



Planning Committee

6 May 2014

Planning application no.	14/00234/FUL
Site	The Mitre, Lower Green, Wolverhampton
Proposal	Change of use from existing public house to six residential apartments including first floor rear extension
Ward	Tettenhall Regis
Applicant	Mr R Hargun
Agent	Mr Jacob Sedgemore
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Ragbir Sahota Tel 01902 555616 Email ragbir.sahota@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant

2. Application site

- 2.1 The application site is a former public house situated on Lower Green, Tettenhall. The building is of historic interest and is within the Tettenhall Greens Conservation Area. The adjacent building is a Grade II Listed Building, namely The White House, Lower Green.
- 2.2 The area to the rear is the former beer garden to the public house whilst to the front is a patio area with boundary walls and railings. Lower Green is a relatively narrow road with parking restrictions outside the public house however none are present on the opposite side of the road.
- 2.3 The street scene is predominantly residential with the green opposite, an area of recreational open space. Lower Green rises from its junction with Lower Street to its junction with Church Road.

3. Application Details

- 3.1 The proposal is to convert the existing public house to six residential apartments including a first floor rear extension. Five of the apartments have two bedrooms whilst one of the apartments is a three bed.
- 3.2 A parking area of eight spaces has been created to the rear of the site accessed through an existing access. An area for amenity is also provided as is provision for bin stores and cycle storage.

4 Planning History

- 4.1 13/00184/FUL - Change of use from existing public house to residential dwelling
Granted 10 July 2013
- 4.2 03/1633/FP/C - Erection of two single storey side and rear extensions
Granted 20 April 2004

5. Constraints

- 5.1 Conservation Area

6. Relevant Policy Documents

- 6.1 National Planning Policy Framework (NPPF)
- 6.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
- 6.3 Other relevant policy documents
SPG3 Residential Development

7. Environmental Impact Assessment Regulations

- 7.1 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 above regulations is required.

8. Publicity

- 8.1 Eight letters of objection received. The main concerns relate to the provision and access of parking and increased parking pressure on Lower Green, overdevelopment, drainage, impact on Conservation Area and loss of privacy to neighbouring property.

9. Internal Consultees

- 9.1 Transportation – no objections.

10. Legal Implications

10.1 There are no legal implications arising from this report. (LD/15042014/B)

11. Appraisal

11.1 The key issues are:

- Principle of Development
- Transportation Matters
- Historic Environment
- Neighbour Amenities

11.2 Principle of Development

The loss of the public house has been considered and accepted as part of application reference 13/00184/FUL for the conversion to one dwelling which was approved on 10 July 2013. The principle of development as residential is therefore considered acceptable.

11.3 Transportation Matters

The proposal for the change of use requires a parking provision of one space for a two bedroom flat and two spaces for the three bedroom flat. The application site is considered to be in a sustainable location with frequent bus services along Tettenhall Road. The proposal provides a parking provision of eight spaces to the rear of the application site which is appropriate for the scale of development. The parking provision is considered to be acceptable and in accordance with UDP policies AM12 and AM15.

11.4 Historic Environment

The proposal primarily comprises a conversion of the former public house with a first floor extension to the rear. As the extension is above an existing ground floor building and sited to the rear and the conversion largely retains the character and appearance of the former public house, it is considered that the proposal will not adversely affect the setting of the adjacent listed building and will preserve the character and appearance of the conservation area. The proposal is therefore in accordance with UDP policies HE4, HE5, HE17 and BCCS policies CSP4, ENV2 and ENV3.

11.5 Neighbour Amenities

The layout has been considered to maximise solar gain and to protect neighbour amenities. Whilst there are changes in levels, there is no adverse neighbour impact from any significant overlooking or loss of privacy and therefore the proposal is considered acceptable and in accordance with UDP policies H6, D8 and BCCS policies CSP4 and ENV3.

