

Planning application no.	19/01424/FUL	
Site	Slade Hill, Riches Street, Wolverhampton.	
Proposal	Conversion of existing garages and alterations/extension to existing residential apartment block to create 6 additional residential apartments.	
Ward	Park;	
Applicant	Mr B. Kular - Coton Holdings.	
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	Martyn Gregory	Section Leader
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1.0 Summary recommendation:

1.1 Approve subject to conditions.

2.0 Application site

2.1 Slade Hill is a long established development of 26 apartments located at the junction of Tettenhall Road and Riches Street. The site has two access points, one from Tettenhall Road and one from Riches Street. The apartments are set within two "L" shaped blocks of a modern design, consisting of three storeys with low pitched roofs.

2.2 The site is well screened and sits within a mature setting with TPO'd trees along it's frontages and is within the Tettenhall Road Conservation Area.

3.0 Application details

3.1 The application is for the conversion of the existing integral garages and the construction of a three- storey extension to create 6 additional apartments.

3.2 Ancillary works include the refurbishment of the existing car park of Riches Street, the provision of additional landscape beds and trees and the provision of electrically operated security gates at the car park entrances. The proposals also include the relocation of the bin store to be adjacent to the site entrance off Riches Street and the provision of a new cycle store.

4.0 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)

5.0 Publicity

5.1 Two letters of objection have been received, one from an adjacent resident of Tettenhall Road and one from a resident opposite the site in Riches Street. The material planning objections are summarised as follows:

- Too high a density of dwellings in the area
- Not enough parking provision on site leading to residents parking in Riches Street
- The proposed garage conversions would have no outlook or natural light
- Contravention of planning law regarding minimum distances between residential properties
- Loss of light and overshadowing into home and garden
- Reduced privacy of home and garden from overlooking
- Possible health impact due to reduced sunlight and dry air circulation. Post rainfall impact and damp effect on home and health
- Increased traffic generation
- Increased noise and disturbance
- Construction in the Conservation Area
- Increased nuisance/ anti- social behaviour
- Increased crime

6.0 Consultees

6.1 Tree officer: No objection subject to the inclusion of a tree protection condition.

6.2 Transportation: This site is located in an area that has been identified as being “highly accessible.” No objection subject to conditions.

7.0 Legal implications

7.1 There are no legal implications arising from this report KR/05032020/D.

8.0 Covid Implications

8.1 There are no Covid implications arising from the recommendations of this report.

9.0 Appraisal

- 9.1 The application site has two differing characters. The setting from the Tettenhall Road frontage appears leafy and of a good quality living environment, whilst the setting from Riches Street has a less high quality feel with the integral garages at ground floor and poorly maintained open car park. The objective of the owners is to provide new accommodation and also to upgrade this part of the site.
- 9.2 The proposals include two main elements, the conversion of the seven integral garages (accessed off Riches Street) to provide 3 x 2 bed apartments and a three storey extension to the side of the existing three storey structure to provide 3 x 2 bed apartments.
- 9.3 The proposed ground floor conversions would visually improve this elevation and enhance the natural surveillance of this area of the site. Apartment 4 would have a westerly orientation, apartment 5 would have a southerly orientation and apartment 6 would have an easterly orientation. These apartments would have an outlook onto a newly created landscaped area to their frontage, sitting between the front of the new apartments and the parking court.
- 9.4 The proposed three storey extension, would sit slightly lower in height than the host building and would be constructed in matching materials with elevations and roofscape to match the host building. An enclosed fire escape would be constructed between these apartments and the parking court. Each apartment would have a good orientation with windows to the east and west. The windows to the west have been purposely designed as bays and angled to prevent direct overlooking towards the dwelling at 92a Tettenhall Road.
- 9.5 The existing car parking courts combined currently provide 27 parking spaces, the proposal would provide an additional 8 spaces, totalling 35 spaces which is considered to be appropriate for the proposed development considering that this is a 'highly accessible location.' The proposal also includes a cycle store and a new bin store located adjacent to the Riches Street frontage.
- 9.6 With reference to neighbour's concerns:
- The proposed increase in the number of apartments would represent a marginal addition to the existing residential provision at this brown field site.
 - There would be adequate additional parking provision to negate any need to park on Riches Street.
 - The proposed garage conversions have been designed to ensure that they all have access to natural light via a combination of east, west and south facing

windows in addition to those in the northern elevations and their outlook would be onto a newly created landscaped area.

- With reference to privacy and overlooking, the proposed windows to the extended building would be located in the side of the building rather than the end of them and would be situated some 23 metres from the garden boundary and 27 metres from the side of the dwelling at 92a Tettenhall Road. The existing building has windows which are much closer than this at only 10 metres from the boundary with this property. The windows in the newly proposed elevation have been designed as bays to prevent close physical access to the window itself. In addition, 92a Tettenhall Road has a significant row of conifers along its side garden boundary with the application site. To enhance this screen, the proposal includes the provision of tree planting along this side boundary which is currently only marked by a fence.
- By virtue of the distance from the boundary with 92a Tettenhall Road, the proposal could not be considered to generate a negative health impact by virtue of rainfall or dampness to this neighbouring dwelling.
- The marginal increase in vehicles accessing the car park would not be of such a nature as to be considered to be of a material concern.
- In regard to current issues of anti-social behaviour and any misuse of the car park, this is also not in the interests of the owner or occupiers of Slade Hill and in this respect, the proposal is to address this issue by the installation of electronically operated gates, which will also help to prevent access to the rear garden of 92a Tettenhall Road.

10.0 Conclusion

10.1 The proposed conversion of poorly used space and extension of this building would provide much needed new residential accommodation, with each unit having appropriate orientation, outlook and parking provision. The extension would be designed to exactly match the existing structure. The proposed additional landscaping and trees, would improve the current setting in the Conservation Area. The proposals would have no materially detrimental impact to adjoining and surrounding neighbours. Site security for existing and future residents and immediate neighbours would be improved by the introduction of security gates. The proposed new bin/ cycle store would be appropriately located adjacent to the site entrance. The proposals accord with the Council's adopted development plan policies.

11.0 Detail recommendation

11.1 Grant Planning Permission subject to any necessary conditions including:

- External materials
- Construction management plan (including operational hours)

- Drainage
- Landscaping / tree provision / protection
- Boundary treatments
- Electric vehicle charging points
- Details of bin store / access arrangements
- Design and provision of cycle store / motorcycle parking
- Positioning of gates at access points
- Appropriate vehicular access width / visibility splay off Riches Street
- Provision / laying out of car park / disabled parking spaces

