

<b>CITY OF WOLVERHAMPTON COUNCIL</b>	<b>Planning Committee</b> <b>Tuesday, 23 March 2021</b>
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<b>Planning application no.</b>	21/00026/FUL	
<b>Site</b>	12 Yew Tree Lane, Wolverhampton, WV6 8UF	
<b>Proposal</b>	Proposed Double Storey Side and Rear Extension and Loft Conversion.	
<b>Ward</b>	Tettenhall Regis;	
<b>Applicant</b>	Mr Charnjit Ram	
<b>Cabinet member with lead responsibility</b>	Councillor Stephen Simkins Cabinet Member for City Economy	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Jennifer Nicholds	Planning Officer
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## 1.0 Summary recommendation

1.1 Grant subject to conditions

## 2.0 Application site

2.1 The site is a semi-detached dwelling as part of a group of four properties with similar design. The surrounding area is predominantly residential with a mixture of dwelling types of different design and scale

## 3.0 Application history

3.1 A planning application (19/01285/FUL) was approved 9<sup>th</sup> January 2020 for a two-storey side and rear extension a loft conversion.

3.2 A resubmission (20/00063/FUL) was refused on 17<sup>th</sup> February 2020. This application was to change the design of the front and to increase the width of the two-storey rear extension. The front design had an unacceptably adverse impact on the character of the area and the rear extension would be too overbearing.

3.3 An appeal was dismissed based on the front design only. The Inspectorate stated that the 2-storey extension was acceptable in terms of outlook, loss of light or privacy. The appeal decision has formed the basis of the current planning application and is a material consideration which carried a great deal of weight in the determination of the new application.

#### **4.0 Application details**

4.1 The application is in accordance with the inspectorate's comments, to increase the width of the two-storey rear extension including the width of the dormer windows.

4.2 The majority of the work on the plans has been approved under application 19/01285/FUL) so this application is to consider the increase in width of the rear extension

#### **5.0 Relevant policy documents**

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

#### **6.0 Publicity**

6.1 Eight objections from six different neighbours have been received raising the following issues. This application has come to committee as a result of a neighbour requesting to speak.

- The scale is out of character in relation to nearby houses
- Loss of privacy to houses and gardens
- Noise
- Increase in cars causing congestion and highway safety
- Design out of character with street scene- particularly in relation to the materials
- Loss of light to house and garden

#### **7.0 Consultees**

7.1 Transport: No objections subject to conditions

7.2 Trees: No objections subject to conditions

#### **8.0 Legal implications**

8.1 There are no legal implications arising from this report KR/10032021/B

## **9.0 Appraisal**

- 9.1 Yew Tree Lane is predominantly residential with houses of different sizes, scale and design. Many of these properties have already been extended.
- 9.2 This application is to increase in the width of the two-storey rear extension by 900mm.
- 9.3 The increase in width of the extension would not have any additional undue effect to neighbouring amenity in terms of overbearing impact, loss of light or privacy due to the distance and relationship between the proposed extension and neighbouring property.
- 9.4 There is a mixture of house types and garden sizes in the area with a large property adjacent to the site of larger scale to the proposed extension meaning the proposed extension would not have an unreasonable negative impact to the established built form.
- 9.5 The approved plans already include dormer windows and the increase in width of these windows would not increase the impact of privacy to neighbouring properties.
- 9.6 The property is already part built with matching materials and part of the extension will be rendered at the front to fit in with the existing street scene.

## **10.0 Conclusion**

- 10.1 The proposed extension would not have an unreasonably negative impact on the character of the area. The design, scale and appearance of the development will respect and relate to Yew Tree Lane. Sufficient parking and amenity space is provided to support the property. The development would not have any adverse impact on neighbour amenity.

## **11.0 Detail recommendation**

- 11.1 Grant planning subject to conditions
- Build in line with Tree plan to protect the preserved tree
  - Remove Permitted Development rights to convert the garage
  - Part of the property to be rendered

