

## Planning Committee

Tuesday, 21 May 2019

<b>Planning application no.</b>	19/00062/FUL	
<b>Site</b>	38 Riley Crescent, Wolverhampton, West Midlands, WV3 7DS	
<b>Proposal</b>	Erection of two semi-detached three bedroom houses on land formerly used as a builder's yard (rear of no.38), associated landscaping works and the demolition of single storey extensions at 38 Riley Crescent with associated remedial works.	
<b>Ward</b>	Graiseley;	
<b>Applicant</b>	Mr J Singh	
<b>Cabinet member with lead responsibility</b>	Councillor John C Reynolds	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Kirsty Hodson	Planning Officer
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### 1.0 Summary recommendation:

1.1 Grant subject to conditions

### 2.0 Application site

2.1 38 Riley Crescent is a two storey locally listed building and set within the Penn Fields Conservation Area used as apartments. A private access road leads to the rear of the site which is currently vacant, following demolition of outbuildings used as a builders yard. The site is a similar level to 37 Riley Crescent and gradually slopes down towards the boundaries of 14a-16 Beckminster Road.

### 3.0 Application details

3.1 A pair of coach house style properties are proposed to the rear of 38 Riley Crescent in a similar position and scale to the previously approved application for a four-bedroom detached dormer bungalow and garage (11/01127/FUL).

- 3.2 Parking will be provided to support both the two proposed properties and will formalise the parking arrangement for the apartments at 38 Riley Crescent.
- 3.3 The proposal has been amended to move the building away from the neighbouring property 37 Riley Crescent, windows have been removed from the side elevation and restricted to roof lights to protect the privacy of this neighbour and Juliet balconies on the principle elevation have also been removed.

#### **4.0 Relevant policy documents**

- 4.1 National Planning Policy Framework (NPPF)  
Wolverhampton Unitary Development Plan (UDP)  
Black country Core Strategy (BCCS)

#### **5.0 Publicity**

- 5.1 Following amendments to windows facing 37 Riley Crescent: 3 Objections were received raising the following:
- Amendment addressed issue of overlooking to 37 Riley Crescent but object to the loss of light
  - Overlooking
  - Level differences
  - Loss of fruit trees
  - Existing parking problems on Riley Crescent at peak times
  - Increase in traffic on Riley Crescent
- 5.2 Following amendments to the position of the development, at the time of publishing the report no formal objections have been received.

#### **6.0 Consultees**

- 6.1 Transport: No objection  
6.2 Conservation: No objection

#### **7.0 Legal implications**

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

#### **8.0 Appraisal**

- 8.1 Riley Crescent is predominately residential, and it is considered the redevelopment of this site for a similar use would enhance the character of the area.
- 8.2 The design of the development has been carefully considered through a modern interpretation of a coach house relating to its historic context. An indicative landscaping

scheme has been provided which shows the retention of some trees with the lawn area to the side of 38 Riley Crescent. The site is not clearly visible from Riley Crescent however, the design and appearance of the proposal will improve views into the site, enhancing the character of the Conservation Area.

- 8.3 The partial demolition of 38 Riley Crescent will remove a modern addition and enhance the locally listed building.
- 8.4 The scale of the development has been respectful to adjacent residential properties and the level differences with a low eave and ridge height, like the previously approved scheme. The amended position of the coach houses provides a suitable distance separation between neighbouring boundaries. The hipped roof sloping away from 37 Riley Crescent and 14a-16 Beckminster Road further reduces any overbearing impact.
- 8.5 There is a ground floor window serving an ensuite in the side elevation facing the rear gardens of Beckminster Road and the distance separation is acceptable between the window in the side gable nearest 37 Riley Crescent and these properties. The ground floor windows facing 37 Riley Crescent are non-habitable windows, the ensuite window at first floor and the roof light serving the study would be obscurely glazed and non-opening below 1.7m. There is also an acceptable distance separation between the development and the neighbours to the rear of the application site. The development will therefore not materially impact neighbouring residents.
- 8.6 The site layout will improve the current parking arrangement by formalising a shared parking area for the existing apartment building and the two residential properties proposed. The provision of two three-bedroom properties is unlikely to materially increase the traffic on Riley Crescent and will not cause significant harm to the adopted highway. An area for bin storage is outlined in the site layout. A sufficient amount of garden space is provided to support properties of this size.

## **9.0 Conclusion**

- 9.1 The proposed redevelopment of this site for residential development will enhance the character of the Penn Fields Conservation Area. The design, scale and appearance of development will respect and relate to its historic context and will not materially impact neighbouring residents. Sufficient amount of parking and amenity space is provided to support the two new properties. The application is compliant with the development plan.

## **10.0 Detail recommendation**

- 10.1 Grant planning permission subject to conditions

- Details of boundary treatments
- Landscaping scheme
- Joinery details
- Level plan
- Bin storage details

- Materials
- Parking and access as shown on plan
- Construction working hours
- Remove permitted development rights for extensions/outbuildings/first floor windows
- First floor windows obscure glazed/non opening 1.7m
- Electric vehicle charging point.

