



Planning Committee

2 June 2015

Planning application no.	15/00139/FUL
Site	5 Park Drive, Wolverhampton
Proposal	New detached dwelling adjacent to 5 Park Drive
Ward	Blakenhall
Applicant	Mr Balwinder Balu
Agent	Mr Mukesh Mistry
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Nick Edwards , Service Director, City Assets
Planning officer	Name Laleeta Butoy Tel 01902 555605 Email laleeta.butoy@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions.

2. Application site

2.1 The application site is a two bedroom detached bungalow with a lower basement level and detached garage. There are two driveways with ample parking and amenity space to the front/side. Ground levels slope away from the highway and are steeper to the rear of the site

2.2 The site is situated amongst a row of four detached bungalows with each having a unique size, design and character, No. 5 Park Drive being the widest plot. The adjacent dwellings slope away from the highway resulting in a significant change in ground levels.

3. Application Details

3.1 The application proposes the demolition of the existing garage and partial demolition of the rear lounge to accommodate a new three bedroom detached dwelling. Bedroom one would be situated at ground floor level and bedrooms two and three at the lower basement level. Off road parking provision would be available in the form of tandem parking, two parking spaces per dwelling.

- 3.2 Each dwelling would have individual vehicular access.
- 3.3 The existing dwelling would have a garden area of approximately 242sqm and the new dwelling would have a garden area of approximately 209sqm.

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 Supplementary Planning Guidance No. 3 Residential Development

5. Publicity

- 5.1 Nine neighbour letters of objection received including a petition with twenty signatures. Councillor John Rowley objects on behalf of Councillor Judith Rowley and Councillor Harbans Bagri.

The comments are summarised as follows:

- Access road unable to cope with traffic
- Inadequate access for emergency/service vehicles.
- Existing on street parking reduced
- Increase in traffic
- Unacceptably cramped appearance
- Out of scale
- Out of character
- Overdevelopment of the site
- Inadequate parking provision
- Set an undesirable precedent in the area
- Detrimental impact on adjacent dwellings
- Detriment to the area
- No demand for new development
- Concerns on ground stability

- 5.2 Two neighbour letters in support for the development.
The comments are summarised as follows:
- Not detriment to traffic congestion
 - Not detriment to parking
 - No adverse impact on appearance in the street scene
 - Demand for new housing

6. Internal Consultees

- 6.1 Environmental Health – No adverse comments

6.2 Trees – No adverse comments

7. Legal Implications

7.1 The National Planning Policy Framework states that in assessing and determining planning applications, Local Planning Authorities should apply a presumption in favour of sustainable development. Legal Implications reference LM/15052015/N

8. Appraisal

8.1 The area is residential and the proposed development is acceptable in principle.

8.2 The existing plot is wider than adjacent plots. The new plots would have similar widths in accordance with the urban grain and UDP policies and guidance.

8.3 The design of the new dwelling would be similar in scale and character to the existing and neighbouring dwellings.

8.4 The gardens provided are sufficient. The new dwelling would, on balance, respect and enhance the established residential character and appearance.

8.5 The proposed building would project further back into the site than the existing dwelling by 2.5 metres. It would have no negative effect on the amenities of the occupiers.

8.6 Off street parking provision with individual vehicular access is proposed for both dwellings. This is in accordance with SPG 3 for residential developments.

8.7 Neighbour concerns about ground stability, the structure and foundations are not material planning considerations. These will be assessed in more detail by building regulations.

