

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	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	City Planning	
Accountable employee	Colin Noakes	Senior Planning Officer
	Tel	01902 551124
	Email	colin.noakes@wolverhampton.gov.uk

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, which has significant landscaping and tree cover. The large rear garden is L-shaped

2.2 The dwelling is located in the Bantock House Conservation Area, within Finchfield Gardens, which was added at a later date to the conservation area 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 large detached dwellings set 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 32 objectors from 25 addresses. The material planning 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 problems
- Damage to trees

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/19122019/B

8.0 Appraisal

8.1 The main issues regarding this application are:

- Impact on the conservation area
- Neighbour amenity
- Design and materials

Impact on the Conservation Area

8.2 Tudor Villa is a later addition to the road than the Hutchinson Smith era, built in a 20th Century mock Tudor style. 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 front elevation, the two storey side extension will appear subservient to the main house. The chimney will be retained in situ and the second storey extension and roof structure will be set back and down, as is the standard practice with two storey 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 acceptable gap between properties 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 and will preserve the character and appearance of the conservation area.

- 8.3 Although the proposed rear element is significant in scale and mass, it will not have a negative impact on the character or appearance of the conservation area, as only a small portion of the contemporary built form on each flank will be visible from the street.
- 8.4 The design and materials proposed for the rear extension are a significant change from the traditional built form of the host property. However, the proposed contemporary architecture is of a high quality and will clearly provide a distinction between old and new. In this instance, the size of the proposed rear extension is appropriate to the scale of the application plot as there will be significant private amenity space remaining.
- 8.5 The proposal does require the construction to be close to mature trees within the rear garden. However, providing appropriate construction methods are used and finished levels are controlled then harmful damage to root protection areas can be avoided. Therefore, if planning committee is minded to approve the application, conditions would be imposed to secure tree protection measures and finished levels to be agreed.

Neighbour Amenity

- 8.6 The site boundary is shared with several properties, but due to the size and orientation of the proposed development in relation to the surrounding rear gardens, these properties will not be detrimentally affected by the development. The rear garden also has an array of mature trees and general landscaping along its boundaries which shield the rear garden from neighbouring properties. The neighbouring property, Fairways, is the most exposed to the proposed development. This extended property is angled away from the boundary with Tudor Villa. Fairways facing first floor windows are to non-habitable rooms. There are windows at ground floor facing onto the application site, however, these are not the only windows within this room.
- 8.7 The increased flat roofed garage extension will be built immediately adjacent to the neighbour's garage and therefore will not have any unduly negative impacts on neighbour amenity.
- 8.8 The first floor of the side extension is set back from the boundary with Fairways. This together with the distance and angled position of the neighbour's property results in an acceptable degree of distance between buildings.

- 8.9 The proposed rear extensions are large but have also been set back from the boundary with Fairways to alleviate the impact of the development on neighbour amenity. The single storey element of the rear extension is set back from the adjoining boundary with a proposed planted border between the extension and the perimeter fence to soften the effect of the building. The first floor element at its closest point is two metres from the neighbouring boundary and veers away to four metres at its furthest point. The extensions are a sufficient distance away from Fairways so as not to have an unreasonable impact on amenity.
- 8.10 The dormer window in the rear roof space is orientated to overlook the applicant's property. Due to the orientation of the windows, the generous garden plots of neighbouring properties, and the substantial tree cover, the dormer doesn't cause any undue overlooking issues.
- 8.11 Due to the location and orientation of the proposed extensions, the extensive tree cover and distance between neighbouring properties the proposed development will not have an unacceptably harmful effect on the reasonable amenities of neighbouring properties in terms of overlooking and privacy.

Design and Materials

- 8.12 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 is a successful contrast to the original built form. The bespoke design of the extension will make a positive contribution to the bespoke and diverse character of properties that populate Finchfield Gardens.
- 8.13 The materials to be used in the construction will be key to the acceptability of the development, therefore if members are minded to approve the application a planning condition requiring the materials to be agreed by the Local Planning Authority will be required.

9.0 Conclusion

- 9.1 The contemporary and traditional style of the proposed extensions is in keeping with the varied design and styles characterised by properties within Finchfield Gardens. Therefore, the character of this part of the conservation area will be preserved.
- 9.2 Due to the siting and orientation of the proposed extensions, the extensive tree cover and distance between neighbouring properties, the proposed development will not have an unacceptably harmful effect on neighbour amenity.

10.0 Detail recommendation

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

- Submission of materials for approval
- Levels
- Tree protection measures
- Drainage details
- Details of windows to be approved

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