

<b>Planning application no.</b>	19/01258/FUL	
<b>Site</b>	11 Leighton Road, Wolverhampton, WV4 4AP	
<b>Proposal</b>	Retrospective application for raised terrace	
<b>Ward</b>	Penn;	
<b>Applicant</b>	Mr Hardeep Singh	
<b>Cabinet member with lead responsibility</b>	Councillor Harman Banger Cabinet Member for City Economy	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Alisha Paul	Planning Officer
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## **1.0 Summary recommendation:**

1.1 Refuse application.

## **2.0 Application site**

2.1 The application dwelling is a semi-detached property on Leighton Road. The application site is on higher ground to neighbouring gardens to the east. Land levels are stepped in the rear garden of the application site. The gardens in this row of houses are characterised by long, mature rear gardens where land levels decrease towards the rear boundaries.

## **3.0 Application details**

3.1 The planning application seeks retrospective planning permission for a raised terrace in the rear garden.

## **4.0 Relevant policy documents**

4.1 National Planning Policy Framework (NPPF)  
The Development Plan  
Wolverhampton Unitary Development Plan (UDP)

## Black Country Core Strategy (BCCS)

### **5.0 Publicity**

5.1 Three objections were received. Comments are summarised as follows:

- Overlooking
- Privacy
- Visual Amenity

### **6.0 Consultees**

6.1 No consultees

### **7.0 Legal implications**

7.1 There are no legal implications arising from this report [LW/06012020/I]

### **8.0 Appraisal**

8.1 The application site was granted previous planning permission for a single storey rear extension 19/00354/FUL which has been built and completed. Subsequently, a raised terrace was created in the rear garden which significantly increased the land levels.

8.2 Although the heights of the fences have been increased on the shared boundary between the application site and 9 Leighton Road, due to the increase in land levels, the development has resulted in overlooking to neighbouring gardens.

### **9.0 Conclusion**

9.1 Due to the difference in land levels between the application site and neighbouring gardens, the raised terrace impacts neighbour amenities in terms of overlooking and loss of privacy. The most significant harm being caused to the neighbour at 9 Leighton Road.

### **10.0 Detail recommendation**

10.1 Refuse planning permission for the following reasons:

The raised terrace allows for overlooking to neighbouring gardens to the east of the application site which are on lower level land. The most significant harm being caused to the neighbour at 9 Leighton Road where the land level significantly drops; the raised terrace would result in overlooking to this garden, causing an unacceptable loss of privacy.