

TWC/2017/0434

Site of Clifton Cottage, Hillside Road, Ketley Bank, Telford, Shropshire
Reserved matters application for the erection of 1no. dwelling including details for appearance and landscaping pursuant to outline application TWC/2016/0769

APPLICANT

Brian Jones

RECEIVED

22/05/2017

PARISH

Oakengates

WARD

Oakengates and Ketley Bank

OFFICER Kirsty Johnson

OAKENGATES TOWN COUNCIL HAS REQUESTED THE APPLICATION IS DETERMINED BY THE PLANNING COMMITTEE

1. THE PROPOSAL

- 1.1 This is a reserved matters application for details of landscaping and appearance following the approval of all other matters namely access, layout and scale for a dwelling at Site of Clifton Cottage (TWC/2016/0769).
- 1.2 The design of the dwelling is a gable dormer bungalow, brick and rendered with flat roof dormers and catslide roof features.
- 1.3 A new access from Mount Pleasant has been approved at outline and the roadside stone wall will be removed and a new wall set back into the site. The landscaping plan shows the existing wall and hedge will be removed and a new 0.6m high wall to be erected with railings with a hedge planted behind. Gates are proposed set 5m back from the highway leading to an area of parking and turning at the front of the application site, with a paved area running alongside the dwelling. There is an existing retaining wall within the rear of the garden and existing trees and hedge along the southern boundary are to be retained. A 1.8m fence will divide the development plot from the application site and Clifton Cottage.
- 1.4 The original plans submitted with the application did not relate exactly to the matters already approved. Amended plans have been submitted to address this.

2. SITE AND SURROUNDINGS

- 2.1 The application site currently forms part of the rear garden of Clifton Cottage, a detached two-storey dwelling. The garden area associated with that property slopes down to the East and the appearance of the application site reflects its current use as garden land.
- 2.2 The surrounding area is residential in nature and due to the ad-hoc nature of the siting of a number of neighbouring dwellings, and the narrow width of Mount Pleasant, a number of dwellings are located in close proximity to one another with no defined building lines.

- 2.3 Nos. 15 to 17 Mount Pleasant form a small terrace of two-storey dwellings to the north of the site. No. 18 is a modern property. Cartref and Nos.1 and 2 Vine Cottages are located to the East, beyond the access drive leading to Carmel that is located immediately to the South (rear) of the application site.
- 2.4 Carmel was erected in what was once part of a larger garden area for Clifton Cottage (see Planning History below). There are a variety of dwelling types within the surrounding area that have been erected over a long period of time.
- 2.5 Mount Pleasant is a narrow cul de sac and Clifton Cottage sits on the bend of Mount Pleasant.
- 2.6 The site boundary along Mount Pleasant consists of stone wall with hedge above. The proposal will see the removal of 22m length of this boundary to widen the narrow road and the application seeks to replace this wall but further into the site.

3. RELEVANT PLANNING HISTORY

- 3.1 TWC/2016/0769: Outline application for the erection of 1no. detached dormer bungalow with associated access with appearance and landscaping matters reserved: Outline Granted: 28/11/2016
- 3.2 TWC/2014/1126: Outline application with all matters reserved for the erection of a detached dormer bungalow and creation of 2no. parking spaces: Outline Refused, 04/02/2015.

4. PLANNING POLICY CONTEXT

- 4.1 National Planning Policy Framework (the NPPF)
- 4.2 Core Strategy:
CS1 Homes
CS5 District & Local Centres
CS15 Urban Design
- 4.3 Wrekin Local Plan:
UD2 Design Criteria
H6 Windfall sites in Telford & Newport
- 4.4 Telford & Wrekin Local Plan (Publication Version)
SP1 Telford
SP4 Presumption in favour of sustainable development
BE1 Design criteria

5. SUMMARY OF CONSULTATION RESPONSES

- 5.1 Oakengates Parish Council: object - Appearance of the development, Landscaping of the development, Objections of local residents

