

Planning Committee

Tuesday, 21 May 2019

Planning application no.	19/00134/FUL	
Site	38 Highlands Road, Wolverhampton, WV3 8AH	
Proposal	Two storey side extension	
Ward	Merry Hill;	
Applicant	Mr & Mrs Joshi	
Cabinet member with lead responsibility	Councillor John C Reynolds Cabinet Member for City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Veronica Russell	Planning Officer
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1.0 Summary recommendation:

- 1.1 Grant subject to conditions

2.0 Application site

- 2.1 The application site consists of a large detached house and garden set in the middle of Highlands Road. The house is set back from the footpath, beyond its neighbour at 36 Highlands Road and on a bend in the road, so the rear gardens are splayed and spacious in character.
- 2.2 Highlands Road is a wholly residential area and is typified on the north west side of the road, by large detached houses situated within large plots.

3.0 Application details

- 3.1 The proposal is for a two-storey side extension and hipped roof to match the existing to provide a ground floor dining room, bathroom and utility room and first floor bedroom.
- 3.2 The extension would be in line with the original forward projecting bay at ground floor and set back 1.5m in line with the original house on the first floor. The ground floor would

project 1.35m at the rear to join a recently approved extension which has not yet been constructed. The first floor would not extend beyond the rear of the original house.

- 3.3 The application has been amended since its original submission and has been brought in from the boundary, enough to ensure there is no overhanging of guttering. The first floor has been set back 2m and the proposed ridge height is 200mm lower than the original roof. The applicant has also included obscure glazing on the rear facing first floor window.

4.0 Planning History

- 4.1 18/01485/FUL - Rear two storey and single storey extension. Granted on 24th January 2019.

5.0 Relevant policy documents

- 5.1 National Planning Policy Framework (NPPF)
The Development Plan
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
Supplementary Planning Guidance No.4 (Extension to Houses).

6.0 Publicity

- 6.1 One letter of objection from the neighbour at 36 Highlands Road has been received and their concerns are:

- Over-development of the site.
- Over-bearing impact
- Roofline proposed is continuous
- Proposed extension will block the view of the trees in the rear garden from the street.
- Breach line of view from neighbour's primary window.
- Additional extension is un-necessary
- Proposal will create a bridging affect

- 6.2 The neighbour has asked to speak to Planning Committee.

7.0 Legal implications

- 7.1 There are no legal implications arising from this report(LD/09052019/P)

8.0 Appraisal

- 8.1 The adjacent property No. 36 Highlands Road is situated to an angle and is the north east of the application site. The application property is 'set back' from No. 36 and is at an angle North West facing. The extension proposal will extend up to the boundary with

no.36, adjacent to a small outdoor space and single storey conservatory which has a solid wall on the side and is between 2.5m and 3m (due to the splayed boundary) from the boundary. It is not considered that the two-storey extension would have a detrimental impact on this outdoor space or conservatory given the orientation of the sun and the overshadowing already affecting the neighbour from the original house.

- 8.2 No. 36 has a first-floor bedroom window approx. 4 metres from the boundary with the application site. As a result of the set back of the proposed extension it will be in the line of sight of this habitable room however its view is oblique due to the splayed relationship between the properties. While the outlook will change, it is not considered to be detrimentally harmful to the amenities of the occupier.
- 8.3 The extension would extend up to the boundary with the neighbour and reduce the gap however, because the house is set back, and the plots are splayed, and it still provides an openness and does not erode the established character.
- 8.4 The proposed first floor has been amended and is now set back 2m from the front and the roofline lowered a corresponding amount, so it is now lower than the ridge of the original house. The proposed two storey extension would appear subordinate to the main dwelling which is acceptable in design terms and in accordance with SPG4 – Extensions to Houses.
- 8.5 Overall, the proposal scale and massing are proportionate with the original house and the design would be in keeping with the established character of Highlands Road.

9.0 Conclusion

- 9.1 The proposal would not result in an adverse effect or harm to the amenities of the adjacent neighbour and the size and scale of the extension is in proportion and character with the original house and therefore is in accordance with development plan policies.

10.0 Detail recommendation

- 10.1 That planning application 19/00134/FUL is granted subject to the following conditions:
- Matching materials
 - No additional windows or other form of opening above ground floor level shall be introduced into the side elevation.
 - First floor rear window obscurely glazed

