

<b>Planning application no.</b>	20/00674/FUL	
<b>Site</b>	Land Corner of Ettingshall Road and Sweetbriar Road, Wolverhampton	
<b>Proposal</b>	Erection of 7 two-bedroom and 2 four-bedroom dwellings with associated landscaping and parking.	
<b>Ward</b>	Ettingshall;	
<b>Applicant</b>	City of Wolverhampton Council	
<b>Cabinet member with lead responsibility</b>	Councillor Stephen Simpkins Cabinet Member for City Economy	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Vijay Kaul	Senior Planning Officer
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## 1.0 Summary recommendation:

1.1 Grant subject to conditions.

## 2.0 Application site

- 2.1 The application comprises of a semi-natural area of undeveloped land located on the corner of Ettingshall Road and Sweetbriar Road. The site contains a number of trees, some of which to the southern boundary are subject to Tree Preservation Orders.
- 2.2 Residential properties adjoin the eastern (Thorne Street), northern (Hincks Street) and southern (Sweetbriar Road) boundaries of the site. On the opposite side of Ettingshall Road there are a range of industrial units.
- 2.3 There is no direct vehicular access onto the site. There is evidence of fly tipping and unauthorised pedestrian access onto the site.

### **3.0 Application details**

- 3.1 The application proposes the erection of seven 2-bedroom and two 4-bedroom 100% affordable housing units, each would be two storeys high and contained in 2 terraced blocks located perpendicular to Ettingshall Road. The dwellings would be designed to a Passivhaus Standard and Category 2 accessible and adaptable standards.
- 3.2 A new single vehicular access point would be created from Ettingshall Road leading to a parking court between the 2 blocks. New tree planting and landscaping will be introduced within the site. New boundary treatment will be provided across the site.

### **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)
- 4.3 Open Space Strategy & Action Plan (Updated June 2018)
- 4.4 Renewable and Low Carbon Energy SPD (September 2012)

### **5.0 Publicity**

- 5.1 The application was advertised by direct neighbour notification and site notices. Representations from seven neighbours have been received and can be summarised as follows:
- Social/council housing will lead to decline in clean and tidy residential area, some residents would prefer private housing.
  - Harms character of area
  - Detailed specification of boundary wall required
  - Would lead to more noise and disturbance
  - Loss of trees harmful to environment
  - Harmful to ecology
  - Loss of privacy due to overlooking
  - Request access road be installed to rear gardens of Thorne Street properties to aid off-street parking

### **6.0 Consultees**

#### **Internal**

- 6.1 Highways: No objection subject to conditions.
- 6.2 Environmental Health: No objection subject to scheme to deal with land contamination and ground gases.

6.3 Tree Officer – No objection subject to conditions.

### **External**

6.4 Coal Authority: No objection subject to a condition requiring a detailed remediation scheme to protect the development from the effects of land instability derived from unrecorded shallow coal mine workings.

6.5 Severn Trent Water: No objection subject to a condition requiring drainage details.

6.6 West Midlands Police: No objection.

### **7.0 Legal implications**

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

### **8.0 Covid Implications**

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

### **9.0 Appraisal**

9.1 The main issues for consideration are;

- Principle of development
- Character and appearance
- Highways and Parking
- Impact on trees
- Residential amenity
- Ecology

### **Principle of development**

9.2 The site was previously a row of terraced housing demolished a number of years ago. In November 2017, the Cabinet (Resources) Panel approved the proposal to re-develop this site under the Housing Revenue Account (HRA) capital new build programme for the provision of affordable council housing to help meet the housing needs of residents in the City, managed by Wolverhampton Homes. The site has also been included in the Council's Strategic Housing Land Availability Assessment (SHLAA), as suitable for housing.

9.3 The site is semi-natural greenspace of which there is adequate provision in the Bilston assessment area, in which the site lies, according to the approved Open Space Strategy and Action Plan, 2018. The site is close to Ward Street where a new neighbourhood park is being built in addition to other greenspace improvements. There is no objection to disposal of this open space.

