

TWC/2018/0283

Tine Grange, Charlton, Telford, Shropshire, TF6 5EU

Erection of replacement single storey outbuilding to be used as ancillary accommodation and erection of single storey extension to existing dwelling

\*\*\*AMENDED PLANS RECEIVED\*\*\*

**APPLICANT**

Mr & Mrs Harrison

**RECEIVED**

09/04/2018

**PARISH**

Wrockwardine

**WARD**

Wrockwardine

**CLLR JACQUI SEYMOUR HAS REQUESTED THAT THIS APPLICATION BE DETERMINED BY MEMBERS OF THE PLANNING COMMITTEE**

**1. SUMMARY RECOMMENDATIONS**

- 1.1 Grant subject to conditions and Section 106 legal agreement to tie the occupation of the annex.

**2. APPLICATION SITE**

- 2.1 The application site is located to the south of Allscott and to the east of Charlton, approximately 4 miles west of Wellington town centre.
- 2.2 The site comprises a detached two storey barn conversion which fronts Tiddicross Lane and a detached outbuilding to the rear which is finished in facing brick and timber cladding. This outbuilding is currently used by the applicants as office/storage space and gym.
- 2.3 There are two neighbouring properties; 'Broadacres' to the North and 'Whitefields Farm' to the South-East. Both neighbouring properties have outbuildings within their curtilage. Beyond is open countryside.

**3. APPLICATION DETAILS**

- 3.1 The application proposes a replacement single storey outbuilding to be used as ancillary accommodation together with the erection of a single storey extension to 'Tine Grange'.
- 3.2 The proposed new annex will provide 1 bedroom, a wet room and an open plan kitchen and living area. The applicant has confirmed that the building is to be occupied by their elderly parents who have increasing health needs. The applicant has agreed to enter in to a S106 agreement with the Council to ensure the annex is to be used as ancillary accommodation and preventing the annex from being let or sold as a separate unit of accommodation.
- 3.3 Amended plans were received on the 2<sup>nd</sup> August to omit the garage and on the 15<sup>th</sup> September to swap the bedroom with the wet-room and omit the

windows in the elevation facing the neighbouring stable yard. These were both subject to re-consultation.

#### **4. RELEVANT POLICY DOCUMENTS**

4.1 National Planning Policy Framework (NPPF)

4.2 Telford & Wrekin Local Plan (2011-2031)

#### **5. NEIGHBOUR REPRESENTATIONS**

5.1 Representations have been made by 1 neighbour, summarised as follows:

- Concerns regarding siting of the new building to neighbouring smallholding, being within 8m of animal housing. Any new building should be a minimum of 25m from the smallholding to minimise risk of smell and noise affecting the amenity of future occupiers and to not prejudice or undermine existing surrounding uses.
- Clarification required regarding proposed foul and surface water drainage
- Proposed windows on the eastern elevation should be flush with the wall and non-opening so that they don't overhang neighbouring boundary.
- Positions of the proposed bathroom and bedroom should be swapped giving more distance between the bedroom element of the proposal and the neighbouring stable yard.
- Examples of historic appeal decisions and case law were provided

#### **6. STATUTORY REPRESENTATIONS**

##### Response to most recent consultation

6.1 Wrockwardine Wood Parish Council: Object

- Proposal is too close to a facility providing animal housing which would place the existing neighbour in jeopardy of future claims of nuisance being brought against them because of the close proximity to animal housing.

6.2 Local Highways Authority: No Objection

6.3 Ecology: Support subject to conditions

6.4 Drainage: Support subject to conditions

#### **7. APPRAISAL**

7.1 The proposal was to replace the existing store/gym with a new build annex was subject to pre-application discussions. The Local Planning Authority were originally of the opinion that the annex would not be ancillary to the main dwelling and that an application would not be supported. However during the course of the planning application the applicant agreed to enter into a section 106 legal agreement to tie the occupation of the annex to that of the main dwelling. On the basis that this will prevent it from being occupied, let or sold

as a separate dwelling the Local Planning Authority considered this to be an acceptable solution in this instance.

- 7.2 The height of the proposed replacement building is acceptable when viewed in conjunction with surrounding development and the external design respects the local character.
- 7.3 The proposed building will be built abutting the boundaries of 'Broadacre', an agricultural smallholding. The applicant has amended the proposal which includes the switching of the bedroom and bathroom to provide greater distance between the bedroom and the neighbouring stable yard and removal of windows in the east-facing elevation. The applicant has also agreed to a condition to ensure that the roof lights will be permanently fixed to minimise any conflict between existing uses.
- 7.4 Following the submission of amended plans, officers are satisfied that the proposed development will not significantly prejudice or undermine existing neighbouring uses and is therefore in accordance with policy BE1 of the TWLP.
- 7.5 A single storey extension is also proposed to the main residential dwelling. Amendments have also been made to this element of the proposal. The extension has been reduced in scale and simplified in appearance to better reflect the character of the existing barn. Historically, the barn, now converted, had a lean-to extension and this is shown in the historic photograph provided by the applicant. The proposed extension, to be finished in matching materials, will be built within the same area as the old lean-to and therefore will not appear as a discordant feature. Accordingly the proposal is compliant with policy BE1 of the TWLP.
- 7.6 The comments received by the occupier of the neighbouring property are acknowledged and have been fully considered against the policies of the TWLP. Officers do not consider the impact of the proposed development upon the adjacent smallholding will be so significant as to warrant a recommendation for refusal. Details of foul and surface water drainage will be conditioned to be agreed at a later date.
- 7.7 There will be no changes to the existing access arrangements and adequate space is available for on-site car parking to avoid any adverse impact on highway safety.

## **8. CONCLUSIONS**

- 8.1 The proposed development is acceptable and in accordance with the development plan.

## 9. DETAILED RECOMMENDATION

- 9.1 The recommendation to the Planning Committee on this application is that delegated authority be granted to the Development Management Service Delivery Manager to Grant Planning Permission subject to:
- A) The applicant entering in to a S106 Agreement with the Council to secure the building as ancillary accommodation and for it not to be let or sold as a separate unit of accommodation
- B) The following conditions:
- Time Limit – 3 years
  - Sample Materials
  - Foul & Surface water drainage scheme
  - Works to be in accordance with Protected Species Survey
  - European Protected Species Licence (Bats)
  - Erection of artificial nesting/roosting boxes
  - External Lighting Plan
  - Development in accordance with plans