



Planning Committee

4 March 2014

Planning Application No	14/00015/FUL	
Site	7 Rookwood Drive, Wightwick, Wolverhampton.	
Proposal	Single storey and two storey rear extensions.	
Ward	Tettenhall Wightwick	
Applicant	Mr Pietro Corbelli	
Agent	Mr Adam Routley	
Cabinet Member with Lead Responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Accountable Strategic Director	Tim Johnson, Education and Enterprise	
Planning Officer	Nussarat Malik	Planner
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1. Summary Recommendation

1.1 Refuse

2 Application site

2.1 Planning Committee visited the site on 11 February 2014.

2.2 The application site is a detached property at the end of a cul de sac. The property is set on an elevated position to the neighbouring residential property.

2.3 There is a drive to the front of the house and the property slopes down to the side and rear garden. The property has previously had permission for a first floor side and single storey front extension and a detached garage 08/00358/FUL. The conservatory was permitted development.

3. Application Details

- 3.1 The proposal is for a single storey rear extension and a two storey rear extension. The single storey rear extension will extend across the whole width of the house. The proposal is “L” shaped and measures 2.35 metres along the neighbour side and steps in for 5.5 metres and then projects out 4 metres and across again by 7 metres.
- 3.2 The single storey rear extension will project out a further 2.3 metres from the existing extension to the rear along the side by the neighbour at number 8 Rookwood Drive. The orangery will replace the conservatory and there will be a total projection of 7.5 metres with a width of 7 metres. This will project further into the garden up to the start of the steps that lead to the patio area. The proposal will be used for a sitting area orangery and store room.
- 3.3 The two storey rear extension will be set above the orangery and will be an extension to the master bedroom this will project out by 3.3 metres and will be 4.2 metres in width. The two storey rear extension will have a pitched roof which will project out 7 metres from the existing roof line.

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 4 Extensions to Houses

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 Three representations received. The concerns raised are the design of roof of the two storey extension, overlooking, potential for collapsing of the garden on to the property at the rear and surface flooding.

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 be 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/T]

8. Appraisal

- 8.1 The key issues are design and impact on neighbours
- 8.2 Design and impact on neighbours
The property has been extended before however whilst it is felt that there is room for a further single storey and the two storey extensions to the house the size and design would require amendments.
- 8.3 The proposed two storey extension has been designed with a pitched roof this does not match the hipped roof of the existing and will therefore be out of character with the property. The large mass of the roof thereby created will be dominant and overbearing on the neighbour at number 8 Rookwood Drive and is not in keeping with the street scene. The proposal is therefore contrary to policies D7, D8, D9 of the UDP and ENV3 of the BCCS.
- 8.4 As there is a difference in levels between the application property and the neighbouring property the single storey rear extension on the side with the neighbour will also be unacceptably overbearing and dominant. The proposal is therefore contrary to UDP policies D7, D8, D9 and ENV3 of the BCCS policies.
- 8.5 There is currently a tree along the boundary with the neighbour at number 8 Rookwood Drive and should the proposal be permitted in its current form there would be damage to the roots of the tree leading to issues about the health of the tree and probable loss.
- 8.6 The property has a small garden and the house is large with the addition of the proposed extensions there would be an overdevelopment of the plot.

