

Planning application no.	21/00799/FUL	
Site	High Street Fish Bar, 75 High Street, Bilston, WV14 0HH	
Proposal	Store extension	
Ward	Bilston East;	
Applicant	Gursimran Singh Kler	
Cabinet member with lead responsibility	Councillor Stephen Simkins Deputy Leader: Inclusive City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Jenny Davies Tel Email	Section Leader (Planning) 01902 555608 Jenny.davies@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant subject to conditions

2.0 Application site

2.1 The site is located in Bilston Town Centre and is the last retail unit in a group of shops/take-aways fronting High Street. The premises operate as a fish and chip shop. The building comprises a purpose-built block of ground floor retail units with two storeys of residential accommodation above and dates from the 1970's. Opposite the site is a large surface car park.

2.2 To the rear of the site is the service area for all the retail units which is accessed from Thompson Street. To the north-west is a three-storey block of apartments.

3.0 Application details

3.1 The proposal is for a single storey storeroom (providing chilled storage) at the rear of the premises. The height would be 3m with a slight slope on the roof measuring 2.5m to eaves.

3.2 The building would be constructed of brick with felt roof and would extend up to the boundary with 73 High Street, leaving a gap of 1.2m for servicing and would project

5.35m from the rear of the existing shop. The area at the rear is currently used for servicing.

4.0 Relevant policy documents

4.1 National Planning Policy Framework (NPPF)

The Development Plan:

Wolverhampton Unitary Development Plan (UDP)

Black Country Core Strategy (BCCS)

Bilston Corridor Area Action Plan including Bilston Neighbourhood Plan

5.0 Publicity

5.1 One letter of objection was received from the owner of the neighbouring shop, Premium Pizza at 73 High Street who has concerns regarding the impact the development will have on servicing their premises and evacuating the premises if there is a fire.

6.0 Consultees

6.1 Transportation – no objections

7.0 Legal implications

7.1 There are no legal implications arising from the recommendations of this report.
KR/02092021/B

8.0 Appraisal

8.1 The proposed scale, massing and materials for this extension are acceptable. The position of the extension is hidden at the rear of the premises and cannot be seen from the street. There are apartments overlooking the site and the service area, however the extension would improve the physical appearance of the service area and is therefore not considered to result in any harm to neighbour's amenities.

8.2 The extension would be built up to the boundary with the neighbouring premises leaving a gap of 1.2m which is considered acceptable to allow for servicing and fire escape.

8.3 Transportation are satisfied that the 1.2m wide access to the rear of the adjacent retail premises is sufficient to allow deliveries and will not lead to any impact on the highway.

9.0 Conclusion

9.1 The proposed extension is acceptable and in accordance with the development plan.

10.0 Detail recommendation

10.1 That planning application 21/00799/FUL is granted subject to a condition requiring the materials to match the existing and a note for information regarding the site being in a mining referral area.

