



Planning Committee

21 July 2015

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| Planning application no. | 15/00597/FUL |
| Site | Land South of 71 Upper Villiers Street, Wolverhampton |
| Proposal | Erection of four three bedroom semi-detached houses. |
| Ward | Blakenhall |
| Applicant | Mr. Gurpreet Singh |
| Agent | Mr. John Bradbury |
| 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 application site is located on the eastern side of the junction of Upper Villiers Street and Goldthorn Hill. The site is derelict residential land and has a vehicular access point off Upper Villiers Street.
- 2.2 The site is currently surrounded by a brick boundary wall facing onto Goldthorn Hill, a close boarded fence on the west and north of the site some of which abuts a public right of way and temporary galvanised fencing facing onto Upper Villiers Street.
- 2.3 The immediate neighbouring properties are No. 71 Upper Villiers Street towards the north of the site and No. 154 Goldthorn Hill on the northeast. Across Upper Villiers Street opposite the application site is No. 152 Goldthorn Hill a grade II listed building.
- 2.4 Upper Villiers Street slopes up towards Goldthorn Hill. The application site is located at the top of Upper Villiers Street. The difference in levels from the application site and property No. 71 Upper Villiers is approximately one metre.

3. Application Details

- 3.1 This application proposes four semi-detached dwellings and associated shared parking. Each dwelling has two storeys in height and would have 2 double bedrooms and one single bedroom.
- 3.2 The proposed buildings would face onto Goldthorn Hill.
- 3.3 The vehicular access would be off Upper Villiers Street. Eight car parking spaces including a disabled space is proposed at the rear of the site. Rear access from the car park into the properties is gained through the each of the garden areas.
- 3.4 A motorcycle storage area is also provided within the parking area.
- 3.5 A new brick wall with piers and railings fronting Upper Villiers Street and part of the public alley is proposed.
- 3.6 The close boarded fencing immediately adjacent to proposed plot 1 and facing onto the alley would be replaced by a new brick wall.
- 3.7 The boundary treatment along the proposed parking area and the public right of way would be a brick wall with railings.
- 3.8 Close boarded fencing is also proposed adjacent to No. 72 and No. 71 Upper Villiers Street. A retaining wall along the existing boarded fence at No. 71 Upper Villiers is also proposed.
- 3.9 Private amenity space for each of the proposed dwellings would range from 59m² to a maximum of 113m². The proposed dwellings will benefit from long front gardens.
- 3.10 The design would be mainly traditional in appearance with contemporary canopy roofs and a corner feature highlighting its position. No details of materials have been submitted.
- 3.11 Pre-application advice was sought for this proposal.

4. Relevant Planning History

- 4.1 04/1132/OP/R Outline application for four residential dwellings similar to the current proposal, granted on the 05.10.2004.
- 4.2 08/01488/FUL application for the erection of four three bedroom semi-detached houses and associated shared parking. This application was granted on the 27.01.2009 and its submission is exactly the same proposal as the current one.
- 4.3 11/01214/EXT extension of time for application reference No. 08/01488/FUL – granted on the 27.01.2012.

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. Environmental Impact Assessment Regulations

- 6.1 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.

7. Publicity

- 7.1 Three letters of objection received and one request to speak. The objection letters describe the following planning matters:
 - Overdevelopment
 - Detrimental to highway safety
 - Detrimental effect on future residents due to close proximity to Goldthorn Hill
 - House forward existing building line at Goldthorn Hill
 - Unpleasant appearance
 - Detrimental effect to the listed building
 - Existing plans and D&A Statement inaccurate
 - Loss of privacy of No. 71 Upper Villiers Street

8. Internal Consultations:

- 8.1 Transportation – No objections subject to conditions.
- 8.2 Environmental Health – No objections subject to conditions.

9. External Consultations:

- 9.1 Severn Trent – Awaiting comments.

10. Legal Implications

- 10.1 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 Particular legal implications text will be added by legal.
Reference LM/06072015/J

11. Appraisal

- 11.1 The proposed development would be located on a vacant site. Planning permission has been previously granted for the proposed development and the site was previously used for residential purposes. The site is located within a wholly residential area and therefore, the principle of residential development is acceptable at this particular location.
- 11.2 The proposed buildings run almost parallel to Goldthorn Hill following existing buildings lines. The buildings will step along a staggered line addressing its prominent corner position and following Upper Villiers Street building line.
- 11.3 The proposed houses would face onto the street frontage, reinforcing a sense of enclosure to the street and clearly defining the public and private realms. The main entrances to the proposed houses are clearly defined by its design and the rear car parking area is well integrated into the design of the development.
- 11.4 The proposed corner building takes the opportunity to turn and mark the corner enhancing the legibility and increasing the level of privacy to the rear of the properties. Overall, the proposed layout is considered to be an appropriate form of development, which takes into account the characteristics of the area and surrounding road network.
- 11.5 Surrounding buildings are mainly two storey houses and the height and design of the new development reflects this.
- 11.6 Details of all boundary treatments and security gates will be required as a condition.
- 11.7 The proposed buildings are located approximately 22.5m away from property No. 71 and would have little or no impact on neighbouring amenities by virtue of this separation distance.
- 11.8 Due to its location and appropriate height, it is considered that the proposed development would respect the privacy, daylight and outlook to adjacent dwellings as well as providing adequate private amenity space provision for all of the plots.
- 11.9 The NPPF states that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweighs the benefits. The proposed development will improve the general environment of surrounding properties in that a derelict plot of land would be replaced by a new residential development provided by good design and layout with adequate provision of parking spaces and in a landscaped setting. Therefore, the design of this development would be acceptable subject to the submission of materials which will be required as a planning condition.

