



# Planning Committee

7 January 2014

<b>Planning Application No</b>	13/01145/FUL	
<b>Site</b>	Land adjacent to 34 Thorneycroft Lane, Wolverhampton	
<b>Proposal</b>	Demolition of garages and erection of two apartment blocks, comprising a total of nine flats.	
<b>Ward</b>	Heath Town	
<b>Applicant</b>	Mr Jake Sedgemore	
<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	Ann Wheeldon
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## 1. Summary Recommendation

1.1 Grant.

## 2. Application site

2.1 The application site fronts on to Thorneycroft Lane, a busy route in to the city. It comprises two separate adjacent plots, both of which contain existing garages.

2.2 The site is surrounded by residential dwellings on all sides except for the west, where there is an existing hot food takeaway adjacent to the site.

2.3 The sites are separated by an existing garage and its access, which are outside the ownership of the applicant and do not form part of the application.

2.4 The site slopes sharply down from the east to the west.

### **3. Application Details**

3.1 Demolition of 13 garages and erection of two apartment blocks, each of two storeys with a mansard roof. The apartment blocks would comprise nine flats and have associated vehicle parking, cycle parking, amenity space and bin storage to the rear.

### **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 SPG3 '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 as defined by the above regulations is required.[]

### **6. Publicity**

6.1 Six objections have been received which can be summarised as follows:

- Loss of daylight
- Loss of privacy
- Loss of sunlight
- Overlooking
- Unacceptable visual impact
- Buildings too tall
- Insufficient parking
- Overdevelopment

### **7. Internal Consultees**

7.1 Transportation – No objection.

7.2 Environmental Services – no objections

## **8. External Consultees**

- 8.1 Coal Authority – No objection subject to a condition requiring a site investigation to establish any mining legacy issues and if necessary remedial measures.
- 8.2 Severn Trent Water – No objection subject to a condition requiring drainage details.

## **9. Legal Implications**

- 9.1 There are no specific legal implications arising from this report.(LD/19122013/A)

## **10. Appraisal**

- 10.1 The key issues are:-

- Principle of residential development
- Design
- Neighbour amenity
- Access and Parking
- Amenity

### **10.2 Principle of residential development**

The surrounding area is predominantly residential and therefore there would not be any planning policy objection to this use at the site. The proposed redevelopment of this visually poor garage site on this main road frontage is welcomed and would improve the appearance of the existing street scene and adjacent residential amenities. Therefore, this would comply with UDP policies D4 – Urban Grain and D9 – Appearance and BCCS policies ENV3 – Design and CSP4 – Place Making.

### **10.3 Design**

The footprint of the two apartment blocks would respect the existing building lines. The proposed buildings are of a bespoke design with acceptably detailed facades. The roof level drops in height to complement the slope of the site and the proposed undercroft parking would be shielded from the view from the main road by the proposed wall. Therefore this would comply with UDP policies D7 – Scale-Height , D8 – Scale-Massing and D9 – Appearance and BCCS policies ENV3 – Design Quality and CSP – Place Making.

### **10.4 Neighbour Amenity**

The proposed buildings would be located to the front of the site to maximise the distance from the rear of the proposed buildings to the dwellings to the rear and to minimise any loss of daylight. The distance

between the rear windows and those of the existing properties to the rear would be acceptable by virtue of the orientation of both buildings. This would ensure that there is no detrimental impact on privacy or any overlooking. Therefore this would comply with UDP policies D7- Scale –Height and D8 – Scale\_Massing.

#### 10.5 **Access and Parking**

The proposed access and parking arrangements would be acceptable, with six parking spaces provided. Therefore this would comply with UDP policies AM12 - Parking and Servicing Provision and AM15 – Road Safety and Personal Security

#### 10.6 **Amenity**

The proposal will include sufficient amenity space to the rear of the site and have no adverse effects on the amenities of adjoining occupiers. Therefore, this would comply with Supplementary Planning Guidance 3 'Residential Development' and D7-Scale –Height and D8 –Scale-Massing.

### 11. **Conclusion**

11.1 The proposal is acceptable and in accordance with the development plan.

### 12 **Detailed Recommendation**

12.1 That planning application 13/01145/FUL be granted subject to any appropriate conditions to include:

- Land contamination
- Drainage
- Submission of materials
- Boundary treatments
- Bin storage details
- Landscaping

**This plan is indicative only – a more detailed plan will be entered for planning committee**



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**Planning Application No:**

Location			
Plan Scale (approx)	1:1250	National Grid Reference	
Plan Printed		Application Site Area	