



Planning Committee

7 January 2014

Planning Application No	13/00779/FUL	
Site	24 Hanbury Crescent, Wolverhampton	
Proposal	Two storey rear extension and loft conversion with dormer window to rear	
Ward	Penn	
Applicant	Mr S Bisla	
Agent	Shaun Gill	
Cabinet Member with Lead Responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Accountable Strategic Director	Tim Johnson, Education and Enterprise	
Planning Officer	Name	Ragbir Sahota
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1. Summary Recommendation

1.1 Refuse.

2. Application site

2.1 The site comprises a bay fronted detached dwelling situated in a corner location within the cul-de-sac. The property has a large rear garden and has a hard surfaced front drive with boundary treatments.

2.2 The dwelling appears to have been modernised and is predominantly rendered with part brick. The street scene comprises detached and semi-detached dwellings and the area is predominantly residential. Hanbury Tennis Club is situated to the rear and its main access is situated adjacent the application site.

3. Application Details

- 3.1 The application is for the erection of a two storey rear extension and loft conversion with dormer window to rear.
- 3.2 The proposed extension projects 5.5metres to the rear and extends the full width of the existing property. The proposed dormer window is positioned close to the boundary with No.25 Hanbury Crescent.
- 3.3 The application is being reported to Committee as the applicants wishes to speak.

4. Constraints

- 4.1 The property is within a landfill gas zone and a mining advice area.

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:

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 One letter of objection has been received. The main concerns relate to loss of light and the impact on outlook.

8. Legal Implications

- 8.1 There are no specific legal implications arising from these proposals.
LM/16122013/S

9. Appraisal

- 9.1 The key issue is:
 - Impact on Neighbour Amenities

- 9.2 The proposed two storey extension projecting 5.5metres from the rear of the house with the addition of a dormer window on the boundary, would be very close to the neighbour at No.25 Hanbury Crescent. The proposal is considered to have an adverse impact on the amenities of this neighbour.
- 9.3 The scale, height, positioning and massing of the extension is considered to impact this neighbour at No.25 Hanbury Crescent by virtue of the proposal being overbearing, over dominant, affecting the outlook presently enjoyed by this neighbour and resulting in the loss of light as a result of the orientation of the properties.
- 9.4 The neighbouring property has a primary window to its dining room facing the application site and by virtue of the proposed extension, would be adversely affected. Furthermore, the addition of the balcony and French doors to the bedroom at first floor level would result in the loss of privacy on this neighbour.

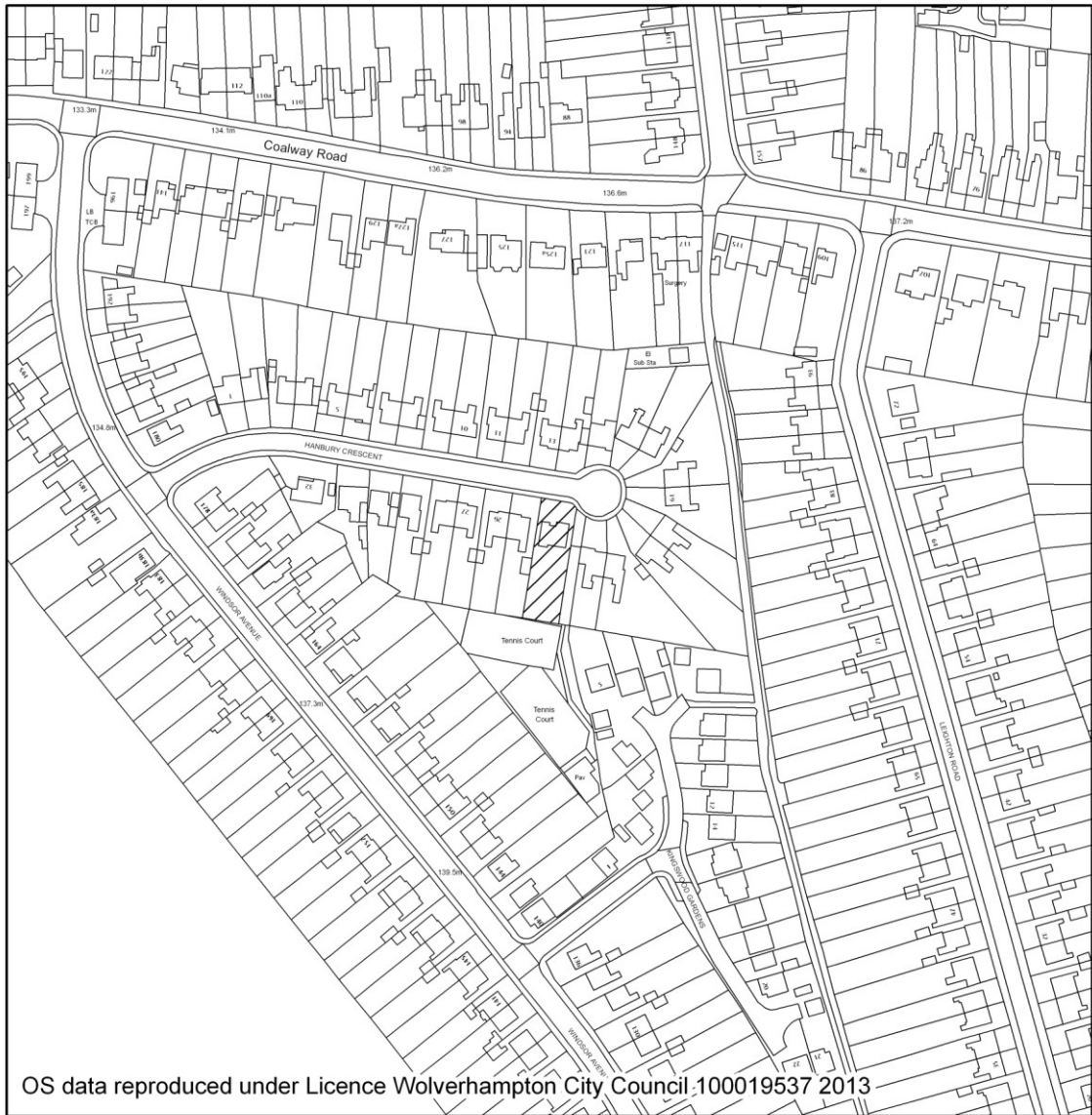
10. Conclusion

- 10.1 The proposed two storey extension and dormer window would, by reason of its scale, height, massing and position relative to the house on the adjoining property at No.25 Hanbury Crescent have an unacceptable overbearing impact, appear over dominant, reduce the amount of light/sunlight, on the outlook presently enjoyed by that house. Furthermore by virtue of the balcony and French doors to the bedroom, the proposal would further impact the neighbour leading to a loss of privacy.
- 10.2 The proposal is therefore contrary to the provision of UDP policies D6, D7, D8, D9 and BCCS policies ENV3 and CSP4

11. Detailed Recommendation

- 11.1 That planning application 13/00779/FUL be refused for the following reason:

The proposed extension and dormer window would, by reason of its scale, height, massing and position relative to the house on the adjoining property at No.25 Hanbury Crescent have an unacceptable overbearing impact, appear over dominant, reduce the amount of light/sunlight, on the outlook presently enjoyed by that house. It would also result in the loss of privacy to the same neighbour because of the proposed balcony and French doors to the bedroom. The proposal is therefore contrary to the provision of UDP policies D6, D7, D8, D9 and BCCS policies ENV3 and CSP4



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