

TWC/2017/0449

3 Clee Rise, Little Wenlock, Telford, Shropshire, TF6 5BU
Erection of a single storey side extension

APPLICANT

Mr Corfield

RECEIVED

26/05/2017

PARISH

Little Wenlock

WARD

Wrockwardine

OFFICER Kirsty Johnson

CLLR JACQUI SEYMOUR HAS REQUESTED THAT THE APPLICATION BE DETERMINED BY THE PLANNING COMMITTEE.

1. THE PROPOSAL

- 1.1 The application seeks consent for the erection of a single storey extension to the side of 3 Clee Rise. The extension would replace an existing conservatory and provide an extended kitchen. The proposal would extend further forward and sideways up to the boundary with neighbouring 4 Clee Rise.
- 1.2 The extension is flat roof, with a roof lantern. The extension requires permission as the eaves sit higher than those of the bungalow.

2. SITE AND SURROUNDINGS

- 2.1 3 Clee Rise is situated within a group of 5no. detached bungalows off Buildwas Lane sitting gable end on to the highway, from which it is set back 14m.
- 2.2 The bungalow is brick built, with a pitched gabled roof, large chimney feature on the front elevation and white upvc windows. There is an existing conservatory on the west elevation facing 4 Clee Rise, a detached bungalow 4.6m from the location of the proposal.

3. RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history.

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 Telford & Wrekin Local Plan (Publication Version)
BE1 Design Criteria
BE2 Residential Alterations

5. SUMMARY OF CONSULTATION RESPONSES

- 5.1 Little Wenlock Parish Council: Object – extension is out of keeping with street scene, too close to boundary, concern with the siting of the extension.
- 5.2 Neighbour Consultation: One letter of objection has been received raising the following concerns:
- Extension would be overbearing
 - Overdevelopment
 - Damage to shrubs
 - Maintenance of the extension may require access from neighbouring property.

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
- Scale and design of the proposal
- 6.2 The extension would be built following the demolition of an existing conservatory. The footprint of the extension is larger than the existing extending forward towards the highway and sideways towards neighbouring 4 Clee Rise.
- 6.3 The design of the extension is a flat roof with lantern, the frontage will be predominately glazed with windows in the front and side elevations, providing a visual break in the brickwork which would match those of the bungalow.
- 6.4 Officers consider the design, mass, scale and materials of the extension relate to the original house and do not cause harm to the streetscene, in accordance with UD2 of the Wrekin Local Plan, CS15 of the Core Strategy and BE1 & BE2 of the Telford & Wrekin Local Plan (Publication Version).
Impact on the amenity of neighbouring properties
- 6.5 4 Clee Rise is located to the west of the application site. The front elevation of this neighbouring property is set back 5.8m from the front elevation of the application site. The proposal would be situated 4.8 metres from the side elevation of the neighbouring bungalow, and erected immediately on the boundary. There are two windows and a glazed door in the side elevation of the neighbouring property. The proposal would be located closer to these windows, and would be larger than the existing conservatory. However, as the proposal would only just sit above the eaves of the bungalows it is not considered to result in an overbearing impact or unacceptable loss of light.

Under Permitted Development, if the eaves were the same height as those of the original bungalow, the same extension could be built.

- 6.6 The proposal does include a window in the side elevation wrapping around the front corner. This window will be situated at an acute angle which would limit any views or unacceptable loss of privacy to the windows in the front and side of the neighbouring property.
- 6.7 Damage to private property including landscaping and maintenance of buildings are not planning matters.

7. CONCLUSIONS

- 7.1 The proposed extension is deemed to be acceptable in respect of its siting, scale and design. The proposal will not cause harm to the amenity in terms of overbearing impact, loss of light or loss of privacy to 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

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

Conditions

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

Informatives

- I40 Conditions
I41 Reasons for grant of approval
RANPPF1