



Planning Committee

Date 1st October 2013

Planning Application No	13/00616/FUL	
Site	Coton Grange Residential Home, Stockwell End, Wolverhampton.	
Proposal	Single storey side and rear extensions	
Ward	Tettenhall Regis	
Applicant	Mr Bal Kular	
Agent	Mr Colin Biggs	
Cabinet Member with Lead Responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Accountable Strategic Director	Tim Johnson, Education and Enterprise	
Planning Officer	Name	Laleeta Butoy
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1. Summary Recommendation

1.1 Grant subject to conditions

2. Application site

2.1 Coton Grange is a residential care home in Tettenhall Greens Conservation area which has been extended over a period of years. The building is set well back from the highway, which is a very narrow private road.

3. Application Details

3.1 This planning application was deferred at the last meeting of the Planning Committee for a site visit and for details of full planning history.

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- 3.2 The premises currently have 13 rooms at ground floor and 11 rooms at first floor, making a total of 24 rooms. The proposal is for a single storey side extension to provide an additional 2 bedrooms and a single storey rear extension for laundry facilities. The proposed additional 2 bedrooms would give a total of 26 bedrooms.
- 3.3 The single storey side extension would be set back from the front face of the existing premises. This extension would be visible from the highway. The single storey rear laundry extension backs onto a golf course therefore is well hidden from the public highway.

4. Planning History

- 4.1 A/C/2281/80 for Change of use from dwelling house to Old People's Rest Home.
Granted,dated 14.11.1980
- 4.2 A/C/0857/86 for New fire escape staircase. New internal lift. Conversion of bedroom, living room and kitchen to 2 no bedrooms and laundry and staff toilets. Change of condition of existing permission to increase to 13 and removal of condition 5 of existing permission.ca,
Granted,dated 25.06.1986
- 4.3 C/1514/89 for Extension to existing rest home and alterations to 1 No. existing bedroom.
Refused,dated 24.07.1989
- 4.4 C/3500/89 for Two storey extension to provide wardens flat and residents accommodation, (home to accommodate a total of 16 residents) alterations to access and creation of parking areas.
Granted,dated 09.05.1990
- 4.5 97/0767/FP for Use of existing first floor accommodation for 4 No. additional residents, link block and ground floor extension to provide bedroom/en-suite in lieu of existing bathroom, and construction of side extension to house lift shaft.
Granted,dated 07.01.1997
- 4.6 98/0095/FP for Single storey machine room to contain hydraulic gear.
Granted,dated 26.03.1998.
- 4.7 98/0980/FP for New first floor link, conversion of bedroom into bathroom, new window and lower existing roof.
Granted,dated 02.12.1998
- 4.8 01/1468/FP for Two storey side extension,
Granted,dated 14.01.2002
- 4.9 07/01769/FUL for Single and two storey extensions together with internal alterations.

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Refused,dated 05.03.2008 on the grounds of overdevelopment, poor design and poor access.

- 4.10 08/00621/FUL for Single and two storey side extension, single storey side extension, single storey front and rear extensions.
Refused,dated 05.09.2008 (This application attempted to address the reasons why the above application was refused. It was refused on the grounds of overdevelopment and poor road access).
Dismissed on Appeal 03.06.2009. The appeal was dismissed on the grounds only of the width and flat roofed design of the single storey side extension in the conservation area. The inspector did not support the council's reasons for refusal relating to overdevelopment and poor access.
- 4.11 TREE/0005/09/TN for 1No. Sycamore situated to frontage: fell.
Granted,dated 22.01.2009

5. Constraints

- 5.1 Conservation Area - Tettenhall Greens Conservation Area

6. Relevant Policy Documents

- 6.1 National Planning Policy Framework (NPPF)
- 6.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
SPG No. 3 'Residential Development'
The 'Draft' Tettenhall Neighbourhood Plan

7. Environmental Impact Assessment Regulations

- 7.1 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).

8. Publicity

- 8.1 13 representations received.
- 11 objections
 - 2 in support
- 8.2 Objections relate to the following matters:
- Adverse impact on highway safety due to narrow lane

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- The development would result an increase in traffic using the narrow lane
- Over development and out of character in Tettenhall Greens Conservation Area
- Adverse impact on neighbouring property known as 'Greenways'
- Detrimental impact on local residents and their amenities
- Drainage problems

9. Internal Consultees

9.1 Transportation Development – No objections.

9.2 Adults - Older People – No objections.

9.3 Environmental Health – No objections.

10. External Consultees

10.1 Protection (Fire Safety) Admin –Satisfactory for fire service access. The building is already there, the difficulties with emergency vehicles entering the narrow lane already exist therefore the two extensions proposed would not make that condition worse.