9. Conclusion

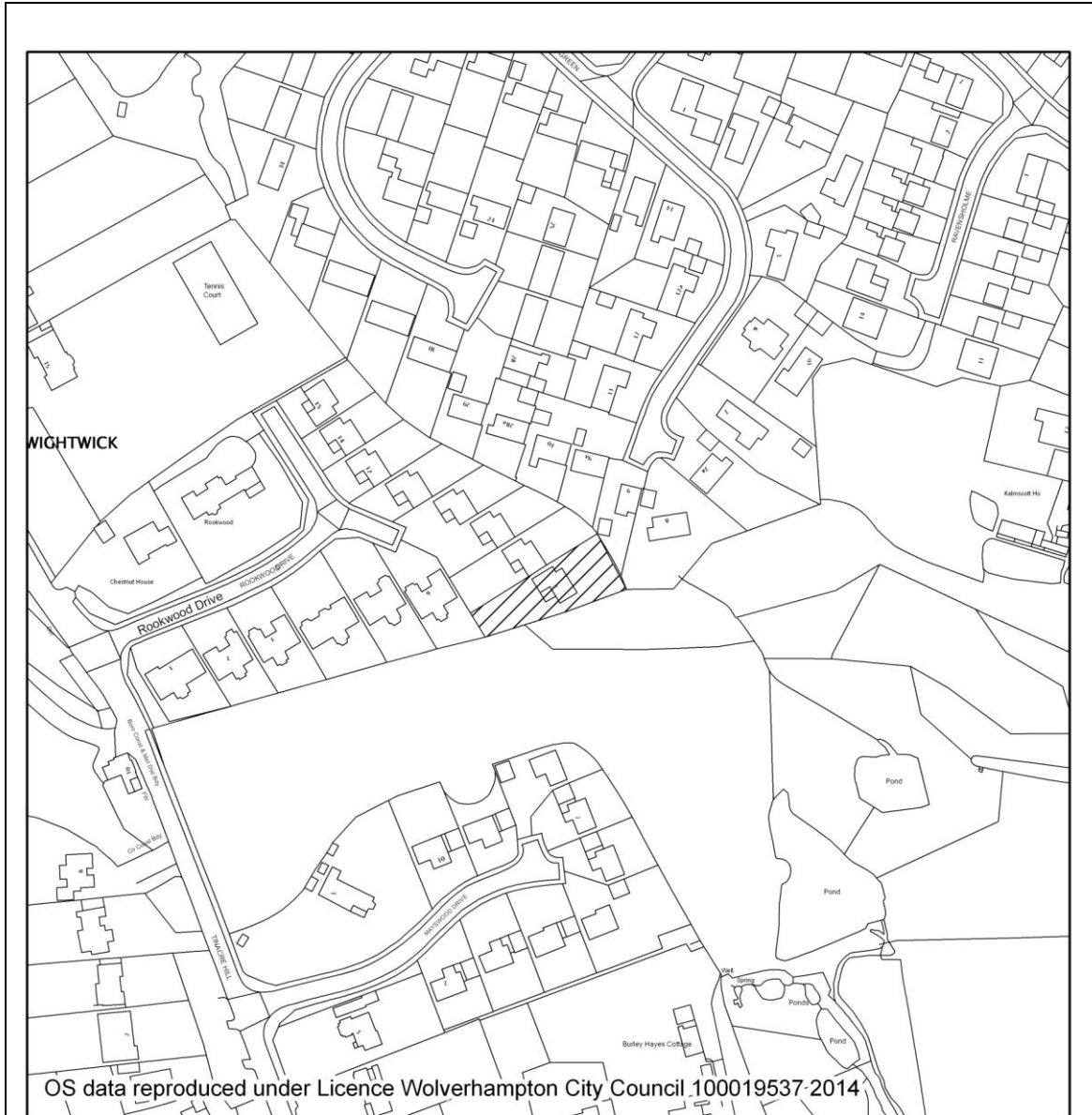
- 9.1 The proposal in its current form is overbearing, dominant and out of character with the site it would be an overdevelopment of the site and is therefore contrary to the UDP and BCCS policies set out above.

10 Detailed Recommendation

- 10.1 That planning application 14/00015/FUL be refused for the following reason:
- The proposed extensions would, by reason of their height/bulk and position relative to the garden/house at 8 Rookwood Drive having an overbearing effect on the outlook presently enjoyed from the rear

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garden and house at No 8 Rookwood Drive, and therefore is contrary to UDP Policies: D7, D8, D9 and ENV3.



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