



Planning Committee

Tuesday, 12 November 2019

Planning application no. 19/01105/FUL

Site Tudor Villa, Finchfield Gardens, Wolverhampton

Proposal Front, side and rear extensions, plus a dormer window in the rear roof space

Ward Park;

Applicant Mr Avtar Suniara

Cabinet member with lead responsibility	Councillor Harman Banger Cabinet Member for City Economy
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Accountable Director Richard Lawrence, Director of Regeneration

Originating service Planning

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1.0 Summary recommendation:

1.1 Grant, subject to conditions

2.0 Application site

2.1 The application property is a detached house located on a private road, accessed off Finchfield Road. The property is set within substantial grounds; however, the majority of the rear garden space is angled off to the right of the building.

2.2 The dwelling is located within the Bantock House Conservation Area, within Finchfield Gardens, which was added to the conservation area in 2012 and forms a very distinct character area of its own. The dwellings within Finchfield Gardens are much later in date than the core of the conservation area, and consist of a mix of styles, started by Major Hutchinson Smith in the 1920s with a distinct Dutch Colonial Style, which was later added to with other styles by subsequent architects. This particular character area of the conservation area is typified by largely, detached dwellings in large plots, within a mature, green, leafy setting.

3.0 Application details

- 3.1 The application seeks planning permission for a small extension to the front of the garage in addition to a two-storey side extension and a mixture of single and two storey extensions to the rear. In addition, the proposal includes a dormer window in the rear roof slope.

4.0 Relevant policy documents

- 4.1 National Planning Policy (NPPF)
Black Country Core Strategy (BCCS)
Wolverhampton Unitary Development Plan (UDP)

5.0 Publicity

- 5.1 There are ten letters of objection from residents. The reasons for objections can be summarised as follows:
- Contrary to planning policy
 - Fails to preserve or enhance the character of the conservation area
 - Adversely affects neighbour amenity
 - The extension is out of scale and character with the existing building
 - The design and materials are inappropriate
 - Drainage

6.0 Consultees

- 6.1 Conservation – No objections, subject to conditions
- 6.2 Tree officer – no objections, subject to conditions

7.0 Legal implications

- 7.1 The Legal Implications arising from this report are set out below KR/28102019/B

8.0 Appraisal

- 8.1 The main issues regarding this application are:
- Effect on the conservation area
 - Neighbour amenity
 - Design and materials

Effect on the Conservation Area

- 8.2 Tudor Villa is later than the Hutchinson Smith era, as indicated by the historic maps submitted within the applicant's heritage statement. The property is built in a 20th Century mock Tudor style. Though significant in size, it is considered that the proposed

alterations to the front of the dwelling will have a limited impact on the character or appearance of the conservation area. From the main elevation it is proposed that the dwelling will be extended to appear as the original dwelling, plus extension to the side, rather than a redesigned dwelling that would essentially read as one whole. To enable the original dwelling to be interpreted, the chimney will be retained in situ, and the extension and roof structure will be stepped back and down, as is the standard practice with side extensions. The side extension (when viewed from the road) is stepped in from the side boundary with the neighbouring dwelling to ensure that an element of visual permeability and openness remains. Though the proposal will be increasing the general massing of the frontage of Tudor Villa, it is considered that the sensitive, subservient nature of the extension and its design will have a minimal impact on the streetscene and will preserve and enhance the character and appearance of the conservation area.

- 8.3 In terms of plots within the Finchfield Gardens Character Area of the Bantock House Conservation Area there is a predominant pattern of buildings within generous plots, with only a few examples of variations of building lines or rear extensions. It is appreciated that the proposed rear element is significant in scale and mass, but it is considered that this will not have a negative impact on the character or appearance of the conservation area from the street, as it will only reveal a portion of the contemporary built form on each flank. The elements that can be seen from the highway will be partially obscured by existing landscaping.
- 8.4 The main impact on the conservation area is the rear projection creating a significant change to the traditional built form to plot ratios, however, it is considered that the proposed contemporary architecture to the rear of the building is of a high quality and will clearly provide a distinction between old and new. Due to the rear location of the contemporary element the visual effect on the streetscene will be limited. In this instance it is also considered that the size of the individual plot provides the opportunity for an extension as there is significant private amenity space.
- 8.5 The proposal does require construction to be close to mature trees on the rear garden boundary. Provided appropriate construction methods are used and finished levels are controlled then damage to root protection areas can be avoided. Conditions can be imposed to secure tree protection measures and finished levels will need to be agreed.
- 8.6 The tree in the neighbouring garden close to the boundary with the application site has been assessed by the Council's tree officer who found a Tree Preservation Order could not be justified. Consequently, any damage caused to the tree by building works would be a civil matter between landowners. In any event in Conservation Areas, notice is required to be given to the local authority, for works to trees that have a trunk diameter of more than 75mm when measured at 1.5m from ground level (or more than 100mm if reducing the number of trees to benefit the growth of other trees).

Neighbour Amenity

- 8.7 The application site is bordered by several residential properties but due to the size and orientation of the rear garden, a number of these properties will not be overly affected by

the proposed extensions. The rear garden has considerable tree and general landscaping along its boundaries, the neighbouring property, Fairways is the most exposed to the proposed development.

- 8.8 The second storey element of the side extension is set back from the boundary with Fairways by 2m. The hipped roof has been lowered accordingly to appear subservient to the original roof height. The rear extensions are large but have also been set back off the boundary with Fairways to try and alleviate the effect the development.
- 8.9 The extension will not be any closer to the property on the opposite side of the site, the Grey Cottage, than the original property. The adjoining rear gardens of properties along York Avenue are substantial, this together with the tree and foliage cover that separate the properties, means there would be no unduly adverse effect on these properties. On balance although the extensions to the rear of the property are large they would not have an undue detrimental effect on neighbour amenity
- 8.10 The dormer window in the rear roof space is a sufficient distance from neighbouring properties so as not to cause any overlooking or loss of privacy.

Design and Materials

- 8.11 The design of the front and side extensions is in keeping with the appearance of the original property. The subservient nature of the side extension will allow the original built form of the property to be easily recognised. The contemporary design of the rear extensions although in contrast to the original development will allow for the distinction between old and new development. The bespoke design will reflect the diverse character of the properties that populate Finchfield Gardens and will help create urban richness and diversity.
- 8.12 The materials to be used in the construction will be key to the acceptability of the development, therefore a planning condition requiring the materials to be agreed by the Local Planning Authority will be a necessity.

9.0 Conclusion

- 9.1 Although the proposed extensions would significantly increase the footprint of the host property it is considered on balance there would be no adverse effect on the character and appearance of the conservation area or undue detrimental impact on neighbour amenity. Consequently, the proposal complies with the relevant planning policies and the recommendation is for approval subject to conditions.

10.0 Detail recommendation

- 10.1 Planning permission is granted for 19/01105/FUL subject to the following conditions:

- Submission of materials
- Levels

- Tree protection measures and arboricultural method statement
- Sustainable drainage
- Details of windows

