



Planning Committee

1 December 2015

Planning application no.	15/01152/FUL
Site	31 Copthorne Road
Proposal	Demolition of side garage, single storey side/rear extension and conversion into a two bedroom flat. Re-configuration of part of frontage to provide off-street parking.
Ward	Graiseley
Applicant	Mr M. Ahmed
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Service Director	Nick Edwards, Service Director, City Assets
Planning officer	Name Andrew Johnson Tel 01902 551123 Email andrewk.johnson@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions.

2. Application site

2.1 The application site is a large semi-detached house of townscape merit located in a street of similar properties. The property is located in the Copthorne Road Conservation Area and is currently being re-configured to create four flats.

3. Application Details

3.1 Demolition of side garage, single storey side/rear extension and conversion into a two bedroom flat. Re-configuration of part of frontage to provide off-street parking.

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)

5. Planning history

14/01399/FUL for partial demolition of side garage, single storey side/rear extension and conversion into one bedroom flat. Re-configuration of a portion of the frontage (to provide four off-street parking spaces) and re-build part of the front wall. Granted 2 February 2015.

13/00805/FUL for conversion of existing dwellinghouse to create three flats. Granted 23 September 2013.

08/00637/FUL for conversion of existing dwelling to create 3 No. flats. Granted 8 September 2008.

6. Constraints

Copthorne Road Conservation Area
Article 4 Direction

7. Publicity

7.1 One letter of objection has been received and a petition containing 66 signatures. Reasons for objection include highway safety.

8. Consultees

8.2 Transportation – No objections. The site has access to excellent bus services nearby so therefore the level of parking provided is considered acceptable. Copthorne Road is traffic calmed and includes on-street parking. The parking arrangement will need to be managed, however, it is not likely to have a significant impact on road safety in the area.

9. Legal Implications

9.1 There are no legal implications arising from this report (LD/09112015/B).

10. Appraisal

10.1 The property is currently being converted into four flats. These proposals seek to increase the number of bedrooms in one of the flats from one to two.

10.2 This property is of townscape merit and contributes to the character and appearance of the conservation area. The proposals would remove an unsightly later addition (including rollershutter garage door) and re-configure the frontage to provide off street parking. The alterations improve the appearance of the property and would enhance the character of the conservation area.

10.3 Planning permission was granted for a similar proposal in 2014. These proposals have introduced a second bedroom into a ground floor flat. This property was a family home of considerable size (previously a seven bedroom house) and is located within walking

distance of the city centre. The proposed use would potentially create a parking demand that would not be dissimilar to the current likely demand.

- 10.4 On balance, the proposed onsite parking provision of five spaces is adequate at this accessible location. The layout ensures that the frontage is not overly-dominated by areas of hardstanding, which would be harmful to the character of the conservation area. This has led to a partially tandem parking layout, however, on balance the proposals would not create undue harm to highway safety.

11. Conclusion

- 11.1 Subject to conditions as recommended, the development would be acceptable and in accordance with the development plan.

12. Detailed Recommendation

- 12.1 That planning application 15/01152/FUL be granted, subject to any appropriate conditions including:
- Materials
 - Joinery details



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