

TWC/2017/0916

Land adjacent to Bettisfield, Longford Road, Newport, Shropshire
Erection of 1no. dwelling and 1no. ancillary workshop with associated access and landscaping works

APPLICANT

Lee Smith

RECEIVED

10/11/2017

PARISH

Church Aston

WARD

Church Aston and Lilleshall

THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST OF CLLR ANDREW EADE

1. SUMMARY RECOMMENDATIONS

1.1 Full Grant subject to Conditions and Informative(s).

2. APPLICATION SITE

2.1 The site subject to this application is located within the Town of Newport, a market town within Telford, located approximately 9 miles North of Telford Town Centre. Newport is a sustainable settlement, offering residents a series of facilities including schools, Doctor's Surgeries and Convenience Retail Shops.

2.2 Bettisfield is a detached, two-storey property, constructed in red brick. The roof of the property is a mix of gabled and single pitch, which are covered in plain tiles. The property itself has a large garden area to the rear of the property and the boundary treatments on the site largely consist of soft landscaping, post and rail fencing and dwarf stone walls.

2.3 To the West of the existing dwelling, there is a large parcel of land, which has historically been used as private garden land associated with Bettisfield, permission having previously been obtained for a Change-of-Use in 2001. The piece of land is currently covered with trees, shrubs and hedgerows and it is this parcel of land that the dwelling is proposed to be constructed on.

3. APPLICATION DETAILS

3.1 This application seeks permission for the erection of 1No. dwelling and 1No. ancillary workshop with associated access and landscaping works on land which has been historically used as private garden land for the property known as 'Bettisfield.'

3.2 The dwelling itself is proposed to be two-storey, with a total of 5No. bedrooms. The associated workshop will be used by the applicant to allow their current artisan metalwork business to continue. The workshop will also contain a self-contained unit which will be occupied by the applicant's son, facilitating a pair of bedrooms, a bathroom, kitchen and modest living area.

- 3.3 The proposal includes a sustainable heating and cooling system installed, connecting a solar panel array with a battery pack, providing the electricity required to power the ground source heat pump. The pump providing 100% of the hot water requirements for the main house and the mezzanine level of the workshop. The proposal will therefore result in a carbon neutral scheme.

4. PLANNING HISTORY

- 4.1 W2001/0746 - Change-of-Use from agricultural land to private garden area to include trees, lawn, meadow and pond - Full Granted 03 October 2001

5. RELEVANT POLICY DOCUMENTS

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

6. NEIGHBOUR REPRESENTATIONS

- 6.1 Six neighbouring properties have been formally consulted on the proposal and the Local Planning Authority have received one letter in Support and one letter in Objection.
- 6.2 The representation in support notes that the applicant has proposed a very sympathetic design which recognises the agricultural history of the site.
- 6.3 The representation in objection raises the following comments/concerns:
- The existing access is narrow and increasingly busy, with no pavement, used by schoolchildren and not considered to be sensible or safe to use this access if commercial vehicles will need to access the workshop;
 - The proposed workshop is not in keeping with the other properties in the immediate vicinity;
 - The size of the proposed workshop is out of proportion to other buildings within the area.

7. STATUTORY REPRESENTATIONS

- 7.1 Church Aston Parish Council: **Object:**
- Consider the proposal to not in keeping with the design features of the dwelling/buildings within the locality, represents and over-development of the site and that the design will impact on the visual amenity of existing residents and is like to be viewed as detrimental visual amenity.
- 7.2 Highways, Arboricultural, Ecology and Environmental Health: **Support** subject to safeguarding Conditions

7.3 Shropshire Fire Service: **Comment** - noting that consideration should be given to the information contained within Shropshire Fire and Rescue Service's 'Fire Safety Guidance for Commercial and Domestic Planning Applications' document.

7.4 West Mercia Police: **Comment** - providing general design guidance.

8. APPRAISAL

8.1 Principle of Development

8.2 The site subject to this application is located outside of the Urban Boundary of Newport, set within the Telford & Wrekin Local Plan 2011-2031, and as such, is considered to be located within the Rural Area.

