

Planning application no.	20/00638/FUL	
Site	23 Havisham Drive, Wolverhampton, WV3 9EB	
Proposal	Proposed gym to rear of existing garage with guest bedrooms and bathroom within the roof space above and study extension.	
Ward	Park;	
Applicant	Mr and Mrs H Jawanda	
Cabinet member with lead responsibility	Councillor Stephen Simkins Cabinet Member for City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	City Planning	
Accountable employee	Jenny Davies	Section Leader (Planning)
	Tel	07976 883122
	Email	jenny.davies@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Grant subject to conditions

2.0 Application site

2.1 The site comprises a large detached house within a large plot and located on the recently completed Redrow development on Compton Park. The house is situated at the head of the cul-de-sac with a detached double garage to the side, set back into the garden.

2.2 There is a change in levels, whereby the application site is higher than its neighbour at 21 Havisham Drive by approximately 500mm. There is an area of trees on the adjacent site to the south known as the Cedars.

2.3 Both the application site and the neighbour's house have south facing rear gardens with the proposed development taking place on the boundary to the south-west of the neighbour.

2.4. The site is located within the Green Belt, and part of the site is within the Ash Hill Conservation Area and is covered by a Tree Preservation Order.

3.0 Background

- 3.1 A previous planning application 20/00013/FUL was reported to the virtual Planning Committee on 2nd June 2020. The application was deferred by Committee until such time as a site visit could be undertaken.
- 3.2 The applicant has since appealed against the application reported to planning committee on the 2nd June 2020, on the grounds of non-determination within the 8-week period. That application is now currently being considered by the Planning Inspectorate.
- 3.3 This is a new application, 20/000638/FUL and is identical to the previous application 20/00013/FUL, currently with the Planning Inspectorate.

4.0 Application details

- 4.1 The proposal involves the extension at the rear of the existing double garage to provide a gym which would be linked to the main house by a single storey study extension. The roof space above would provide a guest bedroom and the roof space in the existing garage would be converted to provide a second guest bedroom and bathroom.
- 4.2 The height to eaves of the existing garage would increase by 0.95m (from the front) to provide the internal head height for the bedrooms resulting in an overall height to eaves of 4.05m, on the boundary with the neighbour at its highest point.
- 4.3 The gym would extend 6.15m at the rear and would be set in one metre from the boundary with 21 Havisham Drive with a pitch roof. The study extension would link the existing garage to the main house.
- 4.4 Planning permission was granted in 2019 [Ref: 19/00095/FUL] for a conversion of the roof space above the existing garage to an office and a gym extension which linked the garage to the main house. This included the increase in height of the existing garage by 0.95m. In 2019 [Ref: 19/01122/FUL] another application was submitted and approved for a gym extension projecting 6.1m from the rear of the existing double garage and set in one metre from the boundary, with a flat roof and a study, linking the garage to the house. These permissions have not been implemented.

5.0 Relevant policy documents

- 5.1 National Planning Policy Framework (NPPF)
The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)

6.0 Publicity

- 6.1 One letter of objection has been received from Arsh Ellahi of 21 Havisham Close. Mr Ellahi objects on the grounds of loss of light and privacy and overbearing impact on his

property and garden area. Also parking issues as a result of increasing the number of bedrooms from five to seven. Mr Ellahi has requested to speak to planning committee.

6.2 No other objections were received.

7.0 Consultees

7.1 Transport – no objections

8.0 Legal implications

8.1 There are no legal implications arising from this report KR/03092020/A

9.0 Covid Implications

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

10.0 Appraisal

10.1 The site is located within the green belt. However, the development would fall within the exemption category of the NPPF para. 145 (c) as the extension would not result in disproportionate additions over and above the size of the original building.

10.2 The proposed rear extension would extend into the rear garden by 6.15m, set in by one metre from the boundary with 21 Havisham Drive. The existing double garage on the boundary already casts a shadow over the external seating area as a result of the change in levels between the two properties. The rear extension would be set in from the boundary and the existing slope removed, so the height of the extension would follow through from the garage. The impact on the neighbour is therefore decreasing, as the neighbours fence line increases in height. The result being that there would be no detrimental impact on the neighbour's amenity by reason of loss of light or outlook.

10.3 To accommodate the two bedrooms in the new roof space, the height of the existing garage would increase by 0.95m on the boundary with the neighbour. As the neighbour is approximately 500mm lower, the additional height would increase the overshadowing, but by a minimal amount. This area of the garden is already overshadowed (from the west – south-west) by the existing garage and given the neighbours large rear garden, it is considered that the overall impact on the outdoor living space would not be sufficiently harmful to justify refusal on the grounds of loss of light or outlook.

10.4 It is not considered that the increase in height would result in any adverse impact on the internal living space of 21 Havisham Drive as the proposed hipped roof design would still allow light to the first floor habitable rooms. The ground floor living rooms closest to the boundary already have limited light and outlook as a result of the existing side wall of the neighbour's garage.

- 10.5 The neighbour is concerned that the proposal would result in loss of privacy, or perceived privacy. There are four skylights proposed, none of which overlook the neighbour's property, therefore the proposal is not considered to result in loss of privacy.
- 10.6 The scale of the proposed extension is in-keeping with the established pattern of the existing development. The property is large but is situated within a large plot having a large rear and side garden. The development is not out of scale or proportion.
- 10.7 A large part of the rear garden of the application site falls within the Ash Hill Conservation Area however, the development is not considered to result in any harm to the appearance or character of the conservation area.
- 10.8 The site is covered by a tree preservation order. A large number of trees were removed as part of the redevelopment of the site for housing and none remain on the application site in the area of the development. It is not considered that the development would result in any detrimental harm to trees.
- 10.9 The parking requirement for a seven-bedroom house is three parking spaces within the curtilage of the property. The proposal requires a new internal staircase which would limit the ability to park two vehicles in the garage. However, a drive length of 10m and 5.45m wide could satisfactorily accommodate the amount of parking that would meet the standards set out by the local authority. There are no highway concerns and no objections from transportation.

11.0 Conclusion

- 11.1 The development proposes a large extension which would have no detrimental effect on the neighbour by reason of loss of light, outlook or privacy. The development would not result in harm to the character of the conservation area or harm to trees. The development would not result in any serious impact to highway safety and the development is in accordance with the development plan.

12.0 Detailed recommendation

- 12.1 Grant subject to the following conditions:

- Matching materials
- Residential use only
- Not used as a separate dwelling

