

TWC/2017/0317

89 James Way, Donnington, Telford, Shropshire, TF2 8AY

Erection of single storey side and rear extension to create an annexe

*****AMENDED PLANS RECEIVED*****

APPLICANT

Jason Marsh

RECEIVED

12/04/2017

PARISH

Donnington and Muxton

WARD

Donnington

OFFICER Kirsty Johnson

DONNINGTON AND MUXTON PARISH COUNCIL HAVE REQUESTED THAT THIS APPLICATION BE HEARD AT PLANNING COMMITTEE.

1. THE PROPOSAL

1.1 This proposal seeks full planning permission for the erection of a single storey side and rear extension to create an annexe at 89 James Way, Donnington.

2. SITE AND SURROUNDINGS

2.1 89 James Way is an end-of terrace, two-storey property which has been constructed in traditional red brick and has a flat roof, with UPVC casement windows. An entrance door is situated on the front elevation of the property. The neighbouring properties on James Way are all of a similar scale and design.

2.2 A single storey garage served by an up-and-over garage door has been erected on to the side of the property; along with a porch at the front of the property. These elements have been constructed in red brick.

2.3 Parking is located to the front of the property, to the rear is private amenity space. In regards to the boundary treatments on site, there is a 1metre high fence to the front and side of the property, which separates the application site and the neighbouring property. This fence increases in height to 1.8 metres at the rear of the application site. At the rear of the property, there are a number of mature trees and hedgerows, which will not be affected as part of this proposal.

3. RELEVANT PLANNING HISTORY

3.1 None.

4. PLANNING POLICY CONTEXT

4.1 National Planning Policy Framework

4.2 Core Strategy:
CS15 Urban Design

- 4.3 Wrekin Local Plan:
UD2 Design Criteria
- 4.4 Telford & Wrekin Local Plan 2011-2031 (Publication Version):
BE1 Design Criteria
BE2 Residential Alterations

5. SUMMARY OF CONSULTATION RESPONSES

- 5.1 Donnington and Muxton Parish Council – Object:
Proposal constitutes an overdevelopment of the site. Proposal is for a separate dwelling not an annexe, and is out of character with the area.
- 5.2 Shropshire Fire Service – No Comment

Local Representations:

- 5.3 Four neighbouring properties have been consulted on the proposals; no comments have been received.

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:
- Scale and design of the proposal
 - Impact on the amenity of neighbouring properties
 - Impact on the highway

Scale and design of the proposal:

- 6.2 The development (including the garage conversion) largely falls within the general permitted development rights, it is the final 3m to the rear extension which requires consent and is for consideration.
- 6.3 The scale of the extension is considered to be proportionate to the main house and sufficient garden space will be retained. The design is considered to be acceptable, the visual change from the street scene is minimal but will provide a positive enhancement through the change in pitch of the extensions and the insertion of a new window in place of an existing garage door.
- 6.4 Within the application process amendments were received to provide an internal door connecting the main dwelling to the extension and a window has been inserted into the front elevation of the extension; which has resulted in the originally proposed second entrance door being omitted.
- 6.5 Following amendments; officers consider the proposal by reason of its design and internal layout, does not create a separate stand-alone residential unit. The development can be further controlled by condition, to prevent the annexe from being let or sold.

Impact on the amenity of neighbouring properties:

- 6.6 87 James Way is the adjoining terraced property and there are no level differences present. The extension will be some 5m away from the boundary of this property and will not be overbearing or result in the loss of light to habitable windows at no. 87. The rear extension includes the provision of a window in the side elevation facing no. 87 serving a new bedroom. Officers are satisfied that the window will not impact on the privacy of no. 87, with the extension being single storey, an appropriate distance separation can be achieved and the existing boundary treatment (1.8m boundary fence), will restrict views into the rear garden of no. 87.
- 6.7 91 James Way lies to the south of the application site and sits higher than no. 87. Two windows are proposed within the side elevation facing this neighbour, one will serve the kitchen dining space looking out to a the side wall of no. 91, and another will serve a shower/toilet, being a 0.5m wide and 1.8m above ground level, limiting opportunities for overlooking. Due to the close proximity of the extension to the boundary, a condition restricting the window serving the shower room to be obscure glazed and top opening only is recommended, in order to protect the amenity of this neighbouring property.
- 6.8 56 Winifreds Drive lies to the east of the application site and there are no level differences present. A 39m distance separation is achieved between the habitable windows of both the extension and no. 56 to protect the private amenity of the occupants of this dwelling.
- 6.9 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.

Impact on the highway

- 6.10 The proposal will result in the loss of a garage, as already mentioned this can be converted under permitted development. The frontage of the property is used solely as parking and there is sufficient space for three cars, officers consider the proposal will not result on the displacement of parking onto the adopted highway and the proposal complies with the parking standards referred to in the emerging Telford & Wrekin Local Plan.

7. CONCLUSIONS

- 7.1 The proposed extension is deemed to be acceptable in respect of scale and design. The proposal will not cause harm to the amenity of the occupiers of the adjacent properties and as such; the proposal is deemed to be compliant with Policy UD2 of the Wrekin Local Plan, CS15 of the Core Strategy, Policies BE1 and BE2 of the Telford & Wrekin Local Plan 2011-2031 (Publication Version) and the guidance contained within the National Planning Policy Framework.

8. RECOMMENDATION

Based on the conclusions above, it is recommended that the Committee **GRANT FULL PLANNING PERMISSION** subject to the following conditions and informatives:

1. A04 Time Limit
2. C001 Materials to match existing
3. C38 Development in accordance with approved plans
4. D08 Windows Obscure Glazed
5. D21 Restrictions on use
6. I40 Conditions
7. I41 Reasons for grant of approval
8. RANPPF1