

CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 14 September 2021
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Planning application no.	21/01128/FUL	
Site	Garage Site Behind 73 Bridgnorth Road, Wolverhampton	
Proposal	Erection of two, 2 bedroom detached bungalows	
Ward	Tettenhall Wightwick;	
Applicant	Maythorn Developments Ltd	
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
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1.0 Summary recommendation

- 1.1 Delegated Authority to Grant subject to conditions and submission and approval of a Flood Risk Assessment.

2.0 Application site

- 2.1 The application site is a garage site situated to the rear of 73 Bridgnorth Road. The site is in separate ownership to that of the houses and whilst some garages appear to be in use, others appear vacant. The area immediately adjacent the property is residential with shops to the north of the site at The Swan Centre.
- 2.2 The houses fronting Bridgnorth Road are two storeys in height whilst in the adjacent street namely Fox Hollow, the properties comprise single storey bungalows.

3.0 Application details

- 3.1 The application seeks to demolish the garages and erect, two, 2 bedroom bungalows. Each bungalow has two car parking spaces and between 95 and 110 square metres of private amenity. The access is off the existing driveway from the Bridgnorth Road.

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)
- 4.4 Tettenhall Neighbourhood Plan (TNP)

5.0 Publicity

- 5.1 The application received nine objections and a petition containing 45 signatures citing the following concerns:
 - Loss of parking facility
 - Disturbance during construction
 - Drainage concerns/Flood risk
 - Overdevelopment of the site
 - Impact on neighbouring amenities
 - Impact of wildlife and loss of trees

6.0 Legal implications

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

7.0 Appraisal

- 7.1 The application site is a garage site which is only used in part. The garages are accessed via an access route off the Bridgnorth Road and appears to be in separate ownership to that of the houses fronting the garages onto Bridgnorth Road.
- 7.2 The bungalows are single storey with 95 and 110square metres of private rear amenity and with two car parking spaces for each plot. These are within the standards required for developments of this type. Whilst the properties fronting Bridgnorth Road are two storeys in height, the development is similar to the properties in the adjacent street in Fox Hollow.
- 7.3 Residents have raised a number of concerns about the development mainly the loss of parking, however the garage site as shown on the red line plan and as advised by the applicant, is in separate ownership to that of the houses and therefore this development is being assessed on its individual merits. The comments provided by Transportation state that the parking and access arrangements to and from the site are acceptable.

7.4 In response to other concerns raised by neighbours, the proposal would not affect neighbour amenities as the bungalows are single storey and a good distance from habitable windows. In respect of drainage/flood risk these matters can be dealt with by way of condition as can the hours of construction through a Construction Method Statement and landscaping details to be submitted and approved.

8.0 Conclusion

8.1 Taking all matters into consideration, the proposal to demolish the existing garages and erect two detached bungalows in this location are considered to be acceptable and provide adequate amenity and parking. Whilst residents have stated the loss of parking to existing properties fronting Bridgnorth Road as a major concern, on balance the loss is not considered to result in severe harm to highway safety and is therefore acceptable.

9.0 Detail recommendation

9.1 That delegated authority be Granted for application 21/01128/FUL subject to the submission, outcome and assessment of a Flood Risk Assessment and to the following conditions:

- Submission of materials
- Drainage details
- Levels
- Landscape details
- Operational hours during development
- Electric recharging points
- Restrict extensions