- 5.2 Coal Authority: No comment – satisfied with condition on outline
- 5.3 Drainage: Support subject to conditions set out in the outline consent.
- 5.4 Shropshire Fire Authority: Comment – recommend fire safety informative
- 5.5 West Mercia Police: Comment opportunities to improve development to meet secure by design standards.
- 5.6 Neighbour consultation: 12 neighbours were consulted and their comments are summarised below as follows:
- Development will be overbearing/result in overlooking/loss of light
 - Development is larger than the approved outline
 - Overdevelopment
 - Concerns with form of boundary treatment
 - Ecological concerns with hedgerow removal
 - Drainage concerns
 - Inaccurate plans/lack of information
 - Concern with consultation
 - Narrow access road
 - A new house/wall will dominate the character of the area
 - Concern with access arrangement and parking provision
 - Development conflicts with planning policy
 - Loss of view
 - Impact on value of houses
 - Nuisance caused by construction

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:
- Principle
 - Appearance
 - Landscaping
 - Impact on neighbours
 - Technical considerations

Principle

- 6.2 The outline application TWC/2016/0769 has already granted permission, hence the principle of the development cannot be revisited with this reserved matters application.

Appearance

- 6.3 Mount Pleasant is essentially characterised by a loose and ad-hoc pattern of development with a wide variety of single and two storey dwellings of varying

designs, Victorian, modern etc. The materials for dwellings within the immediate setting include brick and white render. The majority of dwellings in close proximity to the site have gable roofs and dormer features are present along Hillside Road and form part of the character of the immediate area. The design of the proposed dwelling has sought to incorporate these features and therefore officers are satisfied that the development will relate to the mixed character and appearance of the area in accordance with UD2 of the Wrekin Local Plan, CS15 of the Core Strategy and BE1 of the emerging Telford & Wrekin Local Plan.

Landscaping

- 6.4 The access and area for parking and turning will be tarmacked with a hedgerow planted behind the proposed repositioned boundary wall with a lawn edge. The rear garden of the new dwelling will have a small area of paving with the majority of the rear garden being laid to lawn with the existing retaining wall running across the garden east to west. The existing trees and hedgerow along the southern edge of the site nearest Carmel will be retained.
- 6.5 The boundary along the east with the driveway to 'Carmel' will remain the same as a 1.8m high fence. A new 1.8m high fence will be erected along the western boundary between Clifton Cottage and the application site with the fence starting approximately 5m back into the site away from the highway.
- 6.6 Boundary treatments along Mount Pleasant vary from brick walls with half round capping, brick walls and railings, concrete block and stone walls. The application proposes the existing roadside stone wall will be removed and a new 0.6m high wall with railing on top being built set back into the site, and hedge planted behind the wall. Officers are satisfied with the proposed new wall and railing design and full details of this will be submitted through condition.
- 6.7 Taking the above into consideration it is therefore concluded that there would be no conflict with saved Wrekin Local Plan Policies H6 and UD2, Core Strategy Policies CS1 and CS15, and Telford & Wrekin Local Plan (Publication Version) Policies SP1, 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.

Impact on neighbours

- 6.8 The layout and scale of the development has been approved by the outline consent TWC/2016/0769, so the position of the dwelling is fixed. The matters for consideration here are the 'appearance' of the dwelling and 'landscaping'.
- 6.9 The applicant owns Clifton cottage that is located to the west of the site and there are a number of windows in the rear of that dwelling. There are three windows in the side elevation of the proposed dwelling facing Clifton Cottage, which is approx. 15m away and with parking and boundary treatments in

between. The two at ground floor are secondary windows to the lounge and kitchen, at first floor the third window serves a bathroom. These windows are shown as obscure glazed.

