



# Planning Committee

## 3 December 2013

<b>Planning Application No</b>	13/00852/FUL
<b>Site</b>	Land Adjacent to 30 Howland Close, Pendeford, Wolverhampton
<b>Proposal</b>	Erection of a two-storey building comprising 8 No. two bedroom flats, and the provision of 8 No. car parking spaces.
<b>Ward</b>	Oxley
<b>Applicant</b>	Heart of England Baptist Association
<b>Cabinet Member with Lead Responsibility</b>	Councillor Peter Bilson Economic Regeneration and Prosperity
<b>Accountable Strategic Director</b>	Tim Johnson, Education and Enterprise
<b>Planning Officer</b>	Name      Andy Carter Tel        01902 551132 Email     andy.carter@wolverhampton.gov.uk

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### 1. Summary Recommendation

- 1.1 Grant planning application 13/00852/FUL subject to conditions

### 2. Application Site

- 2.1 The site is within the Pendeford area, approximately 3 miles from Wolverhampton city centre. Access to the site is via Howland Close, which is a cul - de - sac leading from Blaydon Road and Halesworth Road. The site currently comprises an area of level open space, forming a gap between the final house in Howland Close and the Council operated Mirage Youth Centre.

- 2.2 The wider site context is residential, made up of detached, semi-detached and maisonette style properties. Large areas of open space lie to the south.

### **3. Application details**

- 3.1 The proposals are for 8 no. two bedroom apartments, within a two storey building. An 8 space parking area is proposed at the rear of the building with an access road leading from Howland Close. The application is in outline form, and seeks approval for means of access, layout and scale.
- 3.2 The design of the building and surrounding landscaping are reserved matters until the detailed stage. The application therefore seeks to establish the principle of the use, the number of flats, their layout, and the size of the building.

### **4. Constraints**

- 4.1 Edge of Green Belt

### **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:  
  
SPG3 Residential Development

### **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 Eight representations received in objection to the proposals. The planning comments are summarised below:
- Flood risk
  - Design
  - Loss of views
  - Lack of parking
  - Traffic concerns

- Loss of open space

## **8. Internal Consultees**

8.1 **Environmental Health** – No objections

8.2 **Transportation Development** – No objections

## **9. External Consultees**

9.1 **Environment Agency** – No objections

## **10. Legal Implications**

10.1 There are no specific legal implications resulting from this report (KR/22102013/G.)

## **11. Appraisal**

11.1 The key issues are: -

- Principle of residential use
- Layout
- Green Belt
- Neighbour amenity
- Parking and Traffic
- Loss of open space
- Flood risk

11.2 Principle of residential use

The surrounding area is predominantly residential aside from the adjacent Youth Centre. Consequently the proposals for a small scale flatted development are consistent with the land use context and therefore compliant with policy H6 of the UDP

11.3 Layout

Although the application is in outline details have been provided in respect of the layout of the development, and indicative details have been provided in respect of the design. The proposed building sits roughly at the centre of the site, following the building line of 30 Howland Close, and therefore addressing the street scene.

11.4 Pedestrian access to the building would be at the centre of the front elevation, leading to a central hallway. Four flats would be accessed from the central hallway on each floor. The applicants have submitted an indicative front elevation showing a hipped roof building with detailing provided by Juliet balconies to the living rooms of the proposed flats.

- 11.5 An area of proposed landscaping surrounds the proposed building. The private amenity space is below the recommendation set out in SPG3, however the site is opposite and alongside accessible public open space. The proposals are consistent with D7, D8, D9 and H6 of the UDP.
- 11.6 **Green Belt**  
The site is not within the Green Belt but is immediately opposite land which is. The proposed height at two storeys is consistent with the adjacent dwelling, and therefore respects the built forms in the street scene, consequently the proposals are at a scale and height that respect visual amenity and visual character of the Green Belt, and are consistent with policy G3 of the UDP.
- 11.7 **Neighbour Amenity**  
The distance separation between the proposed flats and the adjacent dwelling is 8m. A 2m high close boarded fence runs along the boundary between the site and 30 Howland Close offering privacy and separation of space. The elevation of 30 Howland Close which faces onto the site has a single window at ground floor which is largely obscured by the aforementioned fence. The fenestration to most of the habitable rooms of the proposed flats face out either onto the existing public open space, or towards the maisonettes to the north which are over 30m away. The two windows facing onto the garden of 30 Howland Close are to a bedroom and kitchen respectively. The distance of 12m to the garden space is considered sufficient to maintain privacy.
- 11.8 The footprint of the building is in the form of an inverted 'T' with the building stepping-in to create a greater distance separation with the rear garden of 30 Howland Close. The result is a 12m distance between the garden and the proposed building, thereby reducing possible impacts from overbearing and loss of daylight. The proposals are consistent with D7, D8, D9 and H6 of the UDP and ENV3 of the BCCS
- 11.9 **Parking and Traffic**  
The proposed parking provision of one space per flat is appropriate for the likely parking demands of the development. Cycle storage would be provided to encourage residents to travel sustainably. The increase in traffic movements along Howland Close to access the parking at the rear of the site would be relatively low, and is therefore considered to be acceptable. The proposals are consistent with AM12 of the UDP
- 11.10 **Loss of Open Space**  
The site, although used informally as open space is not designated as such within the Development Plan, consequently there is no planning protection afforded to it in this regard. A large area of designated formal and informal open space exists to the south of the site leading

towards the Shropshire Union Canal. The proposals are consistent policy R4 of the UDP.

