



# Planning Committee

1 December 2015

<b>Planning application no.</b>	15/01063/FUL
<b>Site</b>	Land Adjacent to 16 Rookery Avenue, Wolverhampton
<b>Proposal</b>	Demolition of existing building and construction of a one bedroom bungalow.
<b>Ward</b>	Spring Vale
<b>Applicant</b>	Mr Dal Johal
<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 Colin Noakes Tel 01902 551124 Email colin.noakes@wolverhampton.gov.uk

## 1. Summary Recommendation

1.1 Grant subject to conditions.

## 2. Application site

2.1 The application site is situated at the end of a narrow unadopted road in a predominantly residential area. Rookery Avenue rises from its junction with Rookery Road up to the application site and the residential properties to the north and west are set at a much lower level. The site is currently occupied by a large single storey timber building, which, because of the land level differences, is a dominating feature when viewed from the rear gardens of adjacent properties along Lane Road. Historically, the existing building has had several uses. The applicant has stated the building is currently used as a garage for the storage of cars and car parts.

2.2 Rookery Avenue provides vehicular and pedestrian access to four existing houses as well as the timber commercial building and is currently in a poor state of repair.

2.2 The site appears to have once formed the rear garden of No.16 which now sits on a very constrained plot. The surrounding residential properties are a mixture of bungalows and two storey houses.

### **3. Application Details**

- 3.1 The application seeks to replace the existing single storey timber building with a single storey bungalow, with associated car parking and amenity space.

### **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**

04/1674/OP/R Erection of a 3 Bedroom house. Refused 12.11.2004

### **6. Constraints**

Mining referral area.

### **7. Publicity**

- 7.1 Seven letters of objection and a petition containing 15 signatures has been received in objection. The reasons for objection include:
- Contaminated land
  - Light pollution
  - Traffic noise, pollution
  - Overbearing on neighbouring properties
  - Loss of privacy
  - Inadequate access
  - Building close to historic mineshafts
  - Poor quality access road
  - The height and massing of the proposed building is inappropriate
  - Detrimental to residential amenity

### **8. Consultees**

- 8.2 Transportation – concerns raised due to the length and width of the access road.
- 8.3 Environmental Health – no planning objections subject to conditions requiring necessary contaminated land investigation and demolition statement.

### **9. Legal Implications**

- 9.1 There are no legal implications arising from this report (LD/17112015/A).

## **10. Appraisal**

- 10.1 The existing timber building situated on the site is in a poor condition and appears as an unduly prominent feature, overbearing on neighbouring properties.
- 10.2 The proposed bungalow would sit on a smaller footprint than the existing building and is set back over 3m from the rear boundaries of adjacent properties along Lane Road and 7m from the boundary of No.16. Therefore, the bungalow would have a less overbearing impact on these properties than the existing building.
- 10.3 Whilst the access road is narrow and of poor quality, it currently serves four existing residential dwellings as well as the application site. The addition of a one bedroom bungalow would not unacceptably intensify vehicular movements at the site. This proposed residential unit is likely to have less of an impact on the access road than the current use of the existing building, particularly if the use intensifies.
- 10.4 The bungalow is considered appropriate in scale and proportion for the size of the plot and the residential use is compatible with this location. Therefore, the proposal is in accordance with the relevant planning policies.

## **11. Conclusion**

- 11.1 The proposed one bedroom bungalow will have less of an impact on both neighbour amenity and the access road than the current use of the existing building. The commercial unit is wholly inappropriate at this location. Consequently, on balance the proposal is acceptable and in accordance with the development plan.

## **12. Detailed Recommendation**

- 12.1 That planning application 15/01063/FUL be granted, subject to a satisfactory coal mining risk assessment and any appropriate conditions including:
- Materials
  - Land levels
  - Contaminated land investigation/remediation
  - Demolition method statement
  - Removal of permitted development rights



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