



Planning Committee

4 March 2014

Planning Application No	13/01248/FUL
Site	69 Mount Road, Penn.
Proposal	Erection of four bedroom detached dwelling adjacent to 69 Mount Road
Ward	Penn
Applicant	Mr R Aithal
Agent	Mrs Andrea Millner
Cabinet Member with Lead Responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable Strategic Director	Tim Johnson, Education and Enterprise
Planning Officer	Nussarat Malik Tel 01902 55(0141) Email Nussarat.Malik@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions

2. Application site

2.1 The application site consists of a plot of land adjacent to 69 Mount Road on a corner site with the junction of Sandringham Road also meeting Muchall Road.

2.2 The boundary along this corner currently consists of a low brick built wall with a closed boarded fence above and set behind the wall are trees and shrubs. The land is currently used as domestic garden for 69 Mount Road.

2.3 There is currently a double detached garage at the entrance of the site which is accessed from the Sandringham Road.

2.4 Planning Committee visited the site on 11 February 2014

3. Application Details

- 3.1 The proposal is for a detached four bedroom dwelling on the site. This will consist of a living room, dining room, kitchen, guest wc and one bedroom with en-suite on the ground floor. To the first floor the proposal will have a further three bedrooms one with en-suite and a family bathroom.
- 3.2 The dwelling will have a pitched slate roof and grey powder coated aluminium windows, this will contrast with an off-white silicon render to the western boundary with a grounding red brick and grey mortar two storey centre block.

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 Other relevant policy documents:
SPG 3 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 Four letters of objections received.
- Proposal is too large, too close to the neighbouring property
 - Out of character with existing, very intrusive and overly prominent
 - Design is too modern
 - Loss of outlook, daylight and sunlight
 - Loss of privacy from overlooking
 - Busy junction
 - Impact on trees

7. Legal Implications

- 7.1 The National Planning Policy Framework states that in assessing and determining planning applications, local planning authorities should apply the presumption in favour of sustainable development.
- 7.2 In determining planning applications local planning authorities should positively seek opportunities to meet the local development needs of their areas unless any adverse impacts of doing so would significant and demonstrably outweigh the benefits when assessed against the policies in the

National Planning Policy Framework, or when taken as a whole or specific policies indicate that the proposed development should be restricted.
[JA/20022014/P]

8. Appraisal

- 8.1 The key issues are:
The principle of the development
Design
Neighbour Impact
- 8.2 The principle of the development
The proposal is to constructed on the garden land of 69 Mount Road, this currently a well maintained garden with mature trees and shrubs to the boundary of the site which screens the site from the from the immediate street.
- 8.3 The plot is reasonably consistent in size and its layout with other properties within the vicinity and will not therefore detract from the established character of the locality.
- 8.4 The entrance to the new dwelling will be from Sandringham Road where the detached garage currently is therefore no new access to the site is required.
- 8.5 Therefore, on balance it is considered that the principle of residential development is acceptable, and compliant with UDP Policy D4, H6, BCCS, ENV3.
- 8.6 Design
The design of the new dwelling is modern and with large sloping roofs which are different heights, this, breaks up the roof line. There are large glass panes to maximise the light entering the house this also creates a better overall look of the proposal breaking up the brickwork on the front and side elevations.
- 8.7 The house will be on higher level due to the slope of the land, however the dwelling will not be dominant within the street scene and sits well within it.
- 8.8 This design approach is considered to be appropriate and complaint with UDP Policy D4, D6, D7, D8, D9 and BCCS ENV3.
- 8.9 Neighbour impact
Given the location and separating distances involved, the scheme will not have a detrimental impact on other neighbouring properties in terms of loss of light or privacy. Nor will traffic from one dwelling add significantly to disturbance to any neighbour. The proposed dwelling will have its own two on-site parking. Transportation have no issues relating to parking and access to the site.

