



Planning Committee

Date 1 October 3013

Planning Application No	13/00596/OUT	
Site	53 Richmond Road, Wolverhampton	
Proposal	Outline planning permission for one dwelling	
Ward	Park	
Applicant	Mr & Mrs Brown	
Agent	Mrs Sheila Porter	
Cabinet Member with Lead Responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Accountable Strategic Director	Tim Johnson, Education and Enterprise	
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1. Summary Recommendation

1.1 Refuse

2. Application site

2.1 The application property is located in a predominately residential area.

2.2 The properties in the area are a mixture of individually designed detached and semi-detached properties which are located on generously sized plots with extensive rear landscaped gardens. The application site contains a number of what appear to be small fruit and ornamental trees.

3. Application Details

- 3.1 The outline application is for one detached dwelling with related parking by way of the subdivision, of the existing rear garden of 53 Richmond Road.
- 3.2 The layout, scale and landscaping of the proposal would be subject to a Reserved Matters application.

4. 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)
- 4.3 SPG No. 3 Residential Development

5. Environmental Impact Assessment Regulations

- 5.1 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 is required as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (SI 2011/1824).

6. Publicity

- 6.1 Three representations have been received objecting to the proposal. The objections can be summarised as follows;
 - Effect on the amenity of 2 York Avenue in terms of daylight/sunlight and outlook
 - Reduction in the amenity space for 53 Richmond Road
 - Over development of the site
 - Lack of parking space

7. Internal Consultees

- 7.1 Environmental Health – No objections
- 7.2 Transportation Development – No objections

8. Legal Implications

- 8.1 There are no specific legal implications resulting from this report. KR/13072013/D

9. Appraisal

9.1 The key issues are: -

- Design;
- Amenity; and
- Streetscene

9.2 This application is for outline planning permission and therefore the layout, scale and landscaping would be subject to a Reserved Matters application.

9.3 Policy D4: Urban Grain of the UDP states that proposals should respond positively to the established pattern of streets and buildings, including plot sizes, spatial character and building lines of which they form a part. It is considered that the proposal would not respect the established character, form and pattern of development of which it would form a part. The proposed infill development is considered to be incompatible with the established form, pattern and spatial character of the vicinity. The proposal is contrary to UDP policy D4.

9.4 Policy D6; Townscape and Landscape of the UDP states that proposals should create or reinforce local distinctiveness and should preserve or enhance qualities of townscape and landscape character that are of value. The proposed dwelling by virtue of its location at the rear of 53 Richmond Road is unlikely to retain the merits of local distinctiveness and character of the vicinity. Further, the proposal would produce a dwelling space which would appear cramped in its relationship to the surrounding properties and would not sufficiently complement or integrate well into the wider streetscene. The proposed dwelling would therefore create an unacceptable contrast in the streetscene and would detract from the local distinctiveness of the vicinity. The proposal is contrary to UDP policy D6.

9.5 Policy CSP4: Place – Making states that all development will be required to demonstrate a clear understanding of the historic character and local distinctiveness of the area and show how proposals make a positive contribution to place-making and environmental improvement. The subdivision of the rear garden of 53 Richmond Road would create a cramped development that does not respond to the historic character and local distinctiveness of the area which consists of large plots of a generous size. The proposal due its close proximity to 2 York Avenue is also likely to affect the amenity of 2 York Avenue in terms of daylight and sunlight. The proposal is contrary BCCS policies ENV3 and CSP4.

9.6 The proposal to erect a dwelling at the rear of 53 Richmond Road is also considered to be over development of the site likely to result in the unsatisfactory amenity provision for the occupiers of 53 Richmond Road and for the occupiers of the proposed dwelling. No 2 York Avenue adjoins the site to the east and has several windows in the elevation facing on the site which are likely to be affected in terms of outlook and sunlight if a

house is erected in the proposed position. The proposal is contrary to UDP policy D4 and the guidance in SPG3.

