

Planning application no.	20/00422/OUT	
Site	13 Richmond Avenue, Wolverhampton, WV3 9JB	
Proposal	Proposals for one dormer bungalow on land to rear of 13 & 15 Richmond Avenue (access and layout to be assessed) (amended plans and description from two bungalows to one and a garage has been introduced)	
Ward	Park;	
Applicant	Mr Andrew Forbes	
Cabinet member with lead responsibility	Councillor Stephen Simkins Cabinet Member for City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Megan Benbow	Planning Officer
	Tel	01902 555625
	Email	megan.benbow@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Refuse.

2.0 Application site

2.1 The site currently forms part of the garden of 13 Richmond Avenue, which will be subdivided for development purposes. The surrounding area of Richmond Avenue is predominately residential.

3.0 Application details

3.1 The application is an Outline Application to erect one dormer bungalow on the land to the rear of 13 and 15 Richmond Avenue with access and layout to be assessed. The site will be accessed by the creation of a new vehicular and pedestrian access between number 13 and 15 Richmond Avenue.

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 The application was advertised by direct neighbour notification. 13 letters of objection were received on the amended plan, summarised as follows;

- Add to traffic issues
- Congestion
- Parking
- Out of character
- Cramped
- Loss of trees
- Impact on sunlight and daylight
- Overbearing
- Overlooking
- Drainage
- Impact on wildlife

6.0 Consultees

6.1 Transportation – No Objection

7.0 Legal implications

7.1 There are no legal implications arising from this report KR/03092020/C

8.0 Covid Implications

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

9.0 Appraisal

9.1 Richmond Avenue is a predominately residential area and it is considered that the creation of a new dwelling plot would not be out of character for the area.

9.2 The application site sits within the rear private amenity space of number 13 Richmond Avenue. The existing garden to Number 13 Richmond Avenue significantly differs in terms of shape and size from the other surrounding gardens in Richmond Avenue. The private amenity space is significantly larger, and the application property would sit within the large T shaped element of garden which sits behind the standard garden to the property, therefore the principle of residential development for one modest single storey bungalow would be acceptable.

- 9.3 Whilst the principle of residential development at this location could be supported, by virtue of the scale of the development proposed, a 4 bedroom dormer bungalow could not be supported.
- 9.4 By virtue of the scale of a 4 bedroom family dormer bungalow, the potential vehicular movements are likely to have adverse impacts for the quiet enjoyment of the neighbours rear gardens at Numbers 13 and 15 Richmond Avenue.
- 9.5 By virtue of the scale of the proposed dwelling relative to the application site, the dwelling would constitute an overdevelopment of the plot which would be out of character with the layout of the surrounding area. The proposed garden size would be inadequate to provide an adequate amenity space to support the future occupiers of the proposed 4 bedroom dormer bungalow.
- 9.6 By virtue of the proximity of the building and the overall height of the proposed dormer bungalow, the dwelling would have an unacceptable overbearing impact to the rear gardens of Numbers 11 and 13 Richmond Avenue, and also would result in an unacceptable loss of outlook from these properties.
- 9.7 The proposed siting of both the bungalow and its garage could cause harm to the trees on the application site and to the TPO'd trees adjacent to the site at the Grammar School.
- 9.8 Neighbours have also raised concerns regarding the impact the development would have on wildlife which surrounds the site. However, the agent has provided a document stating that there was no wildlife present on conducting the site appraisal, this would need to be conditioned.

10.0 Conclusion

- 10.1 On balance whilst the principle of residential development at this location for a modest single storey bungalow could be considered to be acceptable, the scheme that is now proposed is not acceptable by virtue of the vehicular access to the dwelling and its impact, scale, height, impact on the neighbouring properties and the potential impact on the TPO'd trees.

11.0 Detail recommendation

- 11.1 Refuse planning permission. The proposed dwelling, by reason of its scale relative to the application site, would result in a form of overdevelopment of the plot that would be cramped in appearance and out of character with the spacious nature of this location. It also provides inadequate private amenity space for the future occupiers of the dwelling.
- 11.2 The positioning and size of the proposed new dormer bungalow would, by reason of its height, bulk and position relative to the gardens of the adjacent Numbers 11 and 13 Richmond Avenue, have an unacceptable overbearing impact and will result in a loss of outlook presently enjoyed by that garden/house.

- 11.3 The proposed dwelling, by reason of its scale as a 4 bedroom family dormer bungalow, the potential vehicular movements are likely to have an adverse impacts on the quiet enjoyment of the neighbouring rear gardens of Number 13 and 15 Richmond Avenue.

The proposal is contrary to UDP Policies D4, D5, D6, D7, D8, D9, H6 and BCCS Policies ENV3 and CSP4, and the guidance contained with SPG No.3.

This report is PUBLIC
[NOT PROTECTIVELY MARKED]

