

TWC/2018/0436

Site of Greenacres & The Bungalow, Church Street, St Georges, Telford, Shropshire
Outline application for layout, appearance, scale and access for the erection of 4no.
semi detached dwellings following demolition of existing 2no. bungalows with
landscaping reserved

APPLICANT

Mr I Devey

RECEIVED

22/05/2018

PARISH

St. Georges and Priorslee

WARD

Priorslee, St Georges

1.0 Summary Recommendation

1.1 Grant Permission subject to conditions

2.0 Application Site

2.1 The application sites measures approximately 0.19ha and lies within the built up area of Telford, approximately 2 miles to the north of Telford Town Centre. The site is accessed by an un-adopted road which branches off from Church Street and comprises a pair of semi-detached red brick bungalows which are in a semi derelict condition.

2.2 The site falls away gradually in a southerly direction and boundary treatments comprise predominantly of close boarded timber fencing. The site is situated within a well-established residential area with neighbouring properties to the north, east and west with their rear gardens backing on to the site. Part of the south-eastern corner of the site and its entire southern boundary border an archaeological site, the St Georges Moat.

2.3 Within walking distance from the site is a primary school, convenience store, sports pitches and club houses, a Church and a Public House. The nearest bus stop is located approximately 500m away to the west on Stafford Street providing frequent connections to the town centre and wider area.

3.0 Application Details

3.1 This outline application seeks permission for the erection of two pairs of semi-detached dwellings with attached single garages on a parcel of land situated off Church Street in St Georges, following the demolition of the existing pair of bungalows. Planning permission is sought for all matters save for landscaping which is reserved for later approval.

3.2 The application site comprises a rectangular piece of land which measures approximately 0.19ha. A pair of semi-detached bungalows currently occupy the site and are currently in a semi-derelict condition. The site is accessed by a single width access drive which leads off from Church Street. It is proposed to utilise this existing access and for each dwelling to be served by an

attached single garage and private driveways providing turning and on-site parking.

3.3 Planning permission is sought for appearance and the applicant has submitted elevational drawings which propose a pair of two storey semi-detached dwellings constructed beneath pitched roofs with chimneys. The proposed dwellings have a relatively traditional design and are to be finished in brick and tile.

3.4 The application is supported by the following documents:

- Transport & Access Statement
- Protected Species Ecology Survey
- Written Scheme of Investigation & Archaeological Report

4.0 Relevant Policy Documents

4.1 National Planning Policy Framework (NPPF)

4.2 The Development Plan:
Telford & Wrekin Local Plan (2011-2031)

5.0 Publicity (Summarised)

5.1 Following neighbour consultation, 13 letters of objection have been received from 11 addresses. The issues raised have been summarised below:

Objections

- Adverse impact on highway and pedestrian safety
- Proposal will exacerbate existing traffic issues
- Loss of privacy/overlooking to neighbouring properties
- Overdevelopment of the site
- Noise and air pollution
- Loss of light
- Site is of significant archaeological importance as it is the only medieval moat in the Telford area and should be preserved
- Existing roads are narrow and unsuitable for additional development
- Proposed development is of no benefit to the community and there are other new developments nearby in more suitable locations
- Development will result in at least 8 additional cars – any more will have to park on the road which will result in congestion/impact on highway safety
- Adverse impact on local biodiversity/ecology
- The s106 contribution of £10,000 for traffic calming measures will not overcome highway safety issues
- Concerns regarding impact on stability of neighbouring properties
- Previous refusals on this site
- Depreciation in property values
- Proposal will reduce internet speeds in the area

6.0 Consultees (Summarised)

- 6.1 St Georges & Priorslee Parish Council: Object
- Concerns of overdevelopment and traffic management issues relating to vehicles accessing and exiting the application site
- 6.2 Highways: Support subject to conditions
- Provision of parking prior to occupation
 - S106 contribution of £10,000 to be sought towards the implementation of a traffic calming scheme along Church Street
- 6.3 Drainage: Support subject to conditions
- Scheme of foul & surface water drainage and soakaway tests
- 6.4 Archaeology: Condition programme of archaeological works
- 6.5 Ecology: Support subject to conditions

