

TWC/2018/0747

Willow Vale, Longdon On Tern, Telford, Shropshire, TF6 6LQ  
Erection of a two storey extension to existing annexe

**APPLICANT**

Richard Marsh

**RECEIVED**

10/09/2018

**PARISH**

Rodington

**WARD**

Wrockwardine

**THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST OF CLLR JACQUELINE SEYMOUR**

**1. SUMMARY RECOMMENDATION**

- 1.1 It is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION subject to Condition(s) and Informative(s) and a Section 106 Agreement.

**2. APPLICATION SITE**

- 2.1 The site is located within Longdon on Tern. Longdon on Tern is a village located within Telford and is situated approximately 7.2 miles North-West of Telford Town Centre. Longdon on Tern is a rural village which has limited facilities and has limited transportation links to the surrounding areas of Telford.
- 2.2 Willow Vale is a detached, dormer bungalow which has been constructed in red brick. The property has been extended a number of times in the past and the dwelling is now of a substantial size. The property is set on a larger than average plot and has a large private garden area to the rear of the property. The boundary treatments on the site largely consist of soft landscaping, close boarded timber fencing and dwarf brick walls.
- 2.3 To the east of the existing dwelling, there is a detached, two-storey annexe which consists of one bedroom, an en-suite and a lounge area. This annexe was granted planning permission in 2011 subject to a Section 106 Agreement that it would not be sold, transferred or leased as a separate residential unit and would only be occupied by a person who is related to the registered owner of the main dwellinghouse.

**3. APPLICATION DETAILS**

- 3.1 This application seeks permission for the erection of a two storey extension to the existing annexe on the site. The proposed extension will see a second bedroom and kitchen area created.
- 3.2 The proposed extension will be constructed on to the side/rear elevation of the annexe and will be constructed in materials to match existing. A large

feature window will be installed on to the elevation of the extension which faces out towards the rear garden of the application site. The proposed extension is required in order to accommodate members of the applicant's family.

#### **4. PLANNING HISTORY**

- 4.1 TWC/2018/0438 - Erection of a two storey side extension to annexe - Full Refused 22/06/2018
- 4.2 Provisional Enquiry - Erection of a two storey extension to annexe/garage – No objection following omission of link to garage.
- 4.3 TWC/2017/0659 - Erection of a two storey extension to annexe/garage - Full Refused 17/10/2017
- 4.4 TWC/2016/0898 - Conversion and extension to annexe/garage to form 1No. dwelling - Full Refused 10/02/2017
- 4.5 TWC/2010/0822 – Proposed detached double garage and conversion of existing double garage to form habitable annexe accommodation – Full Granted 23/06/2011

#### **5. RELEVANT POLICY DOCUMENTS**

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford & Wrekin Local Plan 2011-2031

#### **6. NEIGHBOUR REPRESENTATIONS**

- 6.1 Five neighbouring properties have been formally consulted and one letter of objection has been received making the following observations:
  - The application appears to be exactly the same as application TWC/2018/0438 which has already been given full consideration and refused.

#### **7. STATUTORY CONSULTEES**

- 7.1 Rodington Parish Council: **Object.** This application is the same as the previous TWC/2018/0438 and therefore is subject to the same conditions.
- 7.2 Cllr Jacqueline Seymour: **Object.** This scheme has been previously refused and so have other applications for development on this site. The scheme would represent an over-development of the site and would have an unreasonable impact upon neighbouring properties. The scheme represents a separate dwelling and the objections raised on the previous applications are still valid.

- 7.3 Highways and Drainage: **No comment.**
- 7.4 Shropshire Fire Service: **Comment.** Consideration should be given to the information contained within Shropshire Fire and Rescue Service's Fire Safety Guidance document.

