



# Planning Committee

1 December 2015

<b>Planning application no.</b>	15/00917/FUL
<b>Site</b>	10 Lingfield Avenue
<b>Proposal</b>	Two storey side/rear extension and single storey rear extension.
<b>Ward</b>	Bushbury North
<b>Applicant</b>	Mr Mandeep Athwal
<b>Cabinet Member with lead responsibility</b>	Councillor Peter Bilson Economic Regeneration and Prosperity
<b>Service Director</b>	Nick Edwards, Service Director, City Assets
<b>Planning officer</b>	Name       Laleeta Butoy Tel         01902 555605 Email       laleeta.butoy@wolverhampton.gov.uk

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## 1. Summary Recommendation

1.1 Grant subject to conditions.

## 2. Application site

2.1 The application site is a semi-detached house with a garage, located in a street of similar properties.

## 3. Application Details

3.1 The proposal is for a two storey side/rear extension and a single storey rear extension.

## 4. Relevant Policy Documents

4.1 National Planning Policy Framework (NPPF)

4.2 The Development Plan:  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)

4.3 Supplementary Planning Guidance No. 4 (Extension to Houses)

## **5. Publicity**

5.1 One letter of objection has been received from a neighbour raising the following issues:

- Parking provision
- Loss of sunlight
- Visual impact on neighbour amenities and the street scene

5.2 One letter has been received from a neighbour who has no objection to the proposal though parking provision has been raised.

## **6. Legal Implications**

6.1 There are no legal implications arising from this report (LD/17112015/C).

## **7. Appraisal**

7.1 The application site consists of a three bedroom semi-detached dwelling and is set forward from the adjacent pair of semi-detached dwellings. The dwelling is located on a narrow bend at Lingfield Avenue.

7.2 The proposals seek a two storey side/rear extension consisting of a garage, utility and study room at ground floor, a master bedroom with en-suite at first floor and single storey rear dining room extension.

7.3 Amendments to the internal layout of the proposed garage were received on 24 September 2015 to enable the parking of a car, and to ensure there would be no loss of parking.

7.4 The proposal would be in keeping with the established semi-detached buildings in the immediate vicinity, making the proposal consistent in relation to its context with the existing character and appearance of the street scene/locality.

7.5 Due to the staggered setting of the application site and its neighbouring property at No.8 Lingfield Avenue, the outlook from the front windows of this property would not be severely compromised as a result of the proposal by means of its scale and proximity. Thus the neighbouring rear amenity space would not be materially affected by any overbearing impact or loss of outlook from the dwelling.

7.6 By virtue of the siting, scale and design the proposal would not adversely affect the character and appearance of the street scene.

7.7 The proposed garage would be of appropriate dimensions to accommodate a vehicle and a drive of 5.5 metres in length would be maintained, which would meet the Council's parking requirements. The proposal would not adversely affect highway and pedestrian safety.

## **8. Conclusion**

- 8.1 The proposals accord with the Council's planning policies and there would be no material neighbour impact.
- 8.2 Subject to conditions as recommended, the proposal would be acceptable and in accordance with the development plan.

## **9. Detailed Recommendation**

- 9.1 That planning application 15/00917/FUL be granted, subject to any appropriate conditions including:
- Matching materials
  - The proposed garage to remain for parking purpose only and not for any other use
  - No windows or other form of opening above ground floor level shall be introduced into the side elevations

