

Planning Committee

Tuesday, 25 May 2021

Planning application no.	21/00053/FUL
Site	17 St Jude's Road, Wolverhampton, WV6 0EB
Proposal	Proposed detached annexe to existing hostel to provide six two-bedroom and two one-bedroom accommodation (Sui Generis Hostel).
Ward	Park
Applicant	Mrs Popinder Kaur
Cabinet member with lead responsibility	Cabinet Member for City Economy
Accountable Director	Richard Lawrence, Director of Regeneration
Originating service	Planning
Accountable employee	Stephen Alexander Head of City Planning Tel 07771 836400 Email Stephen.Alexander@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant

2.0 Application site

2.1 The site is to the side of a refuge for women in a large Victorian building on the corner of Riches Street and St Jude's Road in a residential area. There is an oak tree towards the front of the site and an existing access gate onto St Jude's Road. It is run by a local charity that provides bedsit accommodation with staff support for vulnerable women and children.

3.0 Application details

3.1 The charity supports women and children vulnerable to abuse and homelessness across Wolverhampton. St Jude's refuge was setup in 2005. The proposed development will help to address a shortfall in this type of supported accommodation across the city. The new apartment building will take similar families providing much needed accommodation in a safe location. Since the existing facility opened in 2005, the applicant states there has been no disruption to the neighbours in this location and the local community

remains highly supportive of the refuge and the families and women it supports. In the case of this development, the charity has consulted the neighbours surrounding the site before submitting the application.

3.2 The proposal is an annex to the main building containing eight apartments to provide additional accommodation for vulnerable women and children. The new apartment building is to be built on an area of open ground within the curtilage. The application proposals seek to infill the gap in the street and provide a building which compliments the original house. The proposed building is set back behind the oak tree, is three storeys adjacent to the large existing house and steps down to two storeys towards the two storey houses along St Jude's. A gap of seven metres has also been retained between the new building and number 18 St Jude's Road.

3.3 In the design of the building the proximity of the rear gardens of the adjacent houses on Riches Street have also been considered. The bedroom windows to the proposed apartments have been designed to be angled away from the neighbours' gardens.

4.0 Relevant policy documents

4.1 Wolverhampton's development plan.

5.0 Publicity

5.1 Three objections have been received on the following grounds:

- The impact of the size of the proposed development on the outlook from the properties in Riches Street;
- Loss of privacy;
- Loss of green space, overdevelopment and lack of garden space;
- More bins being left in the street;
- Parking and congestion;
- Loss of quiet enjoyment of property and private life contrary to the Human Rights Act.

6.0 Consultees

6.1 Transportation – no objection.

6.2 Police – no objection.

7.0 Legal implications

7.1 There are no legal implications arising from this report KR/12052021/C

8.0 Appraisal

- 8.1 The new annexe associated with 17 St Jude's Road will provide an important community service. The building has been carefully designed to relate to its setting. The gable features, window proportions and rhythms relate to the host building. The design, scale and mass of the building is acceptable in the street scene.
- 8.2 The site is within a residential context and there are neighbouring properties to both the rear and side. 18, St Jude's Road has windows facing the application site. The gardens of 66-69 Riches street are angled away from the application site and the new development will be readily visible from the rear of some of those gardens. The development has been designed to respond to these constraints to reduce issues of overlooking, loss of light and privacy. Whilst the outlook from the gardens will change, the building will not be overbearing and, being to the north-west, will not overshadow the gardens. The windows of the proposed buildings have been angled to reduce overlooking. The massing and position of the proposals would be appropriate and there would be no significant adverse impact on neighbour amenity or privacy that would justify a reason for refusal.
- 8.3 There will be no increase in staff numbers and the clients do not have vehicles. There will be no adverse impacts on highway safety.
- 8.4 The existing oak tree on the frontage will be retained and protected.
- 8.5 The proposed levels vary and there is a sunken drive. It is important that exact details of the proposed levels are submitted to protect neighbours' amenities and the oak tree as far as reasonably possible. These can be required by condition.

9.0 Conclusion

- 9.1 All of the relevant issues, including all those raised by the neighbours, have been carefully considered and the proposal is acceptable, in accordance with the development plan.

10.0 Detail recommendation

- 10.1 Grant subject to any necessary conditions including:

- Materials
- Landscaping
- Boundary treatments
- Hours of construction
- Levels

- Drainage
- Tree protection
- Limitation on use to that applied for
- Bin and cycle storage
- No further windows in side and rear facing elevations.



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