

## Planning Committee

Tuesday, 21 May 2019

<b>Planning application no.</b>	19/00298/FUL	
<b>Site</b>	18 Nethy Drive, Wolverhampton, WV6 8TF	
<b>Proposal</b>	Single and double storey front extensions and internal alterations (resubmission of 18/01252/FUL)	
<b>Ward</b>	Tettenhall Regis;	
<b>Applicant</b>	Mr and Mrs Siarkiewicz	
<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>	Megan Benbow	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 is a two-storey detached house. The street scene is characterised by a mixture of detached two storey houses and bungalows and is located in an area which is wholly residential in character.

### 3.0 Application details

3.1 The proposal is a resubmission of a scheme (18/01252/FUL) which was previously approved by the Planning Committee on 15<sup>th</sup> January 2019 that seeks planning permission for single and double storey front extension with a change in the approved design which includes 3 elements of change:

- Approved hipped roof modified to be of a gabled design.
- Forward projection adjacent to No.20 reduction in ground floor projection from 1.5m to 90 cm, first floor to remain as approved.

- Forward projection adjacent to No.16 reduction in ground floor projection from 2.9m to 2.3m, the first floor to remain as approved.

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

##### **4.1 National Planning Policy Framework (NPPF)**

The Development Plan  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)  
Tettenhall Neighbourhood Plan

#### **5.0 Publicity**

- 5.1 One objection was received which states the proposal will have an 'impact to their property' however the issues of concern have not been specified.

#### **6.0 Consultees**

- 6.1 No consultees.

#### **7.0 Legal implications**

- 7.1 There are no legal implications arising from this report (LD/08052019/T)

#### **8.0 Appraisal**

- 8.1 The principle of development is acceptable as the amended plans have demonstrated a reduction in the forward projection at ground floor level and that the first floor is to be the same as previously approved.
- 8.2 The proposed layout, design and external materials on the amended plans are in keeping with the character of the existing dwelling and the appearance of the street scene.

#### **9.0 Conclusion**

- 9.1 The proposed development is acceptable and would not cause any undue adverse impact on neighbour amenities. The proposed development is in accordance with the policies of the development plan.

#### **10.0 Detail recommendation**

- 10.1 Grant subject to conditions including:

- Materials as specified on the plans
- Bathroom window located within Bedroom 1 to be obscurely glazed at level 4 and maintained as such in perpetuity.

