Elevational plans have been submitted together with floor plans however these are purely illustrative to demonstrate how the proposed development could be achieved. Whilst indicative at this stage, it is proposed to provide a pair of two storey buildings which will be connected via a glazed link which will serve as a communal access and will provide an internal lift. Access to the site will be taken directly off Forton Road and an area has been allocated for communal bin storage. Underground car parking will be provided with secure parking for 18no. vehicles, storage facilities and a communal laundry room. A communal garden will also be provided to the rear.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site measures approximately 0.13ha and is situated on the northern edge of Newport off the Forton Road. The site is within the built up area of Newport as defined on the Telford & Wrekin Local Plan policies map. The site previously housed a detached hipped roof bungalow and detached double garage which were both set back approximately 20m from the highway. Whilst the double garage remains, the bungalow has since been largely demolished and the site has since been fenced off.
- 2.2 The site is relatively level and extends back some 50m abutting the rear gardens of neighbouring properties to the east along Fair Oak. There is an existing access point

off the highway which is located to the far western corner of the site. Boundary treatments comprise a mixture of hedging and timber fencing and the site is clear of any notable trees.

- 2.3 Forton Road is made up of established residential dwellings which are varied in age style and design including bungalow and dormer bungalows, two storey period dwellings and more recent detached houses. There is an established building line along Forton Road with existing developments being set back away from the highway.
- 2.4 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. Within walking distance are the Newport RUFC, the St Peter & St Paul RC Primary School and a multiple use games area and children's play area is located some 350m away from the site to the east. Newport is well connected to the local bus network with regular buses to Telford and surrounding areas.

3.0 RELEVANT PLANNING HISTORY

- 3.1 TWC/2013/0214 – Erection of a detached dwelling with associated access – Full Granted (13/05/2013)
- 3.2 TWC/2012/0597 – Erection of two storey front and side extensions and first floor rear extension over existing bungalow – Full Granted (10/12/2012)
- 3.3 W2009/0499 – Outline application for the erection of a detached dwelling following demolition of existing double garage – Outline Granted 28/08/2009

4.0 PLANNING POLICY CONTEXT

- 4.1 National Planning Guidance:
National Planning Policy Framework
- 4.2 Telford and Wrekin Local Plan (2011-2031)
SP2 Newport
SP4 Presumption in favour of sustainable development
HO1 Housing requirement
HO4 Housing Mix
C3 Impact of development on highways
C5 Design of Parking
BE1 Design criteria
BE9 Land Stability
- 4.3 Newport Neighbourhood Development Plan (2017-2031 Reg.16 Consultation)
Policies H1 & H2

5.0 SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

- 5.1 Newport Town Council: Object
- Over-development of the site – previous approval for 2 private dwellings was considered more appropriate than the currently proposed 10 units
 - Development will be of a high density which will be out of keeping within the established streetscape

- Proposed underground tandem parking will be problematic and will be difficult to manoeuvre
- Existing traffic issues along Forton Road and the proposal will exacerbate this potentially resulting in hazardous conditions
- Design for 2.5 storey development is overbearing and will result in overlooking of neighbours where none exists currently
- The underground car parking is proposed solely to permit gross over concentration of residence on this one site
- The site does not permit sufficient amenity space for residents. Whilst it is suggested that the development will be aimed at the 'over 50's' the Town Council is unaware how this will be controlled
- The glazed link between the two buildings which will provide a lift will be visible and will result in a development which is out of keeping with the area
- The applications plans show a 'dog leg ' to the boundary on the site of 62a – it is noted that this is most incongruous for these plots and not reflective of established developments along Forton Road

The Town Council were consulted for a second time following receipt of amended plans however no further comments have been received.

5.2 Highways: Support subject to conditions

- Proposed car parking to be provided prior to occupation of apartments
- Visibility Splays of 2.4m x 43m to be provided prior to occupation
- Access driveway to be surface in a bound material
- Include Highways informative

5.3 Drainage: Support subject to conditions

- Foul and surface water drainage scheme to be submitted and agreed
- Assessment of groundwater conditions and mitigation to be submitted

5.4 Environmental Health: Comment – include following conditions:

- Noise Assessment to be undertaken prior to development
- Working hours – construction/piling

5.5 Contaminated Land: Support subject to conditions:

- Assessment of land contamination to be undertaken and submitted
- Imported material to be tested and results submitted

