



Planning Committee

6 May 2014

Planning application no.	14/00053/FUL
Site	1 Water Dale, Compton, Wolverhampton
Proposal	Two storey front/side extension, single storey rear extension and two Juliet balconies. (Amended Plan)
Ward	Park
Applicant	Mr Hermant Thakur
Agent	Mr Anthony Wallett
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Sukwant Grewal Tel 01902 551676 Email Sukwant.grewal@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions

2. Application site

2.1 The application site comprises of a detached property located in a corner location. The north side elevation of the property faces toward the rear garden areas to properties extending along Compton Road. The closest property in Compton Road is approximately 18 metres away from the application site.

2.2 The properties in the near vicinity are predominately detached dwellings of differing size and design with extensive rear gardens.

3. Application Details

3.1 The application proposes to convert the right hand existing garage to study room and build above the garage and entrance hall. To the left hand side there will be a first floor extension which will accommodate dressing rooms and en-suit to the existing bedrooms, the two rear bedrooms will have rear Juliet balconies. The single storey rear extension which will project 5m from the rear of the property, will create dining room and kitchen extension.

3.2 The application has been revised, amended plans have been submitted reducing the overbearing impact of the extension.

4. Relevant Policy Documents

4.1 National Planning Policy Framework (NPPF)

4.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)

4.3 Other relevant policy documents:
Supplementary Planning Guidance No.4 – Extension to houses

5. Environmental Impact Assessment Regulations

5.1 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 regulations is required.

6. Publicity

6.1 Three representations received objecting and one requesting to speak at planning committee. The objections can be summarised as follows:-

- Building to the boundary line
- Loss of outlook
- Overshadowing
- Overlooking

7. Legal Implications

7.1 There are no legal implications arising from this report. (LD/14042014/A)

8. Appraisal

8.1 The key issues are: -

- Character and Appearance
- Neighbour amenity

8.2 Character and Appearance

The application has been amended since the receipt of the application. The gap between the property at No.2 Waterdale would still be retained as the proposed first floor side extension has been reduced in width and set back from the front face of the existing dwelling helping to preserve the existing building line and the spacious character of properties which are along Waterdale.

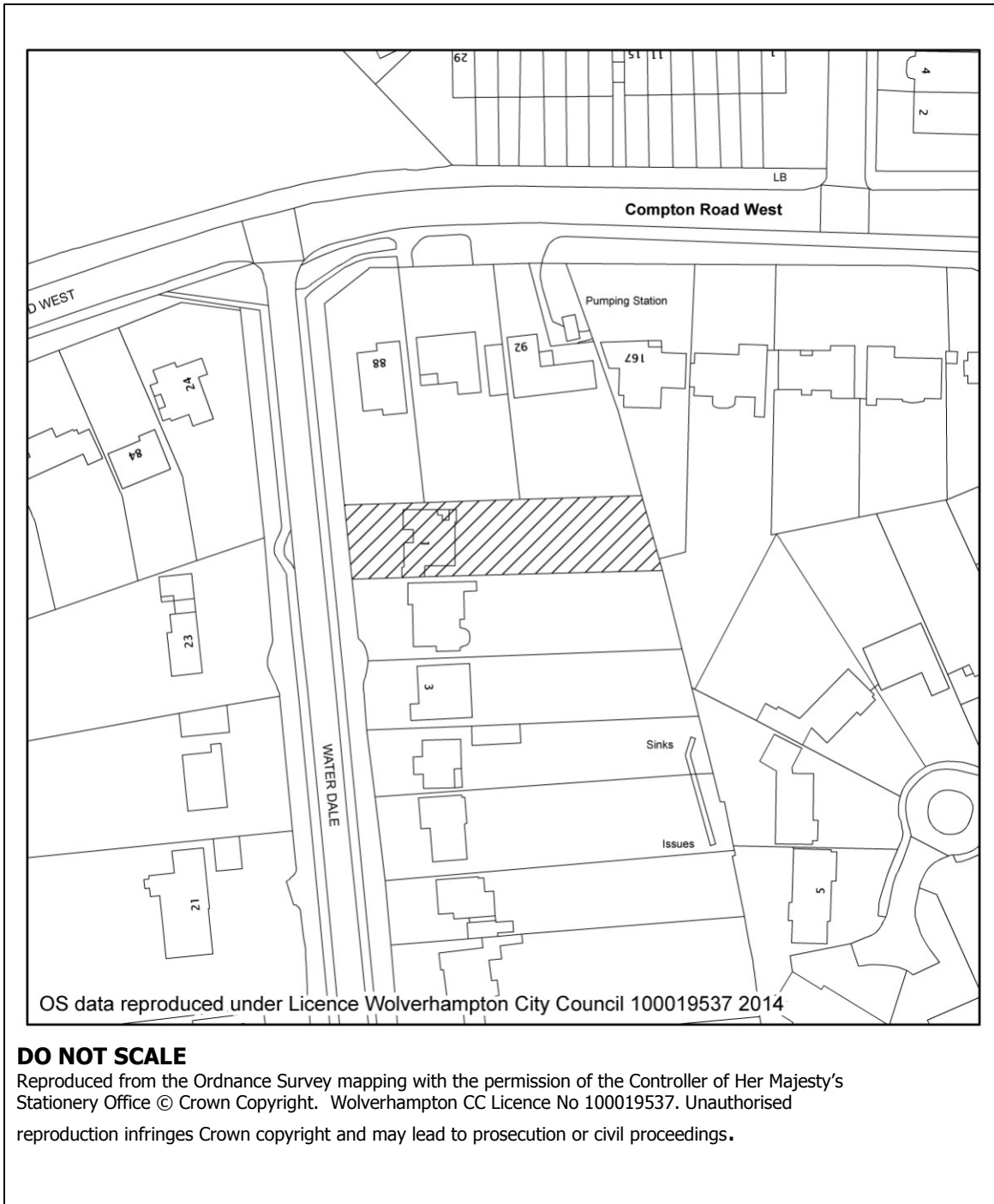
- 8.3 The proposed extensions would be consistent in terms of scale, massing, height and external appearance with other neighbouring properties, which is in keeping with the character and appearance of the existing property and the wider streetscene.
- 8.4 **Neighbour Amenity**
The application has been amended to address the concerns raised by the neighbouring residents. The first floor side extension has been reduced in width and the proposed balcony to the rear has been removed.
- 8.5 There is an existing high wall along the adjoining boundary between the application property and No.2 Waterdale. The additional height of the single storey rear extension with flat roof above the boundary treatment is likely to have a minimal affect on the outlook from the neighbouring property.
- 8.6 There would be no overshadowing, overlooking effect or overbearing impact onto the immediate neighbour by virtue of its height, and hipped roof design.
- 8.7 For the above reasons it is considered that the proposal complies with national and local planning policies.

9. Conclusion

- 9.1 It is considered that proposed application has been suitably amended taking into consideration the existing character and design of the property and the street scene it forms part of. The design is acceptable and there would be no detriment to neighbour amenity. The proposals comply with the policies of the Development Plan.

10 Detailed Recommendation

- 10.1 That planning application 14/00053/FULL be granted, subject to appropriate conditions including:-
- Matching materials
 - No windows or other form of opening above ground level shall be introduced into the side elevation
 - No creation of balcony over flat roof extension.



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