12. Conclusion

- 12.1 The development is considered acceptable and in accordance with the development plan and is a scheme which has been approved previously.

13. Detailed Recommendation

13.1 Grant planning application 15/00597/FUL subject to no objections from Severn Trent and any appropriate conditions including:

Motorcycle locking rail details

Materials

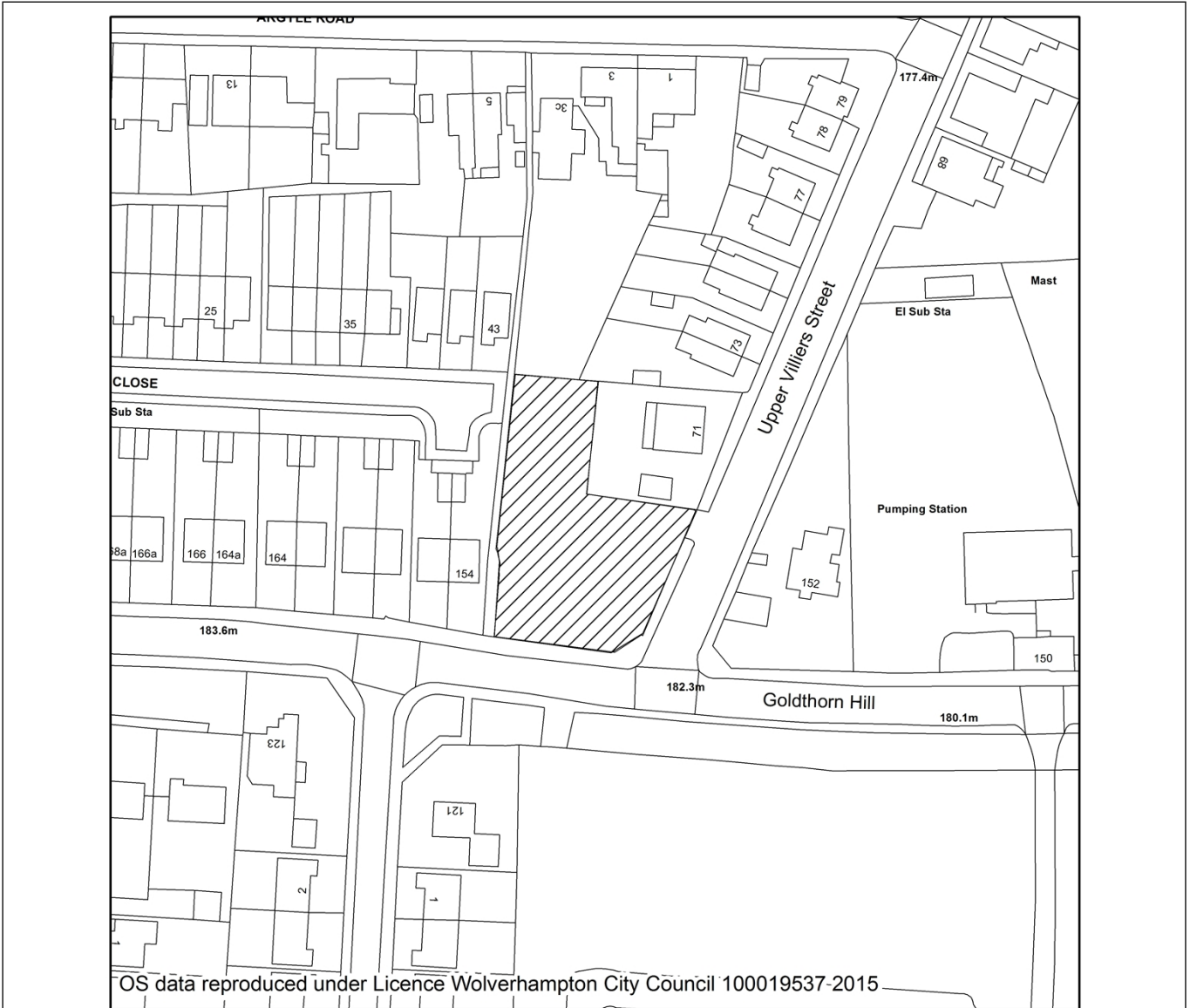
Acoustic glazing

Acoustic treated trickle vents

Hours of operation and methods of work in accordance with Construction Management Plan

Boundary and Security gates details and materials

Provision of gardens and hard landscaping as approved



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