5.6 Ecology: Support subject to conditions

- Erection of artificial nesting/roosting boxes

5.7 Shropshire Fire Service: Comment – include Fire Authority informative

5.8 West Mercia Police: Comment – condition Secure by Design

Neighbour consultation responses

5.9 Following the first round of neighbour consultation, a total of 24 letters of objection were received (including 4 duplicates) and the issues raised are summarised below:

- Disruption to Forton Road during construction from noise pollution
- Unneighbourly form of development
- Disruption to school and work commutes as well as for local school

- Development will be dangerous for both pedestrians and vehicles
- No need for this type of development in the area
- Adverse impact on character of the area – mix of properties are currently detached houses and bungalows – proposed development not in-keeping
- Concerns regarding damage to neighbouring properties and adverse impact on property prices
- Population density is high and not concomitant with surrounding area
- Aiming the apartments for the 'over 50's' is not enforceable and unless there is a restriction it can easily operate as a 'buy to let'
- Concerns that property will default to student accommodation or houses of multiple occupation
- Amount of vehicles using this site will be detrimental to highway safety
- Overlooking/loss of privacy for neighbouring properties
- Concerns of impact on natural drainage
- 3 storey development is out of keeping with prevailing 2 storey character
- Proposal represents overdevelopment of the site
- Lack of supporting accompanying information to fully consider implications
- Glazed link is not in-keeping with existing character of the area
- Massing of development is inappropriate for the site and will be overbearing
- Insufficient land for landscaping/planting
- Concerns regarding excavation for underground parking to include ramp and footings and potential impact on land stability
- Manoeuvrability within car park will be very tight
- Lack of local consultation
- Elevations of proposed buildings will extend beyond that of neighbouring properties to front and rear
- Increase of noise for local residents from new residents, cars, construction
- Existing boundary disputes between No.60 and No.62a Forton Road
- Lack of information relating to refuse collection – where will these be stored?
- Previous approval for 2 detached dwellings would be more appropriate
- Inadequate car parking for the number of apartments proposed
- No evidence to support the need to provide additional flats for those wishing to downsize - especially in a location where there is no transport or social infrastructure to support older people

5.10 Following the second round of neighbour consultation, a total of 18 letters of objection were received (including 2 duplicates) and any new issues raised are summarised below:

- The amended plans do not address previous reasons for objection
- Poor attempt to screen the glazed link by inclusion of a large tree – where will this be planted and at what height?
- Concerns remain regarding proposed excavation and piling which will cause considerable inconvenience to existing residents
- If built, the control of exhaust gases, fire risk, flooding, vibration from the door etc. as 18+ cars come & go is a significant risk and safety measures need to be clarified
- Damage has previously been caused to neighbouring property and concerns about potential for further damage going forward
- Elevational drawings do not appear to correspond to submitted floor plans and need to be clarified as they are currently misleading
- Proposal is a commercial project not in keeping with the local rural area, which is a pleasant residential area of family homes

- The associated infrastructure and access/egress are incompatible with the location and potentially unsafe
- There are multi occupancy retirement flats in the centre of Newport which invariably have vacancies – lack of justification for the proposals
- Lack of car parking for visitors – this will result in over spilling on highway
- If this development is allowed it will set an unwelcome precedent for Newport and will result in further erosion of Newport as a quiet country town
- Lack of detail for bin store which is unsuitably located to the front of the site
- Clarification required regarding maintenance for external communal areas

6.0 PLANNING CONSIDERATIONS

6.1 Having regard to the development plan policy and other material considerations, the planning application raises the following main issues:

- The principle of residential development on this site
- The impact on the character and appearance of the area
- The impact on the living conditions of neighbouring properties
- Other Constraints – highways, drainage, ecology/trees

The principle of residential development on this site

6.2 The principle of residential development has long been established on this site. The site is located within a well-established residential area of Newport and previously housed a detached hipped roof bungalow and detached double garage which were both set back approximately 20m from the highway. Whilst the double garage remains, the bungalow has since been largely demolished and the site has since been fenced off. Planning permission has previously been approved to reconfigure the former bungalow to provide a two storey detached dwelling and separate permission was granted in 2013 for the construction of a new detached house to the side.

6.3 This current application seeks permission for the erection of a pair of two storey buildings indicatively shown as 8no. two bedroom apartments. A glazed connection will link the two buildings and will provide a communal access point and central lift. The original proposal was for 10no. two bedroom apartments however this was reduced following discussions between the applicant and officers and concerns over the scale of development. It is the applicant's intention to provide these apartments for the 'over 50's'. Elevational plans have been submitted together with floor plans however these are purely illustrative to demonstrate how the proposed development could be achieved.