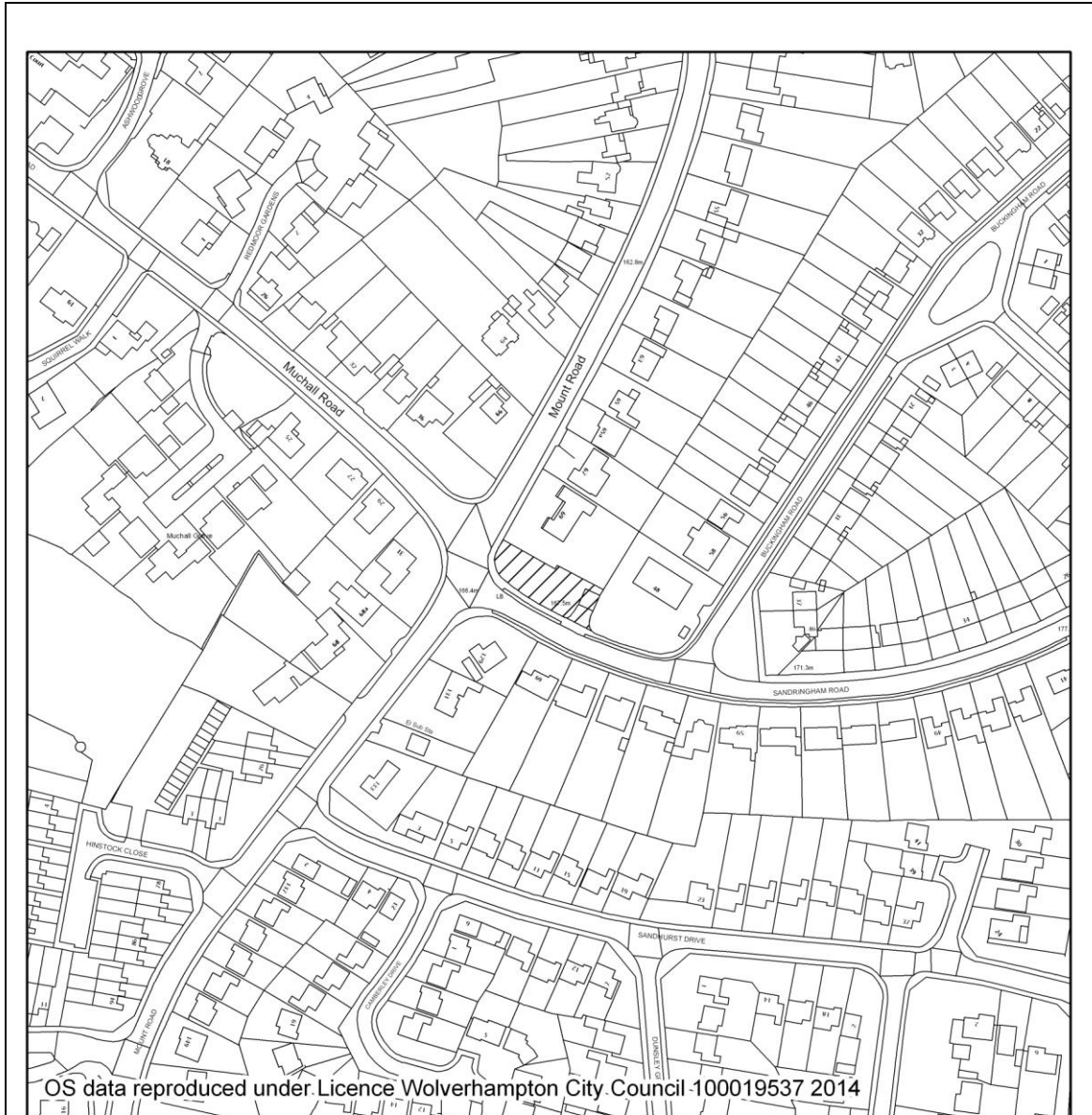
9. Conclusion

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- 9.1 The proposed plot is considered suitable in location and size for residential development of the scale and nature proposed. The layout and setting of the proposed dwelling would provide sufficient distances between the existing and proposed dwelling. The design relates well to its surroundings and sits well within the street scene.
- 9.2 It is considered that the proposed dwelling would be compliant with UDP Policies AM12, AM15 D3, D4, D6, D7, D8, D9, H6, and EP9 NPPF, SPG3, BCCS CP4, ENV3.

10 **Detailed Recommendation**

- 10.1 That planning application 13/01248/FUL be granted, subject to any appropriate conditions including:
- Submission of materials.
 - Landscaping



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