8.3 Policy HO10 of the Telford & Wrekin Local Plan 2011-2031 (Residential Development in the Rural Area) outlines that the Council will support a limited amount of infill housing in the settlements of Edgmond, High Ercall, Lilleshall, Tibberton and Waters Upton. Outside of these settlements development will be strictly controlled. The Council will only support applications for housing outside of these areas, if one of the following exceptions is met:

- The proposal is compliant with the exceptions set out in Policy HO11;
- The proposal would result in the optimal use in a heritage asset;
- The proposal would represent exceptional quality or innovative design;
- The proposal would meet the need for a rural workers dwelling.

8.4 The applicant has submitted a scheme which they consider achieves the 'exceptional quality and innovative design' exception. With all applications which seek to achieve this exception, the scheme has undergone an independent design review by MADE.

8.5 MADE is an independent design review panel, which comprises design professionals who review schemes for NPPF para. 79 (formerly para. 55) housing and exceptional design builds within the West Midlands. The Local Planning Authority ask for any scheme seeking to achieve this HO10 exception for a design review by MADE so that an independent assessment can be given, as the Local Planning Authority do not currently have any guidance on what elements of design can be considered to be of exceptional quality.

8.6 The applicants have undertaken this design review exercise and MADE have confirmed that the proposed scheme is considered to be of an exceptional design quality by virtue of the following:

- The influence of energy strategy on layout and design both as proposed and in its adaptability for future change;
- Arboricultural surveys influencing at a detailed level siting and design;
- It's mixed use, combining living and work spaces;
- The application of an agricultural aesthetic in contemporary architecture;

- It's response to and respect for setting, including both built form and the layout of external spaces, and the creation of an enhanced edge to a settlement boundary;
- Enhancement of biodiversity;
- The process of scoring against the Housing Quality Index and independent review panel.

8.7 As a result of the conclusions provided by the MADE Review it is considered that the proposal is compliant with Policy HO10 of the Telford & Wrekin Local Plan 2011-2031 and meets the 'exceptional design' criteria. As such, the design and scale of the proposal is considered to meet the criteria outlined within Policy BE1 of the Telford & Wrekin Local Plan and the national guidance contained within the NPPF.

8.8 Other Matters

8.9 Following a full consultation exercise, there are no objections from statutory Consultees. Conditions have been recommended from the Council's Highways, Arboricultural, Ecology and Environmental Health teams which will be attached to any approval. As such, there are no technical reasons to warrant the refusal of the application.

8.10 In respect of the impact that the proposal will have on the amenity of neighbouring properties; the applicants have proposed a robust landscaping scheme and have set the dwelling significantly back into the plot, to ensure that there will be no issues of overlooking, loss of privacy or any overbearing impact. In respect of the proposed Workshop, Officers propose Conditions in respect of the hours of operation and the ancillary use of the building and also in respect of the occupancy of the proposed mezzanine floor which is to be used as a self-contained residential unit for the Applicant's son.

8.11 The proposal as a whole is therefore considered to be compliant with 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 Policy HO10 of the Telford & Wrekin Local Plan 2011-2031, representing exceptional quality and innovative design. The proposed dwelling will respect and respond positively to the site and the wider area. As a result of the boundary treatments on site and landscaping scheme proposed, the dwelling will be well screened from the adjacent highway and will not cause a detrimental impact upon the amenity of neighbouring properties. The proposal is therefore deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

10. DETAILED RECOMMENDATION

10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is to **FULL GRANT PLANNING PERMISSION** subject to the following Condition(s) and Informative(s):

A04	Time Limit
B010	Details of Materials
B037	Access Drive - Bound Material
B061	Foul and Surface Water Drainage
B130	Trees - Protective Fencing
B133	Trees - Replacements
B149Custom	Erection of Artificial Nesting/Roosting Boxes
B149Custom	Lighting Plan
B089Custom	Noise Assessment
B150	Site Environmental Management Plan
C013	Parking, Loading, Unloading and Turning
C014	Visibility Splays
C38	Development in Accordance with Approved Plans
D11	Hours of Work
D21	Restriction on Separate Use
I11	Highways
I24a	Great Crested Newts
I25m	Nesting Wild Birds
I32	Fire Authority
I36	Street Naming and Numbering
I40	Conditions
I41	Reasons for Grant of Approval
RANPPF1	