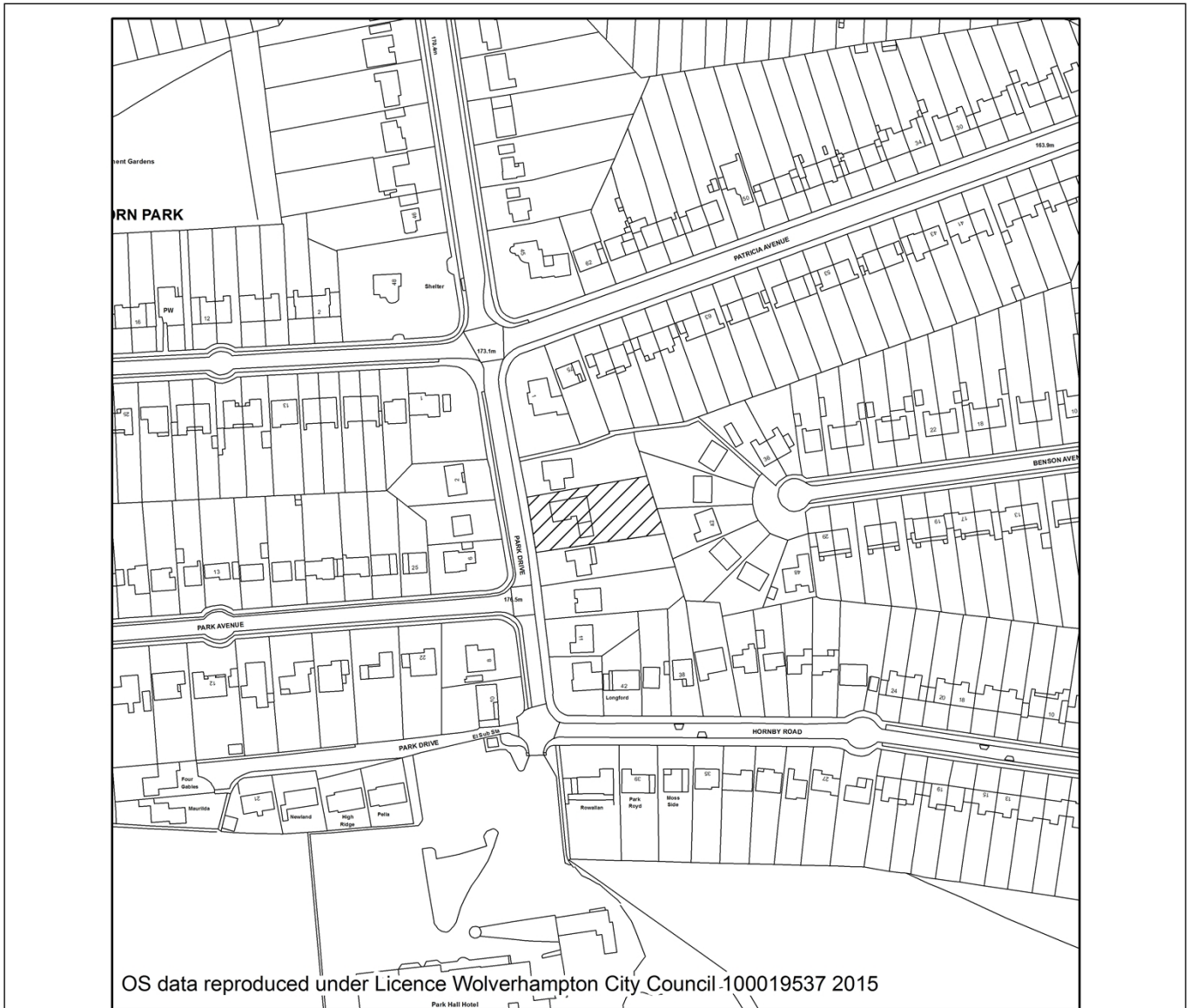
9. Conclusion

9.1 On balance the development is acceptable in principle and in accordance with the development plan.

10. Detailed Recommendation

10.1 That planning application 15/00139/FUL be granted, subject to any appropriate conditions including:

- Details of external materials
- Hours of operation during construction
- Existing hedge on the south boundary to be retained
- Drainage condition
- Protection of gardens and hard landscaping as approved
- Details of all proposed and retained boundary treatments



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