- 6.10 The property 'Carmel' is located to the South (rear) of the site and this property was erected following the sub-division of the garden at Clifton Cottage following the grant of planning permission for a bungalow in 2000. The siting of the proposed dwelling has already been approved and separation distances in the order of 15m were also considered acceptable with the outline application. Amended plans have seen the removal of the balcony at first floor. There are no habitable windows in the side elevation of 'Carmel' closest to the proposed dwelling. The habitable windows in the rear elevation of the proposed dwelling will face towards the front door and end of the drive and coupled with the existing trees and hedge will not result in overlooking of private amenity space or any significant loss of privacy. Also 'Carmel' is at a higher level than the proposed dwelling.
- 6.11 The property 'Cartref' is located to the East of the site the other side of the driveway to 'Carmel' and is set at a lower ground level than the application site. There is one window in the side elevation facing this neighbour serving a down stairs toilet and this is shown as obscure glazed, and will also be separated by existing fence.
- 6.12 The proposed dwelling will be set back 13.5m from the terraced properties 15, 17, 16 Mount Pleasant and 20m from 18 Mount Pleasant, that sit opposite the proposed dwelling on the other side of Mount Pleasant. The siting of the dwelling was deemed acceptable at outline stage taking into account the need for habitable windows and the relationship of the properties.
- 6.13 Taking the above in to consideration, the application satisfies the requirements of WLP policy H6, Core Strategy policy CS15 and TWLP BE1 in that it will not have adverse impact on the local environment, especially in its relationship to adjacent land uses as well as the guidance found within the National Planning Policy Framework.
- 6.14 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.

Technical Considerations

- 6.15 The access and site layout has already been approved by the outline consent. Sufficient parking can be provided to support a three bedroom property with two parking spaces to the west side of the application site and turning area. Highway officers have not requested that vehicular traffic exit the site in a forward motion, as residents would like. Mount Pleasant is not a major highway carrying significant volumes of traffic or speeds.
- 6.16 Drainage support the development and require no additional conditions to that applied to the outline consent.

- 6.17 No additional information is required with regards to coal mining.
- 6.18 There are no ecological constraints associated with the site. Concerns have been raised by residents regarding the existing conifers on site and potential harm to birds and nests. The trees are not protected (e.g. no Tree Preservation Orders or Conservation Areas) and any harm that may be caused to any protected birds/nests is covered by other legislation. Officers can, however, include an informative which sets out the appropriate months that tree removal can take place. There is no requirement to consult Council for the Protection of Rural England or DEFRA, as residents suggest.

Other Matters

- 6.19 Matters approved under the outline consent cannot be reconsidered, namely the scale, layout and access. Amended plans have now addressed concerns about the accuracy of the plans and the scale of the development being larger than the outline. Details of the boundary treatment can be submitted by condition. There are no ecological concerns associated with the development.
- 6.20 Concerns have been raised about the level of consultation. A site notice is not a statutory publicity requirement for this type of planning application and there is no obligation for the applicant to display the Council's own 'Green Site Notice'. Officers have consulted 12 neighbours adjacent to the application site. Other neighbours have been notified by residents that have received the notification letter and have subsequently made comments on the application.
- 6.21 Other matters such as a loss of view and a reduction in property value are not material planning considerations. A construction management plan condition has been placed on the outline consent to address residents' concerns with disruption during the construction period.

7. CONCLUSIONS

- 7.1 The design and appearance of the dwelling is appropriate to the mixed character of the area and variety of house designs around the site. The landscaping details provide a positive balance between hard and soft landscaping with appropriate form of boundary treatments. All other matters have been approved by the outline consent TWC/2016/0769. The development will not result in any significant loss of light, privacy and will not be overbearing on neighbouring residents.
- 7.2 The application is in accordance with national policy guidance and Policies CS1 and CS15 of the Core Strategy, UD2 and H6 of the Wrekin Local Plan and SP4 and BE1 of the Telford & Wrekin Local Plan as well as the guidance 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:

1. B120 Details of enclosure
2. C38 Development in accordance with deposited plans
3. D08 Windows obscure glazed

Informatives

Fire Safety

Outline consent conditions

Tree felling informative