



Planning Committee

21 July 2015

Planning application no.	15/00447/FUL
Site	77 Overfield Drive, Wolverhampton, WV14 9XW
Proposal	First floor side extension
Ward	Ettingshall
Applicant	Mr Sukhbinder Singh
Agent	Mr J K Kalsi
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 Refuse

2. Application site

2.1 The site is a two storey detached modern dwelling located in a cul-de-sac.

3. Application Details

3.1 The application is for a first floor side extension approximately 7.5 metres in length and sides onto the rear of No. 6 Capponfield Close.

4. Planning History

4.1 06/0858/FP/R Retrospective conservatory at rear Granted on 04 August 2006

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)
Supplementary Planning Guidance No.3 - Residential Development

6. Publicity

6.1 One letter of objection has been received from a neighbour raising the following issues:

- Overbearing impact
- Poor outlook
- Visual impact.

7 Legal Implications

7.1 There are no legal implications arising from this report.
(LD/06072015/A)

8. Appraisal

8.1 The proposed first floor side extension sides onto the rear garden of No. 6 Capponfield Close. The whole side elevation from front to rear would extend the full width of the neighbour's property.

8.2 The proposal would by virtue of its scale, height, mass and proximity have an unacceptable detrimental impact adversely affecting neighbour amenity particularly those at 6 Capponfield Close.

8.3 These impacts would consist of poor outlook, overbearing and visual impact upon the enjoyment of the rear aspect of the garden.

8.4 Despite the extension being set in slightly from the adjoining boundary with No. 6 Capponfield Close and meets the supplementary planning guidance No.3 of 12 metre distance between gable and window, the proposal has been assessed on its own individual merit and due to the close proximity and oppressive impact the proposal is considered unacceptable.

8.5 The proposal is considered contrary to relevant UDP Policies: D7, D8 and BCCS Policy ENV3

9. Conclusion

9.1 Whilst the proposal technically meets the specified guidance of being located 12 metres from the rear of the neighbours' property, this is only guidance and each case must be considered on their own merits. In this instance the proposal is considered to have an unacceptable impact.

10. Detailed Recommendation

- 10.1 That planning application 15/00447/FUL be refused on the grounds of poor outlook, overbearing and visual impact. Contrary to relevant UDP Policies: D7, D8, H6 and BCCS Policy ENV3



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