## 8. APPRAISAL

- 8.1 This annexe has been subject to three planning applications since 2016. The applications received in 2016 and 2017 both sought to connect the annexe to the detached double garage which lies to the rear of the annexe. The extensions proposed were large in scale and it was considered by officers that this represented an over-development of the site. It was considered as part of these applications that connecting the annexe to the garage would result in the annexe no longer being ancillary to the main house. This was due to the annexe being disproportionate in scale to the main dwelling and due to the fact that it would have its own private amenity and boundaries.
- 8.2 Following these two refusals, the applicant sought pre-application advice from the Local Planning Authority for the smaller two-storey extension, as submitted in this application, which does not connect to the detached garage. The Local Planning Authority confirmed that as the extension was modest in size, whilst it is acknowledged that the annexe would no longer rely on the main dwelling for the use of kitchen facilities, Officers were satisfied that a revised Section 106 Agreement could be completed in order to continue to restrict the annexe being let, sold or transferred as a separate unit and restrict the occupancy to a family member of the main house owner.
- 8.3 The applicant submitted a fresh planning application on the basis of this advice, however the Officer who provided this advice had since left the Council and the application was allocated to another officer who made a determination without knowledge of this additional advice and accordingly refused the application.
- 8.4 The Local Planning Authority advised the applicant to re-submit the application to allow Officers to reconsider the proposal in light of the previous advice which provides a rationale as to why the current application features the same proposal and plans. The applicant has confirmed that the annexe would be occupied by his son, daughter-in-law and grandchild to allow them to live in the village and remain close to family members.
- 8.5 In light of the current application being identical to the previous refusal and on the basis of the pre-app offered Officers consider it appropriate for members to make a determination in this instance.
- 8.6 Whilst it is acknowledged that the proposed extension would result in the annexe being self-contained from the main dwelling, officers are satisfied that the occupancy can be restricted via a Section 106 Agreement which would not only restrict the annexe from being let, sold or transferred as a separate dwelling, but it would also restrict the occupancy to a family member of the

main house owner.

- 8.7 The extension is considered to be modest and would not result in an over-dominant feature. Additionally, it would not represent an over-development of the site and would still result in the annexe being subservient to the main dwelling. It is acknowledged that the annexe would have its own small amenity space and would be physically separate from the main dwelling due to largely existing boundary treatments, however the amenity space is smaller than the Local Planning Authority would expect for a two bedroomed property, and as such, it is likely that the occupants will rely on the use of the amenity space associated with the main dwelling.
- 8.8 The annexe will still be accessed via the main vehicular access associated with Willow Vale and as such, will retain a physical reliance on the main dwelling.
- 8.9 It is considered that as a result of the reduced scale of the proposed extension and due to its overall design, the proposal will not cause any detrimental harm to the amenity of neighbouring properties, namely Wharf Cottage, which is adjacent to the application site.
- 8.10 In conclusion, this revised scheme is considered to be acceptable and compliant with policies BE1 & BE2 the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

## 9. CONCLUSION

- 9.1 On balance, it is considered that the proposal is compliant with the policies contained within the Telford & Wrekin Local Plan 2011-2031 and the NPPF and is acceptable subject to a Section 106 Agreement and relevant Conditions and Informatives. The proposal is modest in scale and would not result in an over-dominant addition to the property. The design is considered to be acceptable and would not result in any significant harm to the amenity of any neighbouring properties. No technical objections have been received.

## 10. DETAILED RECOMMENDATION

- 10.1 Based on the conclusions above, it is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to:
- a) The applicant/landowner entering into a Section 106 legal agreement with the Council, terms to be agreed by the Delivery Management Service Delivery Manager, relating to:
- The extended annexe not being transferred, let or sold as a separate unit and;
  - The annexe only being occupied by a person who is related to the registered owner of the main dwellinghouse.

- b) The following Condition(s) and Informative(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager.

**Condition(s)**

A04	Time Limit
C002	Materials as submitted
C38	Development in accordance with approved plans
I32	Fire Authority
I40	Conditions
I41	Reasons for grant of approval
RANPPF1	