

Planning application no.	21/01335/FUL	
Site	473 Wood End Road, Wolverhampton WV11 1YE	
Proposal	Porch, garage, utility, shower room and kitchen extension	
Ward	Fallings Park;	
Applicant	Ms Leah Ellington	
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	Tracey Homfray	Planning Officer
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1.0 Summary recommendation

1.1 Grant

2.0 Application site

2.1 The site comprises of a traditional semi- detached property, located within a street scene, of varying properties both semi- detached and detached, within an area which is predominantly residential. The property has an enclosed garden/parking area to the frontage, and a private enclosed garden to the rear.

3.0 Application details

3.1 The proposal seeks to extend the property at ground floor level, with a porch to the front of the property and a single storey extension along the side of the existing property and wrapping around the rear. The rear extension would project out along the common boundary by 4.050m. The design incorporates a part pitched roof design above the proposed garage, continuing with a flat roof design along the side/rear. The extension would provide additional living space to the property with an extended kitchen/living area, utility and w.c.

4.0 Relevant policy documents

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

5.0 Publicity

5.1 Two letters of objection received with a request to speak at planning committee.

5.2 Objections to the proposal are as follows:

- Porch - on the grounds of proposed height and depth, out of keeping with the Street Scene, as it protrudes beyond the building line (the bay window),
- Loss of outlook, facing a blank wall,
- Reduce only source of daylight.
- Total length of proposed extension of 12.075 mts will totally envelop our property.
- The size and pitch of the new roof would reduce daylight.
- Invasion of privacy.
- Noise disturbance from connecting kitchen.

6.0 Legal implications

6.1 There are no legal implications arising from this report KR/23122021?B

7.0 Appraisal

Design

7.1 There are similar extensions in and around Wood End Road, with both flat and pitched roof designs. The porch although projecting out a little further from the existing bay window, would not appear alien, or at odds with the massing of the property. The design/layout ensures that the porch remains detached, which preserves one of the key features to these properties, being the bay frontage windows, maintaining the character and appearance.

Layout

7.2 The property currently has an enclosed garden area and drive to the frontage, and an enclosed private garden to the rear. The extension proposes to improve the living quarters to the existing property, and does not propose any additional bedrooms, therefore, the proposed off-street parking and remaining garden space would be sufficient to support both the extension and its usage. The proposed porch would eat into a small area of the frontage access area; however, this would not diminish the parking facilities currently existing/proposed.

Neighbouring Amenities

7.3 Although the extension would be clearly visible from neighbouring properties, the impact would not be significant enough to warrant further amendment or refusal of permission.

- 7.4 No.475 Wood End Road, has a side facing kitchen window and doorway which looks directly out onto the area to be extended. The property currently looks out onto a boundary fence dividing the two properties. The proposed extension would be approximately 1m higher than a 2m high boundary fence. Although it is acknowledged that that the extension would have some impact on the outlook currently enjoyed by this window, and light afforded it, the authority also needs to consider the fallback position, whereby the applicant can build in this location, at this height or higher (4m) under permitted development guidelines.
- 7.5 The proposal also features a flat roof design, in this location, which also reduces the impact to outlook, and will also enable sunlight to access the window from the south/westerly direction across the flat roof element of the extension.
- 7.6 Therefore, on balance it is considered that the extension would have no significant impact to the amenities of this neighbouring property.
- 7.7 No.471 Wood End Road, shares the common boundary at rear of the property, where the proposed flat roof extension would be located, at a depth of just over 4m. The majority of the extension would be screened by an existing extension at this neighbouring property, with 2m of the extension visible. At this projection the extension would have no significant impact to outlook, light or sunlight.
- 7.8 This neighbour has also raised concern with respect to noise emulated from the proposed kitchen/dining room area, due to its relocation which would be adjacent to her sitting room area. This should be covered by building regulations; however, we can condition that there should be adequate sound proofing, due to the relocation, in order to protect neighbouring amenities.

8.0 Conclusion

- 8.1 The proposed extension has been suitably designed in keeping with the character and appearance of the existing house and those surrounding. With ample car parking and garden space, and no signification impact to neighbouring amenities, the proposal is compliant with planning policies/development plan.

9.0 Detail recommendation

- 9.1 Grant subject to conditions:
- Matching materials
 - Sound proofing

