



Planning Committee

29 September 2015

Planning application no.	15/00727/FUL		
Site	Former garage site behind 3 to 23 Lower Vauxhall		
Proposal	Erection of house		
Ward	Park		
Applicant	Mr Gavinder Sangha		
Agent	Mr Philip Taylor		
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity		
Accountable director	Nick Edwards , Service Director, City Assets		
Planning officer	Name	Ragbir Sahota	
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1. Summary Recommendation

- 1.1 Grant subject to conditions.

2. Application site

- 2.1 The application site is situated to the rear of properties in Parkdale East and Lower Vauxhall. The site formerly housed garages which have now been demolished. Access to the properties is via The Beeches and the site is within the Park Conservation Area.
- 2.2 The surrounding area is characterised by residential development. A row of two storey terraces fronts onto Lower Vauxhall with flats/apartments another prominent land use in the locality.

3. Application Details

- 3.1 This application is for the erection of one house, primarily single storey with projecting gable elements situated to the rear of the site.
- 3.2 Planning application 05/0835/FP/R for the erection of two dwellings was approved by Planning Committee at its meeting on 2 August 2005. One of the dwellings was built albeit incorrectly and subsequently demolished. Therefore, that property (situated to the

front of the site) still has planning permission and this application seeks to obtain permission for the second property situated at the rear.

4. Planning History

- 4.1 05/0835/FP/R Erection of two dwellings Granted 15 August 2005
- 4.2 04/2053/FP/R Erection of two dwellings Refused 17 January 2005

5. Relevant Policy Documents

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
- 5.3 Supplementary Planning Guidance Note No.3 – Residential Development

6. Publicity

- 6.1 A petition with 7 signatures has been received objecting to the proposal. The following issues have been raised:
 - Parking issues/restricting parking to existing properties
 - House previously built incorrectly
 - An existing access now closed off Lower Vauxhall

7. Legal Implications

- 7.1 When an application is situated in or affects the setting of a Conservation Area in accordance with Sections 72 and 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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/17092015/R.

8. Appraisal

- 8.1 The proposal for the erection of a house situated to the rear of the site comprises a coach house style property with gable elements. The eaves level of the property is primarily at single storey. The proposal is considered to enhance the character and appearance of the Conservation Area and is acceptable in this respect.
- 8.2 The proposed house design comprising gable elements is positioned at right angles to the houses in Lower Vauxhall and whilst some overlooking may occur, due to its orientation in relation to neighbouring properties, their amenities are not adversely affected by this proposal. Furthermore, the separation distances are within the guidelines of the Supplementary Planning Guidance and the proposal is considered acceptable in this respect.

- 8.3 The access to the site is via The Beeches as a previous access off Lower Vauxhall has been closed off. As the development would not generate significant vehicular movements and the house has adequate parking provision, the access and parking arrangements are considered to be acceptable.

9. Conclusion

- 9.1 The proposal would bring back into use this former garage site and now untidy piece of land with the erection of a house. This would improve the current appearance of the land and improve the quality of the character and appearance of the Conservation Area. As such the proposal is considered acceptable.

10. Detailed Recommendation

- 10.1 That planning application 15/00727/FUL be granted subject to any appropriate conditions including:
- Approval and submission of all materials and joinery
 - Sample panel of external brickwork including mortar type, mix and pointing finish
 - Large scale architectural details
 - Site investigation
 - Removal of permitted development rights
 - Restrict first floor windows facing properties in Lower Vauxhall
 - Operational hours



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