

CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 14 September 2021
--	---

Planning application no.	21/00631/FUL	
Site	Land North East of 32 Laburnum Road, Stowlawn, Wolverhampton	
Proposal	Proposed conversion of approved detached dwelling house to, 2No one bed apartments	
Ward	East Park	
Applicant	Mr Jacek Gronek	
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	Ragbir Sahota	Planning Officer
	Tel	01902 555616
	Email	Ragbir.sahota@wolverhampton.gov.uk

1.0 Summary recommendation

- 1.1 Delegated Authority to Grant subject to conditions and the outcome and assessment of Coal Mining Risk Assessment.

2.0 Application site

- 2.1 The application site is at the end of an enclave on Laburnum Road, in a residential cul-de-sac comprising semi-detached and detached two storey houses. The application is accessed only by a pedestrian footpath. Houses line either side of the footpath which are similar in terms of design, size and plot widths although the end plots on either side, including the application site, are slightly larger. The generally uniform design of the houses, the spaciousness between them and their set back position with open front gardens creates a pleasant, spacious character to the area.

3.0 Application details

- 3.1 The application seeks to convert the previously approved property (which is under construction) to create 2No. one bed apartments. The original application reference 17/01228/FUL was refused planning permission by the Local Planning Authority for one four bed detached house, however was allowed at appeal.
- 3.2 This proposal seeks to keep the same footprint and external appearance of the building and sub-divide the property internally to create two, one bed apartments over ground and first floor. The amenity and parking arrangements would remain the same as previously approved.

4.0 Relevant policy documents

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 Wolverhampton Unitary Development Plan (UDP)
- 4.3 Black Country Core Strategy (BCCS)

5.0 Publicity

- 5.1 The application received one objection and a petition containing 18 signatures:
- Access to the site and to utilities
 - Development not in keeping with the area
 - Parking concerns

6.0 Legal implications

- 6.1 There are no legal implications arising from this report. [KR/03092021/D].

7.0 Appraisal

- 7.1 In determining the appeal for the erection of one four bed detached house, the Inspector considered *“that the scheme proposed would comfortably occupy the end plot on this cul-de-sac, and would have a much-improved relationship, when compared against the existing properties. In this context of the area surrounding the appeal site, the proposal would complement the character and appearance of neighbouring dwellings, through its similar height, form, fenestration details and materials used. As a consequence, it would not result in an incongruous dwelling to the detriment of the character and appearance of the wider street scene.”*
- 7.2 As a result of the dwelling being approved, this proposal seeks to make internal changes to sub-divide the property to two, one bed flats one on ground and one on first floor. The parking and amenity remain the same.

8.0 Conclusion

8.1 The proposal is therefore considered to be acceptable as the conversion of the approved dwelling would result in no greater impact on the character and appearance of the streetscene, than the development approved at appeal and would have no adverse neighbour impact and would provide adequate private amenities and car parking.

9.0 Detail recommendation

9.1 That delegated authority be Granted for application 21/00631/FUL subject to the submission, outcome and assessment of a Coal Mining Risk Assessment and to the following conditions:

- Submission of materials
- Drainage details
- Levels
- Coal Mining Risk Assessment
- Site Investigation
- Operational hours during development

