



# Planning Committee

4 February 2014

<b>Planning Application No</b>	13/01192/FUL	
<b>Site</b>	20 Glyme Drive	
<b>Proposal</b>	Erection of a two storey building, to provide 4 one-bedroom flats replacing the existing bungalow.	
<b>Ward</b>	Tettenhall Regis	
<b>Applicant</b>	Mr D Hope	
<b>Agent</b>	Mr C Bradley	
<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	Mark Elliot
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## 1. Summary Recommendation

1.1 Grant subject to conditions

## 2. Application site

2.1 The site comprises 20 Glyme Drive, a single storey dwellinghouse. It is situated on the corner at the junction with Corve Gardens. Glyme Drive slopes downward towards Corve Gardens. Consequently the application site is slightly higher than the adjacent properties on Corve Gardens.

### **3. Application Details**

- 3.1 It is proposed to erect a two storey building to provide four one-bedroom flats replacing the existing bungalow. The proposal would largely retain the footprint of the existing building but would extend towards Corve Gardens by an additional one metre.
- 3.2 The proposal would provide three off street parking spaces and a shared amenity space to the rear of the building.

### **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 Seven objections have been made which can be summarised as follows:
- Exacerbate localised flooding
  - Inadequate parking provision
  - Out of character with the area
  - Overbearing impact and loss of privacy
  - Poor design
  - Highway safety

### **7. Consultees**

- 7.1 Transportation – No objection
- 7.2 Environmental Services – No objection
- 7.3 Severn Trent - No objection

## **8. Legal Implications**

- 8.1 There are no legal implications arising from this report (LD/21012014/A)

## **9. Appraisal**

- 9.1 The key issues are:-

- Character and appearance
- Neighbour amenity
- Highway safety
- Drainage

- 9.2 Character and appearance

The immediate area is largely characterised by two storey residential buildings but there is also a four storey block of flats on the adjoining site to the south. The principle of providing a two storey building to replace the existing bungalow would not appear out of character or scale with development in the area. The design and appearance of the building is acceptable.

- 9.3 Neighbour amenity

The proposed building would largely retain the footprint of the existing bungalow but would extend 1 metre closer towards Corve Gardens. The scale and massing of the building is appropriate and would not appear unduly prominent or overbearing. The proposal would not have an adverse impact on neighbour amenity.

- 9.4 Highway safety

The proposal would provide adequate off street parking and would not have an adverse impact on the highway network.

- 9.5 Drainage

Objections were made to the proposal on grounds that the development would exacerbate localised flooding on Corve Gardens. The proposal would not have a significant impact on existing drainage and surface water runoff and the matter can be satisfactorily addressed by condition.

## **10. Conclusion**

- 10.1 The proposal would be acceptable and in accordance with the development plan.

## **11. Detailed Recommendation**

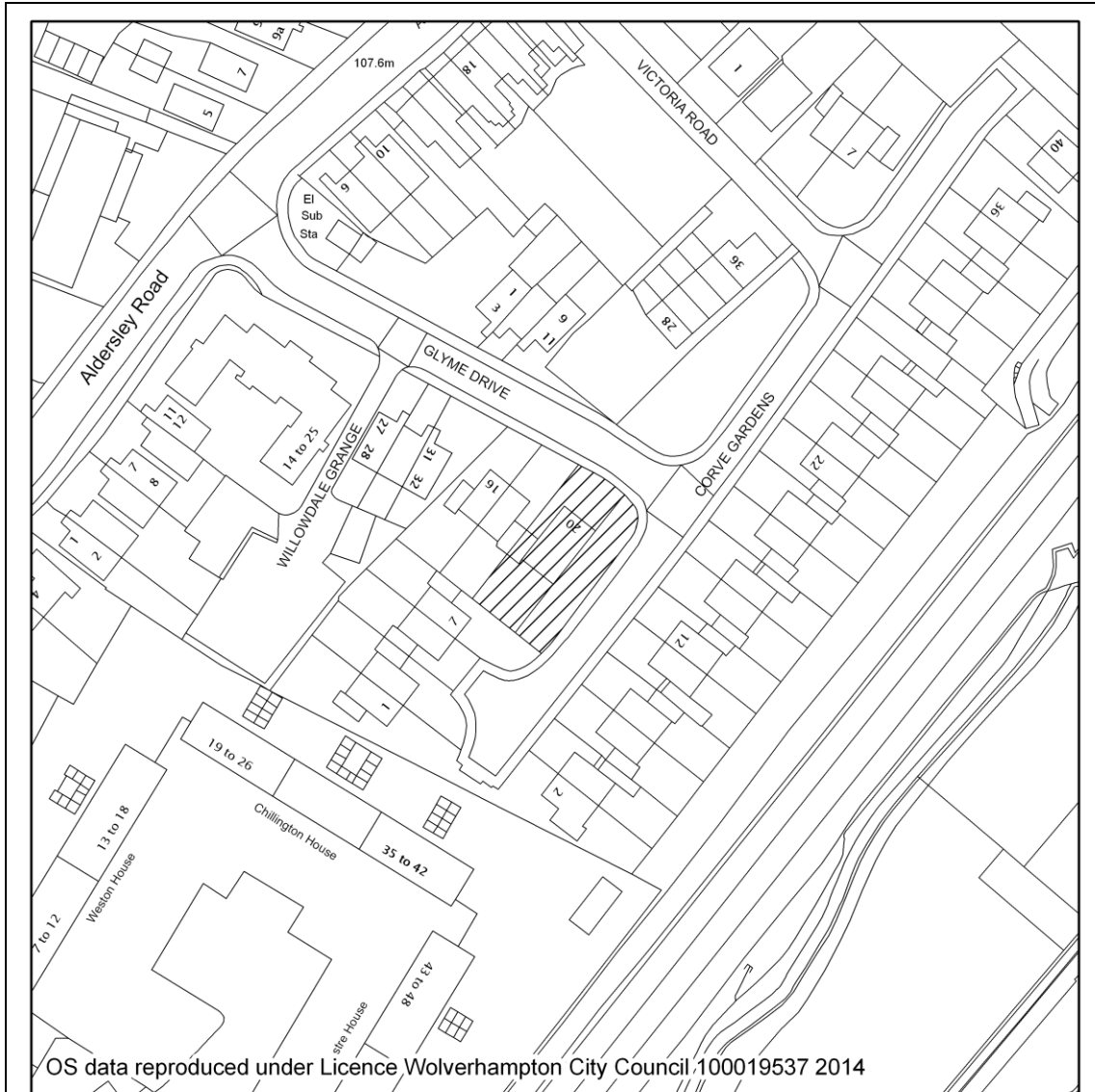
- 11.1 That planning application 13/01192/FUL be granted, subject to any appropriate conditions including:

- Materials

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NOT PROTECTIVELY MARKED

- Drainage
- Levels

PUBLIC  
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