7.0 Appraisal

- 7.1 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 of development
 - Design, scale and appearance
 - Residential Amenity
 - Highways
 - Other matters

Principle of development

- 7.2 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In this instance, the development plan consists of the Telford & Wrekin Local Plan (TWLP). The National Planning Policy Framework (NPPF) sets out policy guidance at a national level and is a material consideration in planning decisions.
- 7.3 The development plan sets out a strategic approach to the delivery of housing in the Borough with TWLP Local Plan Policy SP1 identifying the Telford urban area as the primary focus for housing and employment development over the plan period. Policy HO1 of the Plan sets out the housing requirement it considers necessary to meet the development needs of Telford & Wrekin over the period until 2031. Meanwhile, Policy SP4 seeks to ensure that development is sustainable by balancing economic, social and environmental objectives.

- 7.4 In this instance, the application site comprises a 0.19ha parcel of previously developed land; currently being occupied by a pair of semi-detached red brick bungalows which are in a semi derelict condition. The site is located in St Georges situated to the east of Oakengates Town Centre. Within walking distance from the site is a primary school, convenience store, sports pitches and club houses, a Church and a Public House. The nearest bus stop is located approximately 500m away to the west on Stafford Street providing frequent connections to the town centre and wider area.
- 7.5 Taking the above in to consideration, this is a brownfield site situated amongst existing well-established developments. The site is considered to be sustainably located with good connections to the wider area. The Local Planning Authority considers this site to be suitable for new development subject to the consideration of any technical constraints.

Design, scale and appearance

- 7.6 Policy BE1 of the TWLP advises that the Council will support development which will respect and respond positively to its context, demonstrating an integrated design approach and respecting its landscape setting. Meanwhile the NPPF asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness.
- 7.7 There is a variety of style and character within this part of St Georges including Victorian semi-detached properties along Church Street with more recent developments elsewhere. Immediately to the east of the application site is 'Sunfield' a detached bungalow finished in brick and tile. To the west of the site lies the boundaries of the rear gardens associated with the post-war development on Park Close. The applicant is proposing two pairs of semi-detached dwellings finished in brick and tile including design features reflective of the area including chimneys, porches and window heads and cills. Officers consider the design of the proposed dwellings to be acceptable in principle and would not detract from the established character of the area.
- 7.8 The scale of the proposed development is also considered to be proportionate in relation to the size of the plot without amounting to overdevelopment of the site. Adequately sized rear gardens could be accommodated together with suitable levels of on-site car parking and turning. Subject to adequate landscaping and boundary treatment officers consider the proposed development would comply with policy BE1 of the TWLP.

Residential Amenity

- 7.9 The application site is bounded by other neighbouring developments to the north, east and west. Open fields are situated to the south. The nearest neighbour is 'Sunfield' to the east and comprises a well-proportioned detached bungalow finished in brick and tile. This property has on-site car parking to the front and a small rear garden to the rear where there is also a conservatory.

- 7.10 The two dwellings to the north of the site would allow for a 25m separation distance wall to wall and the existing dwellings are sited a minimum of 21m from the boundary. Whilst the two bungalows are currently vacant and have been for some time, these could potentially be renovated and returned to active use. Therefore the principle of development to the west of 'Sunfield' has been established and officers do not consider that an additional two properties in this location would significantly harm the living conditions presently enjoyed by the occupants. The separation distances involved will also allow for mutual privacy and would not result in any significant loss of light.
- 7.11 'Lindum House' to the north of the application site, situated off Church Road, enjoys a large rear garden which extends over 25m in length down to the boundary with the application site. This neighbouring property stands above the application site and would not be significantly affected by the proposals. Finally, the rear gardens of No's 3-6 Park Close back out on to the application site. The rear gardens of the proposed dwellings would face out on to these neighbouring gardens and a minimum separation distance of 21m+ would apply between these neighbouring properties.
- 7.12 Having considered the proposals against relevant planning policies, the LPA is satisfied that the proposed development would be acceptable in terms of the living conditions of the proposed houses and on the impact on the living conditions of the occupiers of existing properties.

