



Planning Committee

2 February 2016

Planning application no.	15/01198/FUL	
Site	6 Fairview Road, Wednesfield	
Proposal	Single storey side extension to create new retail unit.	
Ward	Fallings Park	
Applicant	Mr Nicola Carissimo	
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Service Director	Nick Edwards, City Assets	
Planning officer	Name	Andrew Johnson
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1. Summary Recommendation

1.1 Grant subject to conditions.

2. Application site

2.1 The application site is located at the end of a row of retail shops. The first floor and rear of the retail premises in this parade include residential uses.

3. Application Details

3.1 Single storey side extension to create new retail unit.

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. Publicity

5.1 Ten letters of objection have been received (from six individual objecting parties), including a response from Councillor Evans. The Fallings Park Ward Councillors have

also undertaken a survey of local residents and have submitted an additional 11 third party letters of objection and one of support. Reasons for objection include highway safety, fear of anti-social behaviour, no perceived need for an additional retail unit and impact on amenity.

6. Consultees

6.1 Environmental Health – No objections.

6.2 Transportation – No objections.

6.3 Police – No objections.

7. Legal Implications

7.1 There are no legal implications arising from this report (LD/07012016/A)

8. Appraisal

8.1 The proposals utilise an area directly adjacent to an existing parade of shops. This application has been submitted on a speculative basis and planning permission is being sought for either Use Classes A1 (Retail) or A2 (Financial and Professional Service or A3 (Café/Restaurant) uses. The original proposals also included Use Class A5 (Hot Food Takeaway), however, the application has been revised to remove this element. The proposals would not adversely affect amenity for nearby residents.

8.2 The new unit would be located near to a window in an adjacent ground floor flat. However, on balance, the massing, orientation, levels and distance between the flank wall of the new retail unit and flat window would mitigate impact on light and outlook for the flat. Therefore, impact on amenity for residents of the flat would be limited to an acceptable level.

8.3 There is frontage parking along this parade. The retail unit is of a small size and the likely parking demand would be limited. The proposals would not adversely affect highway safety.

8.4 The proposed shop is of a similar design to the existing promenade and therefore, visual amenity would not be adversely affected.

8.5 Neighbour comments have included speculation that there is no demand for the unit, or that it would not be viable, however, this is anecdotal and the proposals would potentially create investment and jobs.

8.6 The site is located outside a local centre, however, it would be sited in an established shopping parade. Due to the small scale of the development it is unlikely that material harm to the viability or vitality of the nearby local centre(s) would occur.

9. Conclusion

- 9.1 Subject to conditions as recommended, the development would be acceptable and in accordance with the development plan.

10. Detailed Recommendation

- 10.1 That planning application 15/01198/FUL be granted, subject to any appropriate conditions including:
- Ventilation and extraction
 - Materials
 - Restrict first use to either Use Class A1/A2/A3.
 - Hours of opening restricted to between 0700 hours and 2100 hours Monday to Saturday and between 1000 hours and 1700 hours Sunday and Bank Holidays.



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