

TWC/2017/0535

76 Arundel Close, Randlay, Telford, Shropshire, TF3 2LX

Erection of a two storey rear extension and a single storey side extension
(Retrospective)

APPLICANT

Shyam Vadukul

RECEIVED

22/06/2017

PARISH

Hollinswood and Randlay, Stirchley and
Brookside

WARD

The Nedge

OFFICER

Daniel Owen

**COUNCILLOR NATHAN ENGLAND HAS REQUESTED THIS APPLICATION IS
CONSIDERED BY MEMBERS OF PLANNING COMMITTEE**

1. THE PROPOSAL

- 1.1 This application has been submitted following the approval of planning application TWC/2016/0727 which gave permission for the erection of a two-storey rear extension and single storey side extension.
- 1.2 Following the construction of the approved extension it became apparent that the footprint had been increased by 0.9m in length and 0.2m in width and roof lights had been installed in the roof slope.
- 1.3 This application seeks to regularise the situation and is a retrospective planning application for those works. It is important to note the principle of the development has already been established and that Members are only being asked to consider the impact of the additional 0.9m in length and 0.3m in width of the extension and the additional roof lights.

2. SITE AND SURROUNDINGS

- 2.1 The application site is located in Arundel Close, Randlay a residential estate consisting of detached properties with gable features.
- 2.2 76 Arundel Close sits towards the end of a cul-de-sac forming part of a row of four detached properties. The property is built in red brick, is two storeys in height with a gable tiled pitched roof, two storey gable end feature with integral garage and part render at first floor with timber detailing. There is parking to the front of property with an open frontage. The rear garden is enclosed with a 1.8m timber fence.
- 2.3 To the east of the application site is No. 74 Arundel Close, to the west is No. 78 Arundel Close and to the rear are Nos. 7 and 8 Barlow Close. To the east of No.74 Arundel Close to the east are a row of detached houses (Nos.66 to 72 Arundel Close) that sit perpendicular to the application site, with their front

elevations facing west. They are separated from the application site by No.74 and a footpath that links Arundel Close with Barlow Close.

3. RELEVANT PLANNING HISTORY

- 3.1 TWC/2016/0727 Erection of a two storey rear extension and single storey side extension: Full Granted: 13/09/2016

4. PLANNING POLICY CONTEXT

- 4.1 National Planning Policy Framework (the NPPF)
- 4.2 Saved Wrekin Local Plan policies
UD2 Design Criteria
- 4.3 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 Stirchley & Brookside Parish Council: No Objection
- 5.2 Hollinswood & Randlay Parish Council: Object – not in parish but impacts on residents, the extension is larger than approved, out of keeping with the area, number of vehicles for a 6 bed house, issues of consultation, creation of a residential annexe.
- 5.3 Cllr Connor Furnival: Scale of the building does not relate to the surrounding properties, close proximity to No.74, concern with consultation.
- 5.4 Cllr Nathan England: Concern with consultation, issues with site levels and impact on neighbours, views of local landmark, inaccurate plans.
- 5.5 Shropshire Fire & Rescue: recommend informative for “Fire Safety Guidance for Commercial and Domestic Planning Applications” document.
- 5.6 Neighbour Consultation: As part of the consultation process, the local planning authority has consulted the occupiers of 10 properties.
- 5.7 Many of the neighbour consultations refer to the principle of development which has already been established through the previous approval. The only changes from the previously approved scheme is the rear extension has been increased in length by 0.9m and 0.3m in width at the rear of the extension, and the additional roof lights

5.8 As a result of the consultation exercise 6 letters of objection have been received raising the following concerns:

- Concerns with consultation
- Impact on views
- Concern with the scale of the development
- Insufficient parking
- Suggestion for approval to prevent further disruption caused by construction
- Concerns with current hours of construction
- Concerns of overlooking, loss of privacy, overshadowing
- Inaccurate plans
- Concerns regarding building regulations approval

5.9 Two responses have raised no objection to the proposed development

5.10 No objections were received to the first, approved, planning application.

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 impact on the character and appearance of the area
- the impact on the living conditions of neighbours

The impact on the character and appearance of the area

6.2 As stated above the principle of a two storey and single storey extension has already been approved and the only elements for consideration are the additional 0.9m to the length of the extension, the additional 0.3m to the width and the additional roof lights.