10.2 Severn Trent – No comments received.

11. Legal Implications

11.1 Having regard to section 12, paragraph 137 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (NPPF) Local planning authorities should look for opportunities for new Development within Conservation Areas to enhance or better reveal their significance.

11.2 When an application is situate in or affects the setting of a Conservation Area by virtue of S72 and S73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering the application and exercising their powers in relation to any buildings or other land in or adjacent to a Conservation Area the Local Planning Authority must ensure that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and further should have regard to any representations ensuing from the publicity required under S73 of the Act. (KR/13092013/Y.)

12. Appraisal

12.1 The key issues are:-

- Impact on highway

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- Scale/Layout
- Neighbouring Amenities
- Impact on the Conservation Area
- Drainage Problems

12.2 Impact on highway

There are concerns raised by neighbouring residents in relation to the increase of traffic using the narrow lane due to the expansion of the residential home. However, there is adequate car parking space for visitors/staff. The addition of two bedrooms making a total of 26, will not add significantly to the level of traffic using the access road when visiting the premises. This view was upheld when the planning inspector considered the appeal in 2009.

Scale/Layout

12.3 The residential care home has been previously extended over a period of years. The proposed extensions are for a single storey rear extension (laundry room) and a single storey side extension, to accommodate two additional bedrooms (providing 26 bedrooms in all). The residential home is located on a very large plot, which is considered adequate enough to support both the extensions and their usage, and therefore, would not constitute an overdevelopment of this site. The proposal would also be acceptable in the street scene. A similar scheme for the bedroom extension was refused in 2009 and went to appeal included a side extension of the same width as now proposed. The Planning Inspector who dealt with the subsequent appeal felt that this side extension was visually unacceptable due to its width and its then flat roofed design. The extension as now proposed remains the same width but is much more appropriately designed with a pitch roof, making it far more visually acceptable.

12.4 Policy TNP12 Part A of the Draft Tettenhall Neighbourhood Plan – “New Development to Enhance and Respect Existing Local Character” refers to new development including alterations and extensions. This policy states that new development (including alterations, change of use and extensions) must enhance, respect and reinforce the established character as detailed in the Character Study. Whilst due to the early stage at which this plan is, little weight can be given to it, the scheme is considered to comply with the intent of this policy.

12.5 Neighbouring Amenities

The proposed rear extension is single storey in height only, backs on to a golf course well hidden from view, and positioned a suitable distance away from neighbouring boundaries (in excess of 8.5m). Therefore, this element of the proposal would have no detrimental impact to amenities, such as outlook, light, sunlight or privacy.

12.6 The proposed side extension would be single storey only. So whilst it would be visible from the neighbouring property known as “Greenways”, the height to the eaves of the proposed extension would be 2.1 metres and the overall finished height would be 3.2 metres,

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projecting out along the boundary by 5m with a hipped roof design. And so, due to the proposed height, massing and design the extension would not appear overbearing, and would not significantly reduce amenities to justify a refusal in this instance.

12.7 Impact on the Tettenhall Greens Conservation Area

Due to the small nature and pitched roof design and their location generally out of the public view, the proposed extensions would preserve the character of the conservation area.

12.8 Drainage Problems

Neighbouring residents have raised concerns that due to problems with blockages of drainage and the exposure of raw sewage from the site, the expansion of the residential home would result in exacerbating this problem. However, the applicant has carried out a full drainage survey which revealed a collapsed manhole cover. This has been rectified and the drains are now in good working order and regarded as adequate and fit for the purpose. Coton Grange has robust measures in place to deal with effective disposal of all sanitary items that cannot be discharged into the drainage system.

13. Conclusion

- 13.1 The proposed extensions are considered to be in keeping with both the existing property and the street scene they relate to; with a sufficient amount of garden space and parking to support both the extensions and their usage. Although the extensions would be clearly evident from neighbouring properties, amenities would not be significantly affected; therefore, the scale and design would preserve the character of the conservation area. The addition of two bedrooms will not give rise to levels of additional traffic on the access roadway such as would justify refusing planning permission. The proposal is therefore considered to be compliant with UDP Policies AM12, AM15, D4, D6, D7, D8, D9, D11, H12, HE4, HE5 and BCCS Policies CSP4 and ENV3.

14. Detailed Recommendation

- 14.1 That planning application 13/00616/FUL be granted, subject to any appropriate conditions including:
- Matching materials
 - Cycle parking provision for staff



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