



Planning Committee

4 February 2014

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| Planning Application No | 13/01240/FUL | |
| Site | The White Cottage, Stockwell End | |
| Proposal | Erection of a dormer bungalow | |
| Ward | Tettenhall Regis | |
| Applicant | Mr and Mrs Crofts | |
| Agent | ID Architects (Midlands) Ltd | |
| Cabinet Member with Lead Responsibility | Councillor Peter Bilson Economic Regeneration and Prosperity | |
| Accountable Strategic Director | Tim Johnson, Education and Enterprise | |
| Planning Officer | Name | Mark Elliot |
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1. Summary Recommendation

1.1 Grant subject to conditions

2. Application site

2.1 The site comprises the side garden of White Cottage. It is within the Tettenhall Greens Conservation area.

3. Application Details

3.1 It is proposed to erect a four bedroom dormer bungalow, accessed from Stockwell End, a shared private access road, adjacent to the existing access.

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- 3.2 The proposal also includes the removal of four conifer trees to the north of the site and a reduction in height to the Leylandii along the southern boundary. These trees are protected by virtue of their location within a conservation area.

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 Eleven letters have been received. Eight object on the following grounds:
- Detracts from character of the Conservation Area
 - Loss of privacy
 - Adverse impact on outlook
 - Highway safety
 - Sets a precedent for backland development

- 6.2 The other three letters declared no objection to the proposals.

7. Internal Consultees

- 7.1 Environmental Health – No objection
- 7.2 Transportation – No objection

8. Legal Implications

- 8.1 When an application is situated in or affects the setting of a Conservation Area by virtue of Section 72 and Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering the application and exercising their powers in relation to any building considering the application and exercising their powers in

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relation to any buildings or other land in or adjacent to a Conservation Area the Local Planning Authority must ensure that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and further should have regard to any representations ensuing from the publicity required under Section 73 of the Act. KR/22012014/J

9. Appraisal

9.1 The key issues are;

- Character and appearance of conservation area
- Neighbour amenity
- Highway safety
- Trees

9.2 Character and appearance

The immediate area is residential with a mixture of properties varying in scale and appearance. The White Cottage is set on comparatively wide plot of land. The principle of erecting a single dwellinghouse to the side of this property would not appear out character with the form and layout of buildings in the area.

9.3 The design and appearance of the dormer bungalow would preserve and enhance the character and appearance of the conservation area.

9.4 Neighbour amenity

An objection has been made to the position of the proposed first floor windows stating that these would result in a loss of privacy to the occupiers of 4 Danescourt Road. The dormer bungalow would be set at a slight angle to 4 Danescourt Road so that the window to window relationship would not result in an unacceptable loss of privacy.

9.5 Highway safety

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

10. Conclusion

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

11. Detailed Recommendation

11.1 That planning application 13/01240/FUL be granted, subject to any appropriate conditions including:

- Materials
- Levels
- Landscaping
- Surface water disposal

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