9.4 The principle of residential development is acceptable.

### **Character and appearance**

- 9.5 The proposed houses would incorporate high quality design credentials, constructed to a Passivhaus Standard incorporating a variety of measures with regard to renewable energy and energy efficiency with the aim of securing development which achieves the highest standards of construction detailing to provide a high level of occupant comfort and use very little energy for heating and cooling. The terraced housing at Ettingshall Road has been orientated to respond to the site constraints including minimising shading from large TPO trees, responding to the access limitations and to also benefit from solar gains.
- 9.6 The position, scale and height of the houses is acceptable when viewed in conjunction with surrounding development and the modern external design respects the local character and would contribute to the varied dwelling types already found in the area. The end units would be dual aspect contributing to an active street frontage relating positively to Ettingshall Road, this in addition to the replacement tree provision ensures the development would not harm the character and appearance of the surrounding area.

### **Highways and Parking**

- 9.7 The proposed single vehicle access for the proposed development site off \ onto A4126 Ettingshall Road is acceptable. Being a classified road, there will need to be parking restrictions introduced to cover the site access and to protect the approved vehicular visibility splays from inappropriate parking.
- 9.8 In this location, the Highways Officer confirms the off-street parking provision is acceptable, which comprises of one space per 2-bedroom dwelling and two spaces per 4-bedroom dwelling, with two communal visitor bays. There would be no unacceptable harm to highway safety.
- 9.9 Some residents in Thorne Street have requested the Council install an access road within the application site to facilitate off-street parking areas in their rear gardens. The Council's Housing Development Team have separately liaised with residents, confirming this would not be possible due to land level differences, potential highway safety harm and compromising the delivery of the total number of affordable housing units.

### **Impact on trees**

- 9.10 To facilitate the creation of a safe access point into the application site, a London plane street tree will be removed. Within the site, there are a large number of self-seeded trees, many of these are Poplar, due to the age, position and expected decline in the foreseeable future, these trees will be removed.
- 9.11 To mitigate the loss of the existing trees, tree replacement provision will take place both within the application site and on public highway land, final details of which will be secured by a condition.
- 9.12 To the south of the site are existing Limes which are protected by a Tree Preservation Order, these trees will be retained and incorporated into an improved soft landscape

design. An off-site Sycamore tree in Thorne Street will be subject to protective measures so that the nearest new dwelling would not harm this tree. The accompanying Tree Report / Impact Assessment details tree protection measures.

## **Residential amenity**

- 9.13 The side elevation of proposed houses would be at least 25m away from those located in Thorne Street. Any side facing windows would be high level and obscure glazed. No harm upon these neighbours arise. As there are level differences with these neighbours, the applicant is currently reviewing the boundary retaining wall and fencing design, an update will be provided at Planning Committee.
- 9.14 The apartments to the north were subject of a proposal (17/00130/FUL) to convert to 5 houses and erection of a detached house (on land north of the application site). However, this was not implemented, and planning permission expired on 2<sup>nd</sup> May 2020. The rear elevation of proposed dwellings would be some 19m from ground floor side elevation windows, and 21m from the first floor of the apartments. The removal of trees will improve the outlook and daylight to these neighbours. On balance, the separation distance, together with proposed boundary treatments, would be sufficient to protect the privacy of neighbours.
- 9.15 3 Sweetbriar Road is higher than the application site. As this neighbour is off-set from the proposed rear elevation of the southern terraced block, with separating boundary treatment, there would be no harm to residential amenity.
- 9.16 Each new dwelling would be provided with sufficient private amenity space. With the main facades of the dwellings facing away from industrial uses opposite, no harm to future residents would arise.

## **Ecology**

- 9.17 The accompanying Preliminary Ecological Assessment confirms no harm to protected species. A condition is required to implement recommendations, Ecological Mitigation and Enhancement Strategies.

## **10.0 Conclusion**

- 10.1 The proposed development is acceptable and in accordance with the development plan.

## **11.0 Detail recommendation**

- 11.1 That planning application 20/00674/FUL is granted subject to the following conditions;
- External materials.
  - Levels.
  - Construction Management Plan (inc operational hours).
  - Land contamination and ground gas.

- Detailed remediation scheme (coal mining).
- Drainage.
- Landscaping / Replacement tree provision
- Tree protection measures for retained trees
- Ecological Mitigation and Enhancement
- Visibility Splays
- Implement access and parking
- TRO – Ettingshall Road
- Boundary/retaining treatments.
- Electric charging points.
- Renewable energy.
- Remove PD rights for rear extensions and dormers.
- Obscure glazing / top openers to side elevation windows
- Submission of a Passivhaus certification

