



Planning Committee

1st October 2013

Planning Application No	13/00843/FUL	
Site	4 Richmond Drive Wolverhampton West Midlands WV3 9JE	
Proposal	Demolition of existing garage and erection of larger pitched roof garage	
Ward	Park	
Applicant	Mr S Vaidya	
Cabinet Member with Lead Responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Accountable Strategic Director	Tim Johnson, Education and Enterprise	
Planning Officer	Name	Marcela Quinones Herrera
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1. Summary Recommendation

1.1 Grant subject to matching materials condition.

2. Application site

2.1 No. 4 Richmond Drive is a detached bungalow located within a small cul-de-sac in a residential area. The property has a detached flat roof garage.

- 2.2 The application site has a large garden area that surrounds the existing property at rear.

3. Application Details

- 3.1 This application is for the demolition of existing flat roofed garage and replacement with a larger garage with a hipped roof element to allow storage.
- 3.2 The proposed garage would be approximately 6.2m wide, 9m long and 5.1m tall.

4. Relevant Planning History

- 4.1 09/00814/FUL - for Erection of detached garage. Granted 27.10.2009.

5. Relevant Policy Documents

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
- 5.3 Other relevant policy documents:
Supplementary Planning Guidance No.4 – Extension to houses

6. Environmental Impact Assessment Regulations

- 6.1 This development proposal is not included in the definition of Projects that requires a “screening opinion” as to whether or not a formal Environmental Impact Assessment as defined by the above regulations is required.

7. Publicity

- 7.1 Three representations received, one in favour and two against raising the following planning matters:
- Loss of spacing between buildings - Out of character
 - By preserving existing distance in between buildings it would facilitate construction and future maintenance
 - The proposed guttering would partially overhang onto property No. 5 Richmond Drive.

8. Legal Implications

- 8.1 There are no specific legal implications resulting from this report.
(KR/20092013/H)

9. Appraisal

9.1 The key issues are: -

- Character and Appearance
- Impact on property No. 5 Richmond Drive

9.2 Character and Appearance

An exact same garage design was granted planning permission on the 27 October 2009, however this permission has now expired and the applicant has resubmitted the same scheme for approval.

9.3 The proposed garage would have a hipped design in accordance with the main building at No. 4 Richmond Drive. The gap in between properties would still be retained as the proposed garage is detached and there is a separation distance in between the proposed garage and garage at property No. 5 Richmond Drive.

9.4 The proposed garage would be consistent in terms of scale, height and external appearance with other neighbouring properties. The garage would be set back from the garage of No. 5 Richmond Drive, helping to preserve the existing building line, the spacious character of properties along Richmond Drive and traditional architectural style.

9.5 Impact on property No. 5 Richmond Drive

The proposed garage would run along the boundary wall of property No. 5 Richmond Drive. In accordance with the plans, sections and elevations, the proposed garage would be built on the applicant's own land and this includes its guttering and foundations.

9.6 There would be no overshadowing, overlooking effect or overbearing impact onto the immediate neighbour by virtue of its height, orientation and hipped roof design.

9.7 For the above reasons it is considered that the proposal complies with national and local planning policies.

10. Conclusion

10.1 The proposed garage is in accordance with BCCS, Wolverhampton's UDP policies and guidance.

11. Detailed Recommendation

11.1 Grant subject to standard condition:

- Matching materials



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