



Planning Committee

2 June 2015

Planning application no.	15/00239/FUL
Site	15 Church Hill, Wolverhampton
Proposal	Subdivision of No.15 Church Hill to create two dwellings, rear two storey extension and erection of bungalow in rear garden with access onto The Fold.
Ward	Penn
Applicant	Mr Kevin Koren
Agent	Mr Paul Koren
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Nick Edwards , Service Director, City Assets
Planning officer	Name Marcela Quinones Herrera Tel 01902 555607 Email Marcela.QuinonesHerrera@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions.

2. Application site

2.1 The site lies within the Penn area fronting Church Hill. The plot area is approximately 720 square metres. The rear of the property abuts The Fold, a small residential cul-de-sac.

2.2 Access to the rear is established by an existing dropped kerb.

2.3 No. 15 Church Hill is an old cottage attached to No. 17 to the southeast. Both properties were once the Upper Penn Parish Workhouses. Evidence of these properties exists in 1884.

2.4 The surrounding area is wholly residential.

3. Application Details

- 3.1 This application is for the subdivision of No.15 Church Hill to create two four bedroom dwellings with a rear two storey extension and the erection of a two bedroom bungalow at the back of the property with access onto The Fold.
- 3.3 Two parking spaces are proposed for each dwelling.
- 3.4 The bungalow would have a usable garden space of approximately 52sqm; the proposed middle cottage would be 66sqm and the corner cottage would be 54sqm approximately.

4. Planning History

- 4.1 14/01393/FUL for the conversion of existing semidetached house into two dwellings and new detached dwelling to replace existing garage. Refused on the 11 February 2015.

5. Relevant Policy Documents

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
- 5.3 Supplementary Planning Guidance No. 3 Residential Development

6. Publicity

- 6.1 Thirteen letters of objection received. One of them from Councillor Martin Waite. Raising the following issues:
- Insufficient manoeuvring space for cars coming in and out the new bungalow into The Fold.
 - Eye sore
 - On street parking
 - Drainage problems
 - Overlooking into The Fold houses and No. 17 Church Hill
 - Noise generated from new bungalow
 - Out of character
 - Loss of existing building
 - Inappropriate style of housing
 - Overdevelopment
 - Inadequate number of parking spaces per house
 - Intrusive effect onto No. 11A caused by the proposed car parking area at the front
 - Increase in traffic onto The Fold
 - Undesirable precedent
 - Loss of privacy
 - Loss of cottage appearance of the building
 - Overbearing impact onto No. 17 Church Hill

- Out of scale
- Insufficient manoeuvring space for emergency and refuse vehicles

7. Internal Consultations:

7.1 Transportation – No objections.

8. Legal Implications

8.1 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/20052015/L

9. Appraisal

9.1 The application site lies within a wholly residential area. The principle of residential development is acceptable..

9.2 The garden areas are sufficient and in accordance with SPG3.

9.3 Neighbouring properties have large outbuildings facing onto the Fold. The proposed bungalow would be significantly lower than the adjacent double garage and would be set in line the existing outbuildings.

9.4 Due to its height the bungalow would not have a detrimental effect on adjacent properties. However, the distance between one of the first floor windows and the new bungalow living room window is less than the recommended therefore a canopy is proposed to ensure it is acceptable in planning terms.

9.5 The proposed number of car parking spaces is acceptable in planning terms.

9.6 The existing access into The Fold is proposed to be widened.

9.7 For the reasons outlined above, the proposed bungalow would effectively address the streetscene improving the visual outlook at the end of The Fold. By virtue of its sitting and height, the proposed bungalow would not have a detrimental effect on neighbours' amenities.

9.8 The proposed ground and two storey rear extension would have no negative effect on the neighbours' amenities provided no further first floor windows are allowed.