11.11 Flood Risk

The Environment Agency have advised both the applicant and the Local Planning Authority that the site does not fall within a Flood Zone. As such there is no advised risk of flooding on the site. The proposals are consistent with ENV5 of the BCCS.

11.12 Summary

The site is on the edge of a predominantly residential area therefore the use is acceptable. The proposed height and position of the building within the site would positively address the immediate built context of Howland Close and respect the character and visual amenity of the Green Belt. Fenestration has been kept to a minimum on the elevation facing 30 Howland Close to respect the privacy of this property.

11.13 Parking provision is appropriate at this location, and although private open space does not meet standards large areas of public open space exist to the south of the site. The site is not advised to be at risk of flooding.

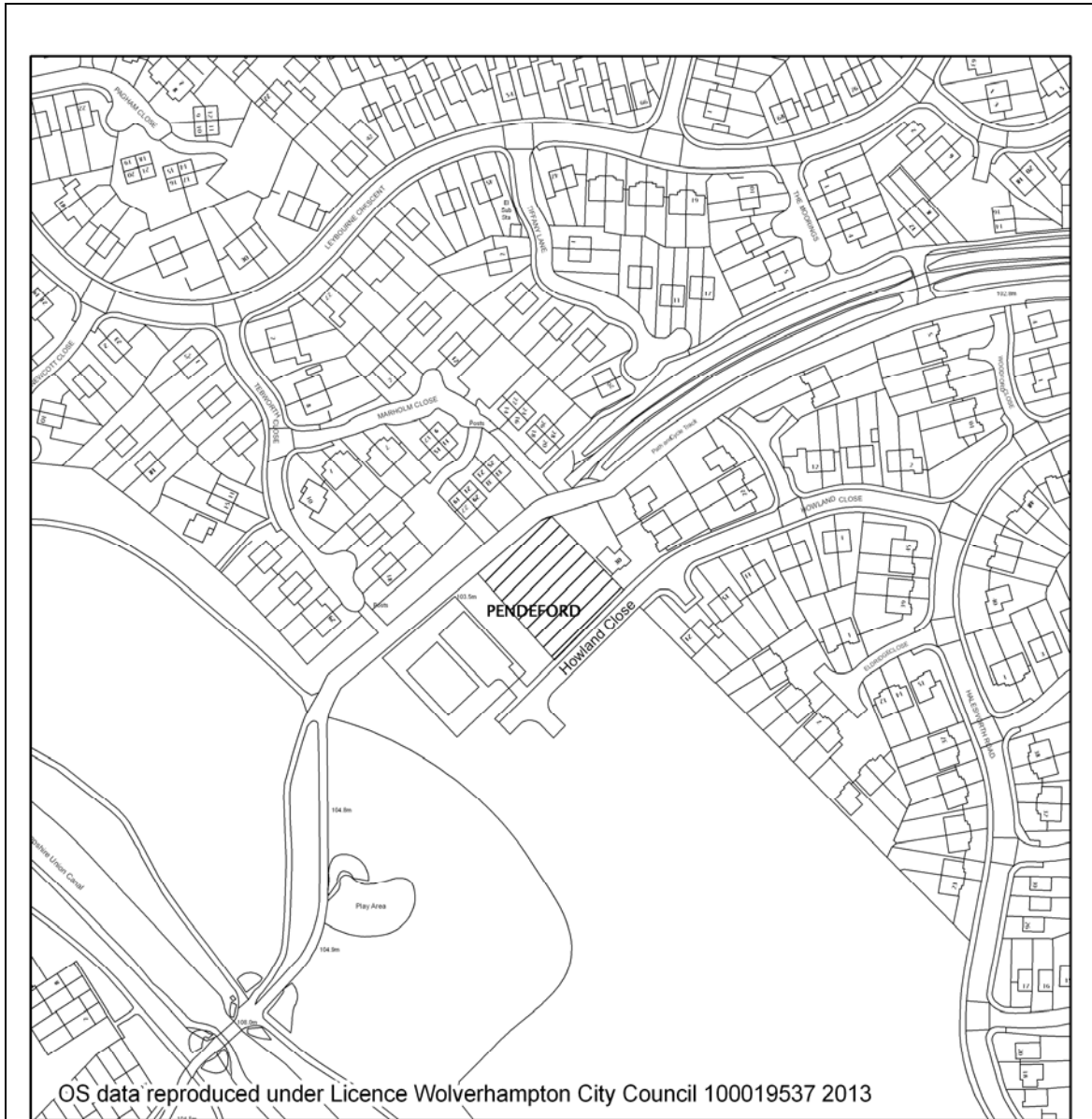
**12. Conclusion**

12.1 The proposals are consistent and compliant with the Development Plan and present an opportunity to bring eight flats to the housing stock of Wolverhampton.

**13. Recommendation**

13.1 That planning application 13/00852/FUL be granted subject to the following conditions:

- Appearance
- Landscaping
- Boundary treatments
- Bin stores
- Cycle store
- Materials
- Drainage
- Hours of construction



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