

Planning Committee

Tuesday, 21 May 2019

Planning application no.	18/01458/FUL	
Site	16 Park Avenue, Wolverhampton, WV4 5AL	
Proposal	Front, side and rear extensions to existing bungalow, introduction of a bedroom in roof space with rear dormer window	
Ward	Blakenhall;	
Applicant	Mr Gurcharan Singh	
Cabinet member with lead responsibility	Councillor John C Reynolds	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Laleeta Butoy	Assistant Planner
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1.0 Summary recommendation:

1.1 Grant subject to conditions

2.0 Application site

2.1 The application property is a two-bedroom detached bungalow amidst a line of bungalows specifically characterised on this stretch of Park Avenue with off-street parking. Each bungalow is of different design, character and height.

3.0 Application details

3.1 The application seeks planning permission for front, side and rear extensions to existing bungalow, consisting of three bedrooms at ground floor and the introduction of a fourth bedroom in the roof space with a rear dormer window.

3.2 There is a small increase to the height of the bungalow from 5.5metres to 5.8metres measured from ground level to highest roof point.

4.0 Relevant policy documents

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

5.0 Publicity

- 5.1 Four letters of objection have been received.

6.0 Consultees

- 6.1 None

7.0 Legal implications

- 7.1 There are no legal implications arising from this report (LD/07052019/J)

8.0 Appraisal

- 8.1 The key considerations are:
 - Impact on neighbour amenities
 - Character
 - Car parking
- 8.2 Impact on neighbour amenities – The proposal has been significantly amended having taken into consideration impact on neighbour amenities. The side garage is proposed with a flat roof and is similar to the existing structure. This design revised would alleviate any undue impact in respect of poor outlook and loss of light/sunlight considering the adjacent kitchen window at No.14 Park Avenue.

The proposed rear extension would have a four-metre projection. This part of the proposal would have a projection as that allowed under permitted development for a detached dwelling. This structure would not unduly impact on neighbour amenities in respect of overbearing or poor outlook.

The rear facing dormer window would not exacerbate any undue adverse impact on neighbour amenities in respect of overlooking and loss of privacy into rear gardens. A dormer window could be installed under permitted development in the existing roof.

- 8.3 Character - The proposal has been successfully redesigned to maintain the character of the existing bungalow and is acceptable in relation to the character and appearance to the neighbouring properties and the street scene.

- 8.4 Car parking - The application site is amidst a line of bungalows specifically characterised on this stretch of Park Avenue with off-street parking. The proposal would not lead to any undue adverse impact in respect to the off-street parking provision and would maintain sufficient parking of vehicles within the site curtilage for the additional two bedrooms created.

9.0 Conclusion

- 9.1 The proposals have been significantly amended having taken into consideration impact on neighbour amenities. The proposed front, side and rear extensions through their siting, height and mass would not have an overbearing visual impact nor adversely affect neighbouring amenities in respect of outlook, overbearing and loss of light/sunlight.
- 9.2 The introduction of a bedroom in the roof space with a rear dormer window would not prejudice the amenities in respect of overlooking into gardens of adjoining properties and therefore, residents can reasonably continue to enjoy their garden space.
- 9.3 There is sufficient off-street parking for a four-bedroom dwelling. The proposal is in accordance with the policies of the development plan.

10.0 Detail recommendation

- 10.1 That planning permission be granted for application 18/001458/FUL subject to conditions to include:
- Matching materials