6.4 The site is unallocated, 'white land', located within the built up area of Newport as defined on the Newport Inset Policies Map. Policy SP2 (Newport) of the T&WLP supports the delivery of approximately 1,330 new homes in Newport up to 2031. Policy H1 of the NNP supports housing in order to meet local needs and where the proposal contributes positively to local character. Meanwhile, policy SP4 of the plan indicates that there will be a presumption in favour of sustainable development and this is echoed in the guidance provided within the National Planning Policy Framework (NPPF). Subject to consideration of the type of residential development proposed together with the aforementioned key issues, the principle of residential development remains acceptable on this site.

The impact on the character and appearance of the area

- 6.5 The application site is located within a well-established residential area, to the northern edge of Newport town centre. Neighbouring properties along Forton Road vary in age, size and character however the prevailing form of development is that of detached two storey dwellings and bungalows set within large plots with spacious front and rear gardens. The site is previously developed land and formerly housed a detached bungalow and garage. Whilst the garage is still standing the bungalow has since been largely demolished and the site is now in need of redevelopment having been left unkempt for several years.
- 6.6 An illustrative site plan accompanies the application and demonstrates that a pair of two storey buildings connected by a glazed link can be accommodated on site with a total footprint of approximately 570m² which represents 45% of the overall site. A basement garage is proposed which will provide a total of 18no. car parking spaces together with private storage areas and a communal laundry room. A new driveway will be provided to the front of the site with access taken directly from Forton Road and space has been allocated for a communal bin store. A communal garden area will be provided to the rear.
- 6.7 Whilst this is an outline application with all matters reserved save for access, the applicant has submitted illustrative elevation drawings and floor plans to demonstrate what could be achieved on site. The indicative elevations propose a pair of two storey buildings, typically residential in appearance, connected by a central glazed link. Pedestrian access to the proposed apartments will be taken via this glazed link which will provide an internal staircase and lift. Whilst the window openings as shown on the drawings will serve the apartments, the arched doorways will be of mock construction to ensure a residential appearance is retained. It is proposed that finer detailing will be included in the design of the two buildings including timber detailing beneath the front gables, inclusion of chimneys and window treatment however this will be dealt with at a later stage.
- 6.8 Amendments have been submitted reducing the scale of development from 3 storeys to 2 storeys and overall number of apartments from 10no. to 8no. This has allowed for a two storey development which would be in-keeping with the existing form of development along Forton Lane. Officers have given due consideration to the type of residential development being proposed and conclude that whilst there is no similar type of development elsewhere within the vicinity of the site, there is no reason why a scheme for apartments cannot be successfully delivered and therefore the proposed development is considered acceptable in principle. A subsequent Reserved Matters application will be required which will consider the layout, scale, appearance and landscaping in further detail.
- 6.9 The existing form of development along Forton Road is varied however the proposed development will be in-keeping with nearby neighbouring properties in that it will be two storey in scale, will be set back from the highway and will retain the existing established building line. There are no known topography issues to consider albeit further details of the underground car parking will be required at a later stage. Together with the appropriate use of soft landscaping officers are satisfied that there is no reason why the proposed development cannot be delivered whilst respecting the character and appearance of the local environment.
- 6.10 Taking the above in to consideration it is concluded that the proposed development would not result in any significant conflict with Telford & Wrekin Local Plan policies SP4, and BE1. These policies seek appropriate design quality which relates to its

context whilst positively influencing the use and appearance of the local environment. The policy aims are consistent with the National Planning Policy Framework.

The impact on the living conditions of neighbouring properties

- 6.11 Policy BE1 of the TWLP requires development proposals to demonstrate that there will be no significant adverse impacts on nearby neighbouring properties. The objectives of this policy are reflected in the NPPF which requires the provision of a good standard of amenity space for all existing and future occupants of land and buildings.
- 6.12 The illustrative plans show a medium density development and the proposed development would provide adequate amounts of private amenity space. This works to the advantage of both existing and proposed dwellings by allowing for good separation distances and relationships with existing neighbouring properties. There are opportunities for enhanced landscaping of the site and with the use of appropriate boundary treatments, which would be agreed at a later stage, existing levels of privacy for neighbours could also be achieved. Officers note that there will be key issues to consider during the submission of a reserved matters application including underground car parking and appropriate positioning of window openings. However these are not matters for consideration during this outline application and will be considered in full at Reserved Matters stage to ensure that there will be no adverse impact on the residential amenity of neighbouring properties in terms of loss of privacy, daylight or outlook.
- 6.13 Taking the above into consideration, the proposed development is considered acceptable in principle and with further consideration to detailed designs at a later stage, officers are satisfied that there will be no significant detrimental impact on the amenities of adjacent residential properties. The application therefore complies with policy in this regard.

