

CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 23 March 2021
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Planning application no.	20/00944/FUL	
Site	44 Redhouse Road, Wolverhampton, WV6 8ST	
Proposal	First floor side and single storey front extensions	
Ward	Tettenhall Regis;	
Applicant	Mr & Mrs Sangha	
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 located in a residential area on the north side of Redhouse Road and is bounded to the east and north by detached houses and to the west by a detached bungalow situated on the corner of Redhouse Road and Greenacres. Opposite the site are Redhouse Road allotments.
- 2.2 The site comprises a detached house of modern appearance which is set back approx. 22m from the pavement similarly to other properties to the east. The house is two-storey in height with the first floor set back from the main elevation.
- 2.3 The site is level at the front but the rear garden steps up approx.150mm.

3.0 Application Details

- 3.1 The proposal involves a ground floor extension at the front of the house to provide a garage, wet room, storage and living room and hall extension in an 'L' shape projecting 3m on the east side and 6m on the west side. The extension would have a pitch roof over the living room and apex roof over the garage and hall extending 2.4m in height to eaves and 3.4m at the centre and highest point of the pitch. The footprint of the ground

floor has recently been amended and would be set in 200mm from the boundary with 1 Greenacres.

- 3.2 The existing garage will be converted to a dining and utility room with a first floor bedroom and en-suite bathroom extension proposed above. The first floor would project 1.25m forward of the front of the original house and be set in 200mm from the boundary. A first floor obscurely glazed window to the en-suite is proposed in the side elevation.
- 3.3 A single storey rear extension is shown on the submitted drawings but will be built under permitted development rights and so is not for consideration as part of this application.
- 3.4 The materials will comprise roof tiles and render to match the existing house.

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 4 – Extensions to Houses

5.0 Publicity

- 5.1 Letters of objection have been received from the occupiers of 1 Greenacres who object on the grounds of loss of light and sunlight to a side facing kitchen, veranda and two bathrooms. Concerns have been raised about building works and maintenance which are not material planning considerations in determining the proposal.
- 5.2 Amended drawings were submitted on 6th March 2021 which brings the side elevation 200mm away from the boundary with 1 Greenacres. The neighbour is concerned that the 200mm gap will allow open access or become a breeding ground for vermin or rotting vegetation.

6.0 Consultees

- 6.1 No consultees

7.0 Legal implications

- 7.1 There are no legal implications arising from the recommendations of this report.
KR/11032021/E

8.0 Appraisal

- 8.1 The proposed design, scale and massing of the development is acceptable and does not appear out of character with the original house or street scene. The ridge height of the proposed first floor extension would be 250mm lower than the original roof resulting in a subordinate extension.
- 8.2 The first floor extension would project forward 1.25m from the front of the existing house and the ground floor would project 6m from the original house however, the pattern of

development to the east of the application site is staggered and the extension would not project forward of 1 Greenacres to the west so the forward projection would not appear out of keeping with its surroundings.

- 8.3 The proposed first floor extension, as amended, would be set in 200mm from the boundary with 1 Greenacres, a detached bungalow with a kitchen and covered walkway (veranda) approx. 1.5m wide, and two bathrooms on the side elevation. The kitchen, which is east facing, is small and looks onto a veranda which has a glass roof which allows some light into the kitchen. The proposed first floor extension would be set back sufficiently to result in no impact on the kitchen and veranda from loss of light/sunlight.
- 8.4 The ground floor garage extension would be set in 200mm from the neighbour's boundary in front of the kitchen and veranda with a height of 2.4m to eaves. The roof on the garage would be angled away from the neighbour to a height of 3.4m at the centre of the pitch. The brickwork would be approx. 400mm higher than the eaves of the veranda. This increase in height and taking account of the massing of the roof will alter the outlook from the neighbour's kitchen and slightly reduce early to mid-morning sunlight to this room in the winter months. However, the kitchen is already dark as a result of the existing veranda and closeness to its boundary. Given the proposed angle of the roof over the garage, with the pitch sloping away from the neighbour, daylight and sunlight will still enter this space. However, the kitchen and veranda are not habitable rooms and therefore on balance the harm to the amenities of the occupiers is not so detrimental to justify refusal on these grounds.
- 8.5 There will be some loss of light to the ground floor bathroom as a result of the ground and first floor extension but it is not considered there will be any loss of daylight or sunlight to the first floor bathroom from the proposed first floor extension which has been set back to prevent any loss of daylight and sunlight to this room. However, as bathrooms are not habitable rooms any refusal on these grounds would be unjustified.
- 8.6 The amended proposal providing a 200mm gap along the boundary with the neighbour to allow for guttering is too narrow for access to undermine security but is sufficient to prevent any incursion from the guttering, on the neighbour's land.
- 8.7 The internal dimensions of the proposed garage would be 3.2m wide by 5.7m long which is acceptable and meets the Councils parking standards.

9.0 Conclusion

- 9.1 The proposed extension is acceptable in design terms and would not give rise to an unacceptable level of loss of sunlight or daylight to the occupiers of 1 Greenacres. The development is in accordance with the development plan.

10.0 Detailed recommendation

- 10.1 That planning application 20/00944/FUL is granted subject to a condition requiring matching materials and preventing any side facing windows in the west facing elevation.

