

Planning Committee

29 September 2015

Planning Application No	15/00715/FUL	
Site	Henleaze, Stockwell End	
Wards affected	Tettenhall Regis	
Applicant	Mr Brett Bernard	
Cabinet member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Accountable director	Nick Edwards, City Assets	
Originating service	Planning	
Accountable employee	Tom Podd	Planning Officer
	Tel	01902 555638
	Email	tom.podd@wolverhampton.gov.uk

Summary Recommendation:

The Committee is recommended to:

1. Grant subject to conditions

1.0 Application Site

- 1.1 The site is located on the corner of Stockwell End and Love Lane within the Tettenhall Greens conservation area. There is an existing bungalow on the site with access from Love Lane.

2.0 Application Details

- 2.1 The application is for the demolition of the existing bungalow and the erection of a new five bedroom house with a double garage and new access from Stockwell End.

3.0 Relevant Policy Documents

- National Planning Policy Framework

- Black Country Core Strategy
- Wolverhampton Unitary Development Plan
- Tettenhall Neighbourhood Plan
- SPG 3 Residential Development

4.0 Publicity

4.1 16 letters of objection have been received on the following grounds:

- Impact on the conservation area and listed building (Stockwell End Cottage)
- Neighbour amenity
- Drainage
- Traffic and access

4.2 Amended plans were received that reduced the scale of the proposed dwelling and reduced the length of development along Love Lane. A balcony was added to the rear of the property. Neighbours and those that objected have been re-consulted.

5.0 Consultees

Transport – No objections

Environmental Health – Recommend a condition limiting operational hours during demolition and construction

6 Legal Implications

6.1 When an application is situated in or affects the setting of a Conservation Area by virtue of Sections 72 and 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering the application and exercising their powers in relation to any buildings or other land in or adjacent to a Conservation Area the Local Planning Authority must ensure that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. KR/16092015/K

7.0 Appraisal

7.1 The key issues to consider are the impact on the character of the conservation area and neighbour amenity.

Impact on the conservation area and listed building

7.2 The immediate area has a mixture of properties varying in scale and appearance. There is no clear established building line. The existing bungalow is set in a large corner plot. The proposed dwelling would not appear out character with the scale and layout of buildings in the area. The proposed dwelling reduces in height along Love Lane in order to respect the smaller scale of buildings within this part of the conservation area.

7.3 The design and appearance of the dwelling would preserve the character and appearance of the conservation area and there would be no harm to the setting of the listed building.

Impact on neighbour amenity

7.5 The proposed dwelling whilst being significantly larger than the existing bungalow would not have any significant harmful impact on neighbour amenity. There is a twenty metre distance between 27 Love Lane and the proposed dwelling. There would be no undue loss of outlook, overbearing impact or loss of privacy. The side facing window serves a dressing room and can be conditioned to be obscurely glazed.

7.6 25 Love Lane is positioned side-on to the proposed dwelling. The main living room window faces south with number 25 also angled slightly away from the application site. The proposed garage is a large double garage measuring 5.6 metres to the ridge. The application site is also one metre higher than 25 Love Lane. Although the garage projects forward of number 25; there is a separation distance of eight metres. There will be no undue impact on the amenity of the occupier of 25 Love Lane.

7.7 The relationship with the neighbouring care home is acceptable.

7.8 Drainage

A number of neighbour comments identified issues with inadequate drainage in the area. The replacement of an existing bungalow with a house would not adversely impact on this. The new access drive will be conditioned to be constructed of permeable materials.

7.9 Highways

There would be sufficient space for parking and no significant increase in traffic arising from the new dwelling.

8.0 Conclusion

8.1 The principle of a replacement dwelling is acceptable. There would be no undue adverse impact on neighbour amenity. The proposed dwelling preserves the character of the conservation area.

9.0 Detailed Recommendation

9.1 Grant planning permission subject to conditions including:

- Materials
- Landscaping (including boundary treatments and hard surfaces)
- Large scale architectural drawings
- Removal of pd for side facing windows/obscure glazing
- Operational hours

