

Planning application no.	20/00467/FUL	
Site	Land Adjacent 118 Woodthorne Road South	
Proposal	Erection of one, three-bedroom dormer bungalow	
Ward	Tettenhall Regis;	
Applicant	Santokh Gill	
Cabinet member with lead responsibility	Councillor Stephen Simkins Cabinet Member for City Environment	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Jenny Davies Tel Email	Section Leader (Planning) 07976883122 jenny.davies@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Grant

2.0 Application site

- 2.1 The site is small and triangular in shape and is situated at the most southern end of Woodthorne Road South. The level of the land is relatively flat and the site is currently enclosed with a 1.8m high concrete post and timber panel fence.
- 2.2 There are two trees remaining on the site in the southern corner and these trees are covered by a tree preservation order 06/00128/TPO.
- 2.3 The site is bounded to the north by 118 Woodthorne Road South a detached property set back from the road and to the west is 119 Yew Tree Lane which is a bungalow and 119A Yew Tree Lane which is a two-storey house.
- 2.4 Historically, the land formed part of 119 Yew Tree Lane, a large bungalow located in a large plot on the corner of Yew Tree Lane and Woodthorne Road South. The bungalow was demolished and replaced with a new house and bungalow. The land currently being considered for development formed part of the rear garden for the new detached house.

3.0 Application details

- 3.1 The proposal involves a three-bedroom dormer bungalow which would be positioned centrally within the plot. The dwelling has a bedroom and study in the roof space with four sky lights on the rear and three skylights on the front.
- 3.2 The latest amendment has realigned the dwelling with the adjacent house 118 Woodthorne Road South with a distance of just over 3m to the road and the overall footprint of the new dwelling has decreased by over 30 square metres. The overall footprint of the building is 72 square metres and the height to eaves is 2.58m and overall height of 5.5m.
- 3.4 The closest part of the new building would be 5m from the rear boundary with 119 Yew Tree Lane. The proposed dwelling would be situated 1.4m from the boundary of 118 Woodthorne Road South, which is located to the north of the application site. There are no windows proposed on this elevation.
- 3.5 The bungalow would be constructed of brick with a tiled roof.
- 3.6 Parking for three vehicles is proposed within the curtilage of the house with the creation of a double width dropped kerb.
- 3.7 Two existing trees (a conifer and Robinia) located in the southern corner of the site will be retained.

4.0 Relevant policy documents

- 4.1 National Planning Policy Framework (NPPF)
The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
Tettenhall Neighbourhood Plan
Supplementary Planning Guidance SPG3 – Residential Development

5.0 Publicity

- 5.1 Three letters of objection have been received.
- 5.2 One letter of objection was received from the occupiers of 118 Woodthorne Road South who object on the grounds that the development is out-of-keeping with the other properties in the street, impact on trees and road safety concerns as a result of congestion from school traffic. There are also issues raised over land ownership which is not a planning consideration. Mr Morris has requested to speak to planning committee based on the amended plans.
- 5.3 One objection is from the occupiers of 119 Yew Tree Lane, a bungalow which adjoins the site at the rear and considers that the building is too close to the back fence and that

there will be overlooking as a result of the skylights in the roof space. A third objection is from the occupier of 117 Yew Tree Lane located to the north-west of the application site who is concerned about overlooking and loss of privacy.

6.0 Consultees

6.1 Transport – no objections

6.2 Trees – no objections subject to a condition requiring tree protection measures

7.0 Legal implications

7.1 There are no legal implications arising from the recommendations of this report.
KR/16122020/B

8.0 Covid Implications

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

9.0 Appraisal

9.1 The area surrounding the application site is wholly residential so in principle a new dwelling would not be unacceptable subject to meeting relevant development plan policies

9.2 A dormer bungalow would not be out of place in this location. There are bungalows located on the opposite side of Woodthorne Road South and to the rear of the application site.

9.3 The existing pattern of development on the west side of Woodthorne Road South, which is the context within which this property will be seen, is typified by dwellings of varying size, but what unifies them is they are all set back from the road and are staggered in terms of their relationship to each other, while their positioning is still aligned.

9.4 The proposed dwelling, as amended, now aligns with the side gable of 118 Woodhouse Road South and is now set back from its neighbour by 800mm achieving a distance from the road of over 3m. While this is not as great a distance as other properties to the north, as a result of the limited depth of the site, the set back of the new dwelling behind its neighbour and further set back of the footprint results in a layout which is in-keeping characteristically with the established pattern of development detailed in para. 9.3.

9.5 The development will provide an amenity space of over 200 square metres. Although the shape is irregular, the amount would be in excess of the minimum standards required in SPG3 – Residential Development.

9.6 The closest part of the new building would be 5m from the rear boundary with 119 Yew Tree Lane, which is closer than would normally be accepted. However, the proposed

building is single storey and has demonstrated that although there are sky lights in the roof space, this will not result in overlooking or loss of privacy to the occupiers of 117 and 119 Yew Tree Lane which are both bungalows. A separation distance of 19.5m can be achieved between the two properties which is less than the standard in SPG3 of 22m however, that standard is applied to two-storey houses and in this case, the view from the skylights is limited due to the angle of the roof slope and height within the roof space, so this distance is acceptable.

- 9.7 The proposed dwelling as amended has moved further from the boundary with 118 Woodthorne Road South achieving a distance of 1.4m and it is not considered that there would be any loss of outlook, light or privacy to the neighbour's property.
- 9.8 The development would not result in any harm to established trees within the site or to the Silver Birch on the neighbour's property at 118 Woodthorne Road South subject to a condition requiring tree protection measures.
- 9.9 The proposed design of the house and the materials are acceptable.
- 9.10 A three-bedroom bungalow is expected to generate a need for two off-street parking spaces. However, the development has demonstrated that parking for three vehicles can be safely achieved within the site. There are no highway objections to this proposal.
- 9.11 The preferred boundary treatment would be a brick wall to enclose the side garden space however this would have a detrimental impact on the remaining TPO'd trees within the site so a panel fence as proposed is acceptable. To ensure adequate visibility can be achieved further details of boundary treatment can be conditioned.

10.0 Conclusion

- 10.1 This development in regard to the principle of a dwelling and its impact on the character of the area, parking, separation distance from neighbours, provision of adequate amenity space and distance from trees, is acceptable and in accordance with the development plan.

11.0 Detailed recommendation

- 11.1 That planning application 20/00467/FUL is granted subject to the following conditions: -
- Submission of materials
 - Electric charging point
 - Boundary treatment to demonstrate visibility splays
 - Construction Method Statement
 - Landscaping
 - Tree Protection measures