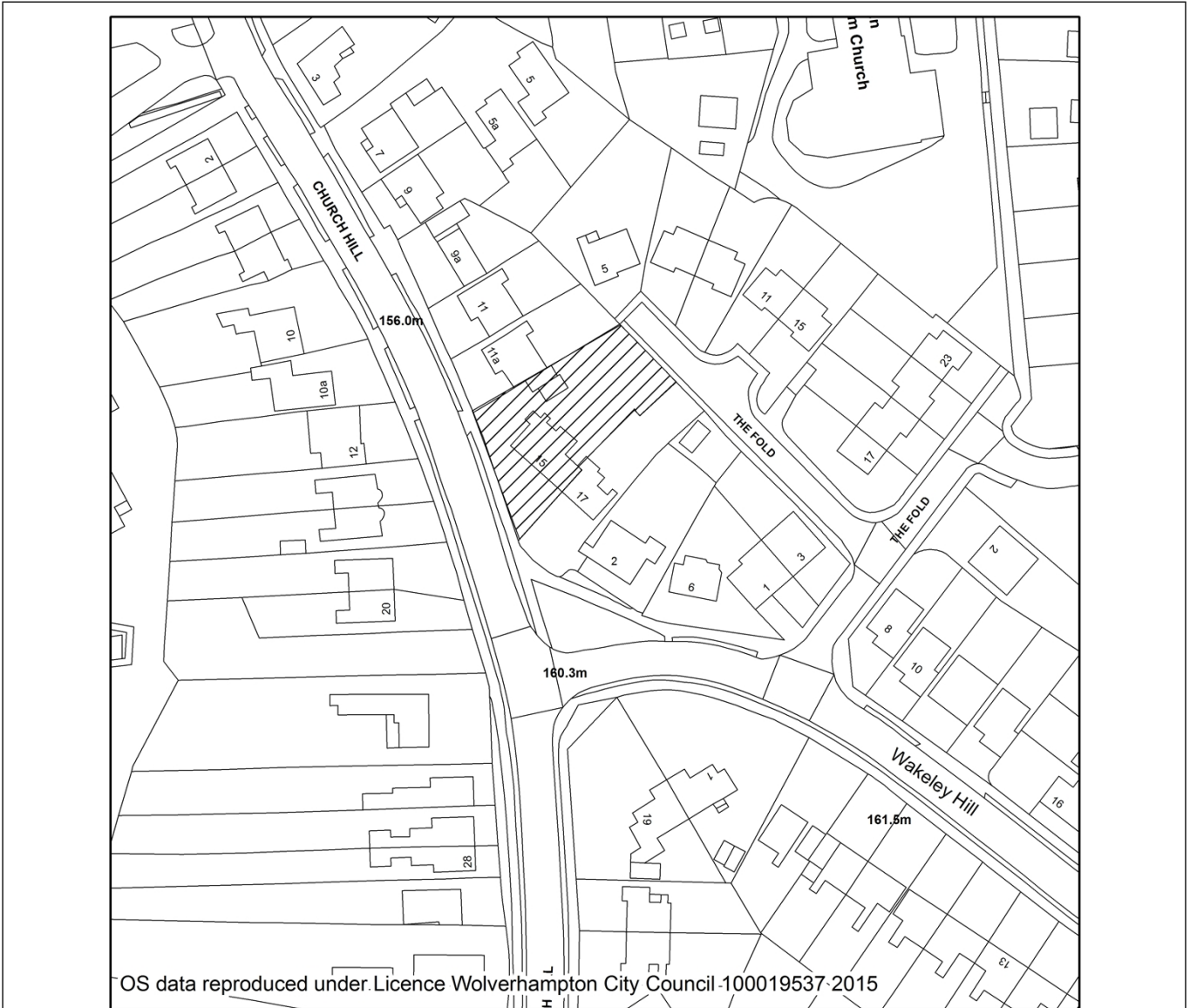
10. Conclusion

10.1 The development is considered acceptable and in accordance with the development plan.

11. Detailed Recommendation

11.1 That planning application 15/00239/FUL be granted subject to any appropriate conditions including:

- Drainage
- Permitted Development rights removed for any future first floor level windows on the side elevation of the rear extensions.
- Permitted Development rights removed for any additional windows/openings into the proposed bungalow.
- Protection of gardens and hard landscaping
- Details of external materials
- Details of all proposed and retained boundary treatments
- Permitted Development rights removed for any extensions
- Permitted Development rights removed for any garages, sheds or other ancillary domestic outbuildings
- Operational hours during construction phase



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