

Planning application no.	21/00158/FUL	
Site	30 Wrottesley Road, Wolverhampton, WV6 8SF	
Proposal	Proposed replacement dwelling.	
Ward	Tettenhall Regis;	
Applicant	Mr Credali	
Cabinet member with lead responsibility	Cabinet Member for City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	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 currently made up of a detached dwelling, garage and various outbuildings. The surrounding area is predominantly residential with a mixture of dwelling types of different designs and scales. The property is within the Tettenhall Neighbourhood Plan area and borders the Tettenhall Green Conservation area.

3.0 Application details

- 3.1 The proposal is to demolish the existing dwelling and rebuild a larger one on the same plot.
- 3.2 The property has six bedrooms and five off-street parking spaces, two of which are located in a rear detached garage.

4.0 Relevant policy documents

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 Wolverhampton Unitary Development Plan (UDP)
- 4.3 Black Country Core Strategy (BCCS)
- 4.4 Tettenhall Neighbourhood Plan

5.0 Publicity

- 5.1 We have received one objection from a neighbour who wished to speak at committee to raise concerns around loss of daylight, scale, noise and general disturbance.

6.0 Consultees

- 6.1 Tree Officer: No objections subject to conditions
- 6.2 Highways Officer: No objections subject to conditions

7.0 Legal implications

- 7.1 There are no legal implications arising from this report KR/11052021/A

8.0 Appraisal

- 8.1 The property is positioned to match the existing building line in relation to 28a Wrottesley Road, the roof height and pitch has been designed to relate to the properties either side and would therefore be acceptable in terms appearance in the street scene.
- 8.2 The size of the property although larger is appropriate in terms of scale and mass in relation to the plot size. There is a mix of property sizes on the street, so the proposed dwelling is not out of character with the surrounding area. The materials are appropriate for the location.
- 8.3 The length of the two storey rear element has been reduced and the distance between neighbouring properties results in the proposal now being acceptable in terms of neighbour amenity in relation to mass, scale, overbearing impact, light and privacy.
- 8.4 The private amenity space is large enough to meet the required standard.
- 8.5 The proposed number of parking spaces meets Wolverhampton Council's parking standard and a condition to ensure the materials on the drive leading to the garage will mitigate noise and protect neighbour amenity.
- 8.6 The proposed dwelling has been designed to ensure the protected trees will remain in place and will not be damaged during the building work. A condition to comply with the tree management plan has been recommended.

9.0 Conclusion

9.1 The proposed dwelling 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 the plot and the road as a whole. Sufficient parking and amenity space is provided to support the property.

10.0 Detail recommendation

10.1 Grant planning subject to the following conditions:

- Build in line with Tree plan to protect the preserved trees
- Remove Permitted Development rights for new outbuildings or conversion of garage
- Materials for drive to mitigate noise
- EVCP
- Construction management plan

