

Wolverhampton City Council

OPEN INFORMATION ITEM

Committee / Panel	<u>PLANNING COMMITTEE</u>	Date 9th April 2013
Originating Service Group(s)	EDUCATION AND ENTERPRISE	
Contact Officer(s)/	STEPHEN ALEXANDER (Head of Planning)	
Telephone Number(s)	(01902) 555610	
Title/Subject Matter	PLANNING APPEALS	

1.0 Purpose of Report

- 1.1 To provide the Committee with an analysis of planning appeals in respect of decisions of the Council to either refuse planning or advertisement consent or commence enforcement proceedings.

2.0 Planning Appeals Analysis

- 2.1 The Appendix to this report sets out the details of new planning appeals, ongoing appeals and those which have been determined by the Planning Inspectorate in respect of the decisions of the Council to either refuse planning or advertisement consent or commence enforcement proceedings.
- 2.2 In relation to the most recent appeal decisions of the Planning Inspectorate i.e. those received since last meeting of the Committee, a copy of the Planning Inspector's decision letter, which fully explains the reasoning behind the decision, is attached to this report. If necessary, Officers will comment further on particular appeals and appeal decisions at the meeting of the Committee.

3.0 Financial Implications

- 3.1 Generally, in respect of planning appeals, this report has no specific financial implications for the Council. However, in certain instances, some appeals may involve the Council in special expenditure; this could relate to expenditure involving the appointment of consultants or Counsel to represent or appear on behalf of the Council at Public Inquiries or, exceptionally, if costs are awarded against the Council arising from an allowed planning/enforcement appeal. Such costs will be drawn to the attention of the Committee at the appropriate time.

**4.0 Equal Opportunities/
Environmental Implications**

- 4.1 None.

NEW APPEALS

Appeal Site / Ward / Appellant	Application No / Proposal	Type of Appeal / Date Submitted	Summary of Reasons for Refusal / Requirements of Enforcement Notice
<p>26 Halesworth Road, Wolverhampton Oxley Miss Sharon Wyatt</p>	<p>12/00152/ENCOMP Appeal against</p>	<p>Enforcement Written representation 05.03.2013</p>	<p>Appeal against enforcement notice, to remove fence panels, which were erected over the height allowed under permitted development, and on assessment were considered to be detrimental to the character and appearance of the surrounding area, and in respect of neighbouring amenities.</p> <p>Appellant appealing on ground g only, which is the length of time the Council has requested the offending structure to be removed. Inspectorate have asked whether the local authority could provide additional time to rectify the fencing. Email sent to appellant suggesting an additional length of time of a month, awaiting response.</p>
<p>87 Oxley Moor Road, Wolverhampton Oxley Mr Gambone</p>	<p>12/01316/FUL Alteration for the conversion and retention of an existing building for use as a workshop and gymnasium/games area ancillary to the primary dwelling</p>	<p>Planning Written representation 13.03.2013</p>	<p>The location of the building is not in keeping with the established pattern of development.</p> <p>The building represents an overdevelopment of a backland garden site, which compromises the open and spacious nature of the garden areas originally serving numbers 87 and 89 Oxley Moor Road. The design and appearance of the building fails to respond positively to the prevailing architectural character of the area. The building appears as an incongruous and isolated element within the street scene and is detrimental to the character and appearance of the area.</p> <p>The proposed alterations to the building will not overcome the detrimental impact of the building. Consequently the proposal is contrary to BCCS policies ENV3 and CSP4 and UDP policies D4 D6., D7, D9 and HE1.</p>

Appeal Site / Ward / Appellant	Application No / Proposal	Type of Appeal / Date Submitted	Summary of Reasons for Refusal / Requirements of Enforcement Notice
2 Canterbury Road, Wolverhampton Penn Mr C Punter	12/01282/FUL Erection of a detached bungalow	Planning Written representation 14.03.2013	Detract from the established form and pattern of development of which it would form a part being less spacious and not respecting the building line onto Canterbury Road This would result in material harm to the existing locally distinctive spatial pattern of development character and appearance of the area

ONGOING APPEALS

	<u>Appeal Site / Ward</u>	<u>Appellant</u>
1.	28 & 29 Stubbs Road Wolverhampton	Mr & Mrs DJ & M Bradley
	Graiseley	
2.	Grass Verge Corner Of Wergs Road And Wrottesley Road Wolverhampton	Telefonica UK Ltd
	Tettenhall Regis	
3.	7 Uplands Avenue Merry Hill Wolverhampton	Mrs L Bower
	Merry Hill	
4.	52 Woodthorne Road Wolverhampton	Jabber Mir
	Tettenhall Regis	
5.	Lidl Finchfield Hill Wolverhampton	Miss Donna Commock
	Tettenhall Wightwick	
6.	Autumn View Grove Lane Wolverhampton	Mr A Sharma
	Tettenhall Wightwick	
7.	1 Market Street Wolverhampton	
	St Peters	
8.	1 Market Street Wolverhampton	Mr Joseph Yusef
	St Peters	

9. The Claregate Public House
34 Codsall Road
Wolverhampton

Marstons Estates

Tettenhall Regis

10. The Former Mitre Site
Church Road
Bradmore

Mr. Kevin Ryder

Graiseley