

TWC/2018/0961

Annexe, 70 Wellington Road, Muxton, Telford, Shropshire  
Conversion of outbuilding to 1no. dwelling (Retrospective)

**APPLICANT**

Suzanne Swindley

**RECEIVED**

16/11/2018

**PARISH**

Donnington and Muxton

**WARD**

Muxton

**THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST  
OF CLLR. ADRIAN LAWRENCE**

**1. SUMMARY RECOMMENDATION**

1.1 Refuse Planning Permission.

**2. APPLICATION SITE**

2.1 The site subject to this application is located in Muxton, an area located approximately 3.6 miles north of Telford Town Centre and 3 miles south of the Market Town of Newport.

2.2 No. 70 Wellington Road is a large detached dwelling of traditional form and appearance in keeping with the local area. The property has a large driveway to the northwest, fronting the highway and large gardens to the south and west of the site.

2.3 The proposed annexe is situated to the northwest of the site, adjacent the driveway of the existing dwelling. The building is constructed from brick and breeze block, with a traditional tile roof and dormer windows. A garage was permitted in this location in 1990 and in 2006 the garage had permission to be extended to form a double garage with room above.

2.4 Access to the building is achieved from the main driveway as it is situated at the front of the plot. Large hedges and trees form a boundary treatment between the building and the highway, partially shielding it from view. The driveway is shared between the occupants of the outbuilding and that of the main house.

**3. APPLICATION DETAILS**

3.1 The current application seeks permission for the building to become a separate dwelling and planning unit. Whilst permission was granted for the extension of the existing garage to a double garage with a room above, over time the applicant has made changes to the building to make the building a self-contained annexe. Planning permission is now sought for this building as a separate planning unit, noting that the self-contained annexe is currently unauthorised.

- 3.2 A tenant currently occupies the building with their family. The applicant has stated that the occupier requires some support and has interaction with the host dwelling daily albeit this has not been documented as part of the current application. The occupiers of the annexe share the existing driveway with the host dwelling.

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

- 4.1 W89/1409 - Erection of a garage – Full Granted 16 January 1960
- 4.2 W2006/0907 - Erection of an extension to existing garage to provide an additional garage/workshop to side and games room above - Full Granted 13 September 2006

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

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford & Wrekin Local Plan 2011-2031
- SP4 Presumption in Favour of Sustainable Development
  - BE1 Design Criteria

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

- 6.1 Six neighbouring properties have been formally consulted on the proposal and the Local Planning Authority have received no comments as a result of this consultation.

#### **7. STATUTORY REPRESENTATIONS**

- 7.1 Donnington & Muxton Parish Council: **Object**, making the following observations:
- The building materials are not suitable for a habitable building;
  - Objection to the dwelling being built without planning permission;
  - The building is out of character with the area;
  - Lack of sufficient parking to serve two properties on the plot.
- 7.2 Cllr Adrian Lawrence: **Support**, noting the following observations:
- Support the application due to other decisions which have been made by the LPA;
  - Support the application due to the design and situation of the dwelling.
- 7.3 Highways: **No comment**
- 7.4 Drainage: **No comment**

## **8. APPRAISAL**

- 8.1 The site is located within the Telford urban area where the principle of residential development is acceptable, however, to be supported, sites would need to be suitably sized, appropriately located, accessed safely in addition to satisfying other relevant local plan policies. Any development will also need to protect the amenities of adjacent residents and land users.
- 8.2 Whilst Officers appreciate that the applicant wishes only to let out the building and has expressed no interest in selling the building, under planning legislation, there is no mechanism to allow the building to only be separated to allow it to be rented, and not sold. If the building is sold or rented separately it is considered to be a separate planning unit in its own right and is therefore reviewed as a separate dwelling in this application.
- 8.3 With this in mind, the Local Planning Authority do not consider the building is appropriate to form a new dwelling in its own right. The proposed development would cause an intensification of the existing site, resulting in an unfavourable fragmentation of the existing curtilage. The plots along Wellington Road in the immediate vicinity are generally large and with good sized driveways and rear gardens. By granting approval for the building to become a separate residential planning unit, this would disrupt the existing street pattern and separate the existing plot into two.
- 8.4 The proposed dwelling also fails to provide any private amenity space due to its position at the front of the plot. The Applicant has suggested that provision could be made for a small amount of garden land, however Officers could not see a solution which would result in amenity space that would be private, or screened appropriately to be able to be in-keeping with the existing dwelling. The position of the building to the front of the existing dwelling would prevent such an amenity area being private. Furthermore, it would be undesirable to have any high fencing to the front of the site to segregate the dwellings from one another. The amenity area for the building would not therefore be adequate to serve a two bedroom dwelling, and any methods to physically section off an area of amenity space would be undesirable and contrary to local plan Policy BE1.
- 8.5 It is noted that the building itself has been in place for several years and it is considered that the physical form and appearance of the building does not cause any impact upon neighbouring dwellings.
- 8.6 Whilst the Local Planning Authority cannot support the application for the building to become a separate dwelling, the applicant has the option to apply for planning permission to regularise the existing use of the building as an annexe ancillary to the occupation of the main dwelling.

## **9. CONCLUSIONS**

- 9.1 The conversion of an existing outbuilding into 1No. Dwelling is considered to

be unacceptable as it would result in an existing annexe becoming a standalone dwelling, and in doing so creating a fragmentation of the curtilage of the existing property and an inappropriate intensification of the site. The proposal is therefore considered to be contrary to Telford & Wrekin Local Plan Policies SP4 Presumption in Favour of Sustainable Development and BE1 Design Criteria, and is contrary to National Policies within the NPPF.

## **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 **REFUSE FULL PLANNING PERMISSION** for the following reason:

1. The proposal by reason of its inappropriate and prominent siting within the curtilage of an existing residential dwelling alongside the absence of any private amenity space, would be considered to cause fragmentation of the existing curtilage, resulting in an unfavourable and inappropriate intensification and subdivision of the site which would be out of keeping with the existing street pattern, contrary to Telford & Wrekin Local Plan Policies BE1 and SP4.