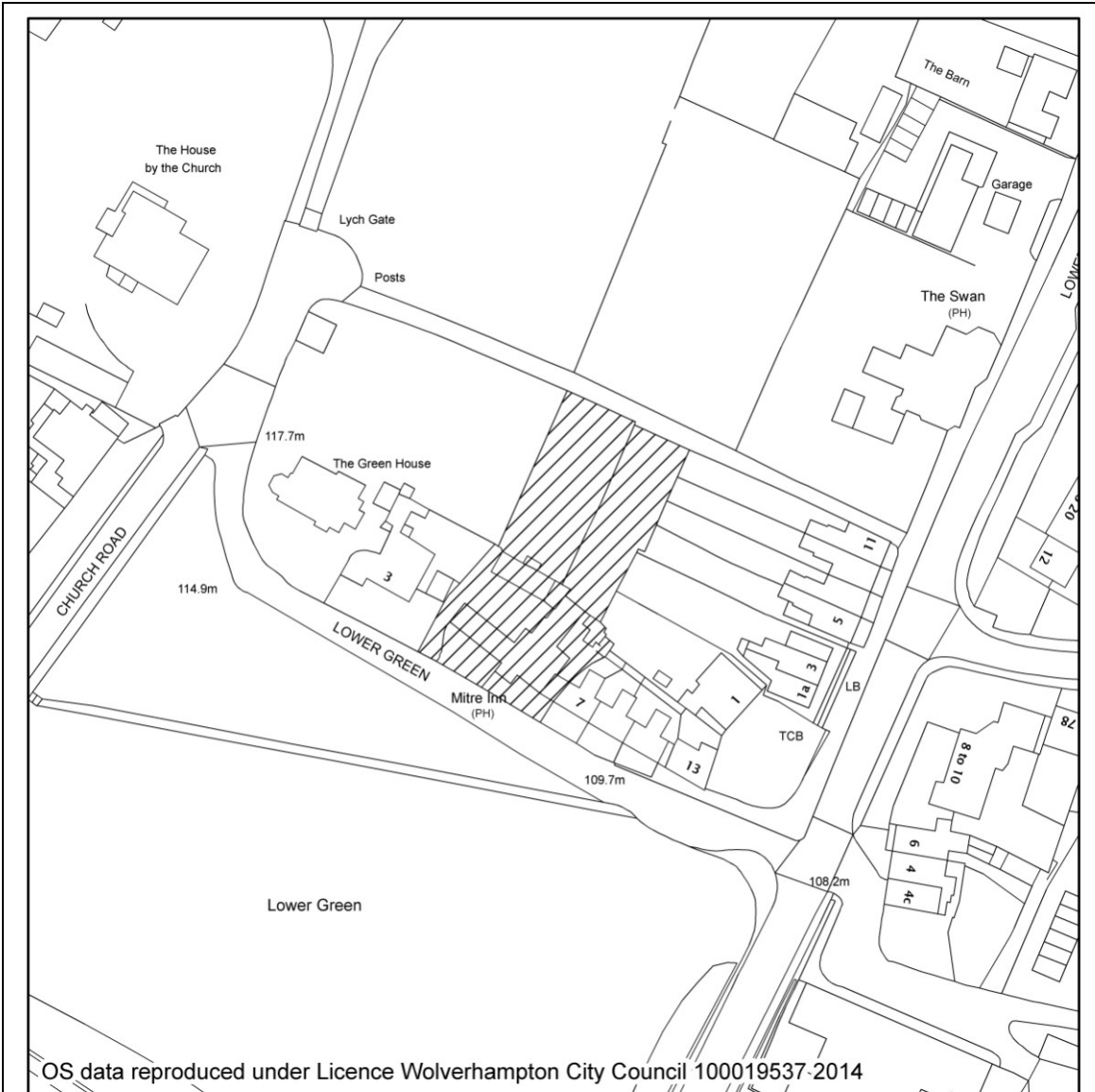
12. Conclusion

12.1 The proposal is considered to be acceptable and in accordance with the provisions of the development plan.

13. Detailed Recommendation

13.1 That planning application 14/00234/FUL be granted, subject to any appropriate conditions including:

- Restrict any alteration of the building frontage
- Matching materials
- Submission of landscaping and implementation
- Bin store design
- Cycle store design
- Parking provision as shown
- Hours of operation during construction



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