



Planning Committee

Date 7 January 2014

Planning Application No	13/01042/FUL	
Site	423, 423A and 424 Dudley Road, Wolverhampton, WV2 3AH.	
Proposal	Single storey rear extension to form food preparation and stores to Sagar Sweet Centre and Restaurant including covered yard area.	
Ward	Blakenhall	
Applicant	Mr Harbans Baghri	
Agent	Mr Richard Taylor, ACP Architects	
Cabinet Member with Lead Responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Accountable Strategic Director	Tim Johnson, Education and Enterprise	
Planning Officer	Laleeta Butoy Tel Email	Trainee Planner 01902 55(5605) laleeta.butoy@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions

2. Application site

2.1 The application site is on Dudley Road in a local centre among a parade of six shops.

- No. 423A operates as a funeral directors (Use Class A1)
- No. 423 is occupied by Sagar Sweet Centre which consists of hot food take-away at ground floor (Use Class A5) with restaurant above (Use Class A3).

- No. 424 is a photographic studio (Use Class A1).
- 2.2 Duncan Street which is a one way street provides access to the rear of the premises and has seven car parking spaces to be used in conjunction with Sagar Sweet Centre and Restaurant.
 - 2.3 The premises are located in close proximity to All Saints and Blakenhall Community Development (ABCD). This area is part of a Strategic Regeneration Area which consists of new dwellings and new commercial properties.

3. Application Details

- 3.1 The application is for a single storey rear extension to enlarge the food preparation and stores to Sagar Sweet Centre including a covered yard area.
- 3.2 The proposed single storey rear extension would be also attached to the rear of No. 423A Dudley Road. A rear access door to the premises would be removed to accommodate the new extension for Sagar Sweet Centre.
- 3.3 The proposed covered yard area would be attached to the rear of all three premises which would shelter an existing external walk- in cold freezer and refuse storage.

4. Planning History

- 4.1 11/00683/FUL – 423 Dudley Road for Change of use from shop (A1) to hot food take-away (A5) at ground floor with restaurant (A3) at first floor. Granted, dated 13 September 2011.
- 4.2 12/00615/FUL– 423 Dudley Road for retrospective planning permission for external cold food storage. Granted, 12 July 2012.

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)

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 No representations received.

8. Internal Consultees

8.1 Environmental Health

No objections. Environmental Health supports this application in order to improve food safety and performance of the business. Currently there is not adequate space to carry out the various activities on site and the proposal comprises food safety improvements.

The renovation of the building would also improve the structural condition of the premises which is below the expected standard.

8.2 Building Control

In respect of the rear access door the design is considered satisfactory if the occupant of the premises occupies both ground and first floor levels and the premises are fitted with adequate fire system and alarms.

9. Legal Implications

9.1 There are no specific legal implications arising from these proposals. KR/13122013/Y.

10. Appraisal

10.1 The key issues are: -

- Health and Safety
- Parking
- Refuse Storage

10.2 Health and Safety

Health and safety concerns had initially been raised by Building Regulations in respect of removing the rear access door to 423A Dudley Road to accommodate the proposed extension at 423 Dudley Road for Sagar Sweet Centre.

10.3 However the proposal is now considered satisfactory further to clarification that the occupant of the 423A Dudley Road operate the funeral services from ground floor, the first floor level is used for storage and the premises are fitted with adequate fire system and alarms.

10.4 Parking

The current parking arrangement will not be changed or affected by the proposal. There are no changes to the current restaurant at first floor level. Therefore the car park to the rear of the premises consisting of

seven car parking space will remain unchanged to serve the existing premises.

10.5 Refuse Stores

The refuse storage will remain located to the rear of the premises. The proposed covered yard will improve the rear area from its current condition. A double gate will be installed to replace the existing single gate for easy access to remove the refuse.

11. Conclusion

11.1 The proposed scheme is to improve the existing kitchen and food preparation facilities for Sagar Sweet Centre and Restaurant. The proposal will improve the existing relatively small kitchen, preparation area and the rear yard which is currently below the Environmental Health expected standards.

11.2 There are no changes proposed to the current parking arrangement therefore the extension will not impose any adverse impact on customers using the services provided at Sagar Sweet Centre and Restaurant.

11.3 The rear yard will be greatly improved from its current standard and will not adversely affect the occupiers at 423A should the rear access door be removed from the premises. Therefore the removal of the rear access door to accommodate the proposed extension will not adversely affect the premises.

11.4 The proposals comply with UDP policies D4, D6, D7, D8, D9, H6, SH1, SH7, SH9 and BCCS policies CSP4, ENV3 and CEN5

12. Detailed Recommendation

12.1 That planning application 13/01042/FUL be granted, subject to any appropriate conditions including:

- Matching materials.
- Adequate Ventilation System
- 423A Dudley Road shall be maintained as one unit and shall not be separated into individual units.
- Adequate fire warning systems to be provided at 423A Dudley Road which shall be maintained thereafter.
- Sufficient space for refuse bins shall be provided and maintained within the premises and not on the adjacent car park.



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