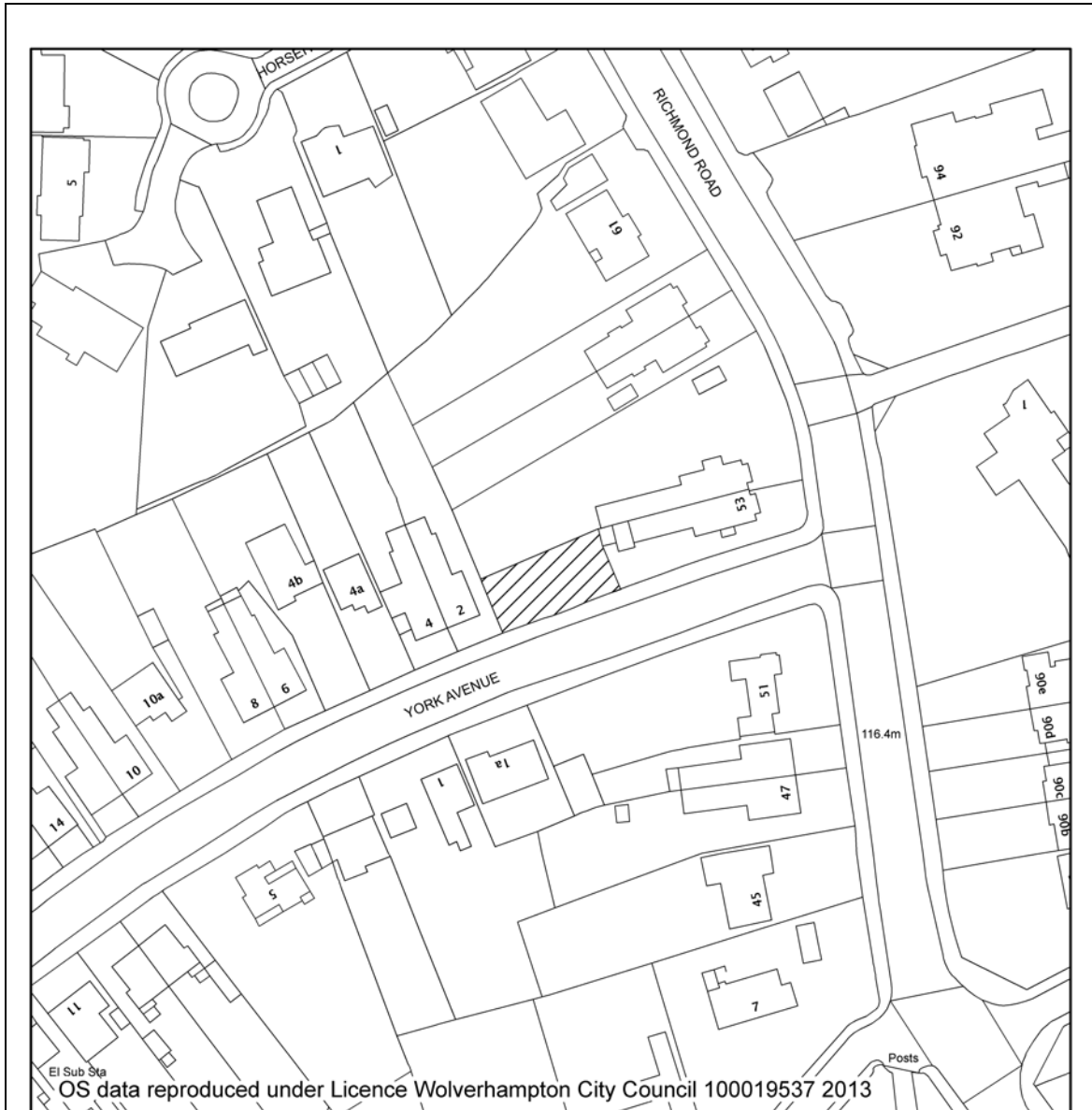
- 9.7 SPG3: Residential Development states that on sites within established built – up areas, small infill or backland development needs to be compatible with the established form, pattern and character of the vicinity. The vicinity is characterised by generous plots with landscaped large rear gardens. The layout of the existing properties has created a distinct degree of spaciousness to the area. The proposed dwelling which would be on a much smaller plot size detracts from the character and distinctiveness of this established form in the vicinity. The proposal is contrary to SPG3.

10. Conclusion

- 10.1 The proposal is considered to be out of character with the established historic character, form and pattern of the vicinity. The proposal would produce a dwelling space which would appear cramped in its relationship to the surrounding properties and would not sufficiently complement or integrate well into the wider streetscene. The proposal is likely to result in the unsatisfactory amenity provision for the occupiers of 53 Richmond Road and for the occupiers of the proposed dwelling and adversely affect the amenities of the occupants of No. 2 York Avenue.

11. Detailed Recommendation

- 11.1 That planning application 13/00596/OUT be refused for the following reasons
- The proposed dwelling would result in a development which would detract from the established spatial character, form and pattern of development of which it would form a part. The proposal would produce a dwelling space which would appear cramped in its relationship to the surrounding properties. This would result in material harm to the existing locally distinctive spatial pattern, character and appearance of the area.
 - The proposal would have an adverse effect on the outlook and sunlight of windows at No. 2 York Avenue.
 - The proposal is therefore contrary to BCCS policies CSP4 & ENV3 and UDP policies D4 & D6, and the advice set out in SPG3.



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