6.3 The additional 0.9m and 0.3m is not considered to result in overdevelopment of the site. The additional footprint does not create a disproportionate extension and the design of the extension respects and relates to the original dwelling. The proposed alterations to the extensions relate to the rear of the property and are not readily visible from the front of the house or the wider streetscene. As such they are not considered to cause harm to the character of the original house and the streetscene.

6.4 The proposed roof lights are sited in a discreet location within the roof slope of the two storey extension and they are not visible from the streetscene.

6.5 The application is considered to be compliant with the design related requirements set out within policy UD2 of the Wrekin Local Plan, policy CS15 of the Core Strategy and policies BE1 & BE2 of the emerging Telford & Wrekin Local Plan.

The impact on the living conditions of neighbours

- 6.6 No.78 Arundel Close is located to the west of the application site and is orientated away from the application site. There are no habitable room windows in the side elevation of this property. The additional width of the extension (0.3m) extends the approved extension towards this property but it will not impact on the light to the habitable windows in the rear elevation of this neighbour and the extension will not be overbearing when viewed from it due to the fact that the extension is sited over 8m from the boundary.
- 6.7 The additional roof lights that have been inserted into the roof of the extension face onto the rear garden of this property. It is recommended that the rooflights are obscure-glazed and non-opening to a height of 1.7m above the internal floor area to prevent any direct overlooking.
- 6.8 No. 74 Arundel Close is located to the east of the application site and also has no habitable room windows in the side elevation of the property facing the extension. The extension, as approved, has been erected along the boundary with this property, with the two-storey element being set approximately 2.4m off the boundary. Officers consider the additional 0.9m of length to the extension is not unduly overbearing to the occupants of this dwelling and will not result in the loss of light.
- 6.9 Nos. 7 and 8 Barlow Close are located to the north of the application site 9to the rear). The rear extension is sited approximately 7.5m from the rear boundary and a separation distance of approximately 21m has been retained between the extension and the rear elevations of those properties to the rear. This is an acceptable separation distance and the additional depth of the extension would not result in an unacceptable level of overlooking to those properties.
- 6.10 Nos. 70 and 72 Arundel Close, who have objected, are located to the east of the application site the other side of No. 74. The extension is sited approximately 30m away from those properties. Whilst the extension is visible from those houses the significant separation distance that exists means that the extension will not be overbearing to the occupants of these dwellings or result in a loss of light or amenity. There is also a well-established landscaped screen along the eastern boundary of No.74 along the footpath that further reduces the visual impact of the development when viewed from the east.

Other Matters

- 6.11 Concerns have been raised about the consultation process for both this and the previously approved planning application. This matter has been looked into and the Council has adhered to the statutory requirements for public consultation that are set out in the Town and Country Planning (Development Management Procedure) Order. All of the neighbours who should have been directly notified of the applications were consulted. A local resident complained to the Local Government Ombudsman that included reference to

this matter and they concluded that there had been no injustice and that there was no overlooking, overshadowing or possible light from the extension to that property.

- 6.12 Some of the objectors have also made reference to the loss of view that has resulted from the extension. A loss of a view is not a material planning consideration and as such cannot be given any weight in the consideration of this application.
- 6.13 Issues with regards to parking provision have already been considered in the previously approved application TWC/2016/0727. As stated above this current application relates to the additional size of the extension and the installation of the rooflights. These amendments have no impact on the parking requirements for the property.
- 6.14 Officers are satisfied that the plans submitted reflect the development on site, following a site visit where the extension was measured.
- 6.15 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 additional 0.9m in length, 0.3m in width and the roof lights does not impact on the character of the individual property or the streetscene. The alterations are not overbearing and do not result in loss of light or privacy to the adjacent 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 Telford & Wrekin Local Plan.

8. RECOMMENDATION

- 8.1 Based on the conclusions above, it is recommended to **GRANT PLANNING PERMISSION** subject to the following condition:
 - 1. D08 Rooflight windows to be fixed and obscure glazed up to 1.7m above the internal floor level.