Other Constraints

Highways

- 6.14 Policy C5 of TWLP requires all development proposals to demonstrate that parking has been designed as integral to the proposal and be fit for purpose. Meanwhile policy C3 seeks to ensure that development will not adversely affect highway safety.
- 6.15 Access is a matter for consideration under this outline application. A new central access will be created directly off Forton Road and a new driveway will be provided leading to the underground car park. Each apartment will be allocated 2 car parking spaces together with an additional 2 disabled bays, providing a total number of 18 on-site car parking spaces. This provision exceeds the guidance of the TWLP which requires 13 spaces. Following receipt of amended plans, the Local Highways Authority has reassessed the proposal and has raised no objection subject to the inclusion of conditions relating to the provision of car parking prior to occupation together with appropriate visibility splays.
- 6.16 Officers acknowledge that a number of the objections received refer to the potential adverse impact on highway safety. In response to this, the site can achieve adequate visibility off the Forton Road and adequate on-site car parking will be created. As such the current proposal does not create any highway safety issues and is compliant with policies C3 and C5 of the TWLP. These policies seek adequate access and car parking provision to new development which preserves

highway safety. The policy aims are consistent with the National Planning Policy Framework.

Drainage

- 6.17 The application site is not located within flood zones 2 and 3 (as per the Environment Agency's Flood Map). The Council's Drainage Engineers have assessed the proposals and have offered support for the proposals subject conditions requiring a scheme for foul and surface water drainage being agreed prior to commencement of development together with an assessment of groundwater conditions.
- 6.18 A number of local residents have raised concern with regards to the existing poor quality drainage infrastructure and the potential damage from any intensification of its use. The Council's Drainage Engineers have noted that they are aware of the high water tables within the area but remain satisfied that this can be resolved through the inclusion of appropriate conditions.

Ecology & Trees

- 6.19 There are no trees of significant value on site which will be lost as a result of the redevelopment of this land. The Council's Ecologist has no objection to the scheme subject to the inclusion of ecology conditions and informatives. Officers will be imposing further conditions seeking the provision of suitable soft landscaping and boundary treatments.

7.0 CONCLUSIONS

- 7.1 The application site is included within the urban boundary of Newport as defined in the Telford & Wrekin Local Plan where the principle of new residential development is supported.
- 7.2 It is acknowledged that this is a different type of development for this established residential area however there are no material planning reasons why the provision of apartments should not be supported in principle. Indicative plans have been submitted which demonstrate that a suitable form and design of development can be provided without adversely affecting the character and appearance of the local environment. Also, suitable separation distances between existing and proposed developments can be achieved to avoid any significant impact on the living conditions of neighbouring properties.
- 7.3 The Council's Highways and Drainage officers have assessed the proposals and have raised no objections subject to the inclusion of conditions. The proposed access and on-site parking appear to be acceptable and will not result in any significant adverse impact on highway safety. Similarly, the development of this site is achievable without causing any adverse impact on local wildlife or to any trees subject to the inclusion of conditions.
- 7.4 The Local Planning Authority has considered all consultation responses received and all material planning considerations have been addressed within this report. Subject to the inclusion of the conditions listed below, the proposal is considered to be compliant with local planning policies as well as the guidance within the National Planning Policy Framework and it is hereby recommended for approval.

8.0 RECOMMENDATION

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

CONDITIONS

1. Time Limit – Outline
2. Submission of Reserved Matters
3. Standard Outline – some matters reserved
4. General Details Required
5. Sample of materials
6. Highways – Car Parking
7. Visibility Splays of 2.4m x 43m
8. Access driveway to be surface in a bound material
9. Foul and surface water drainage scheme
10. Assessment of groundwater conditions and mitigation
11. Landscape Design
12. Landscape Management Plan
13. Noise Assessment to be undertaken prior to development
14. Working hours – construction/piling
15. Assessment of land contamination to be undertaken and submitted
16. Imported material to be tested and results submitted
17. Erection of artificial nesting/roosting boxes
18. Development in accordance with submitted plans