Highways

- 7.13 The previous application (reference TWC/2016/0812) was refused on highway grounds alone. At that time the Local Highways Authority was concerned that the additional vehicle movements generated by the proposed development would likely result in an increase in highway danger due to the intensification of the use of the existing substandard access. The access was considered to be substandard in that the required visibility splays of 2.4m x 43m onto the adjacent highway was not achievable in either direction.
- 7.14 Since then, the applicant has appointed a civil engineer who has liaised with the Local Highways Authority (LHA) as part of pre-application discussions. The LHA has confirmed that there is a need for some minor traffic calming in the area to help address the previous reason for refusal. The LHA are requesting a contribution of £10,000 towards the traffic calming scheme and this is to be secured by way of s106 agreement. The LHA have reassessed the proposed development and are satisfied that, through the implementation of a traffic calming scheme, the proposal will not significantly affect highway safety to a level which might otherwise warrant a further refusal.
- 7.15 Therefore, the previous reason for refusal has been satisfactorily addressed and the LHA now offer support for the proposed development subject to the inclusion of conditions. The proposed level of on-site car parking exceed the parking standards of the TWLP. Conditions will be imposed to ensure that parking is provided prior to occupation of the dwellings to ensure there is no

significant impact on the free flow of traffic within the immediate locality together with a separate condition regarding bin storage/collection.

Other Matters

Ecology

7.16 The application was supported by a Bat Activity Survey which was carried out in September 2018. No bats were seen to emerge from the existing buildings on site. The Council's Ecologist has assessed the report and offer support for the proposals subject to the inclusion of conditions relating to the provision of bird nesting boxes, an external lighting plan and a full landscaping scheme.

Archaeology

7.17 The proposed development site lies within the north-western part of St Georges Moated Site, thought to be the remains of a medieval moated manor house. An archaeological evaluation of the northwest corner of the moat, that part which lies within the proposed development site, was carried out in support of the previous planning application. The evaluation has shown that the moat ditch survives within the development site but was seen to be relatively shallow. The Archaeology team have been consulted and have recommended that a programme of archaeological work be made a condition of any planning permission and this will be conditioned accordingly.

8.0 Conclusion

8.1 The principle of residential development in this location is acceptable and would, on balance, represent a sustainable form of development. In addition, the Local Planning Authority is satisfied that the proposal would not harm the character and appearance of this established residential area and the living conditions of the occupants of nearby neighbouring properties would not be significantly affected as a result of the proposed development.

8.2 The previous reason for refusal relating to highway safety has been satisfactorily addressed and the applicant is to enter in to a S106 agreement to provide contributions towards a traffic calming scheme which will be carried out along Church Street in agreement with the Local Highways Authority.

9.0 Detail Recommendation

9.1 Based on the conclusions above, it is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT OUTLINE PLANNING PERMISSION subject to;

- a) The applicant/landowner entering into a Section 106 legal agreement with the Council (with indexation applicable to contributions from the date of committee resolution to grant OUTLINE permission), terms to be agreed by the Delivery Management Service Delivery Manager, relating to:

i) Highways

£10,000 towards the implementation of a traffic calming scheme along Church Street, St Georges, in vicinity of the existing access into the site.

- b) The following conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager;

Conditions

- Time Limit – Outline
- Time Limit – Submission of reserved matters
- Standard outline some matters reserved
- General details required
- Samples of materials
- Parking, Loading, Unloading & Turning
- On-site Construction Plan
- Foul & Surface water drainage scheme
- Programme of Archaeological work
- Landscaping Design
- Bin storage/collection details
- Nesting/Roosting boxes
- External Lighting Plan
- Works in accordance with submitted plans
- Removal of permitted development rights