



# Planning Committee

2 February 2016

<b>Planning application no.</b>	15/01370/FUL
<b>Site</b>	89 Winchester Road, Wolverhampton
<b>Proposal</b>	Single storey rear and side extension and outbuilding within the rear garden
<b>Ward</b>	Bushbury North
<b>Applicant</b>	Miss Tina Hill
<b>Cabinet Member with lead responsibility</b>	Councillor Peter Bilson Economic Regeneration and Prosperity
<b>Service Director</b>	Nick Edwards, City Assets
<b>Planning officer</b>	Name Colin Noakes Tel 01902 551124 Email colin.noakes@wolverhampton.gov.uk

## 1. Summary Recommendation

1.1 Grant subject to conditions.

## 2. Application site

2.1 The application site is a semi-detached property located within an exclusively residential street. The houses are set within relatively large plots with elongated rear gardens. The property backs onto the rear gardens of houses in Southbourne Road.

## 3. Application Details

3.1 The application seeks planning permission for a single storey extension along the side and rear of the property and an outbuilding to be used for purposes incidental to the dwelling house. Work has already commenced on the development with the outbuilding almost complete and construction on the extension begun.

3.2 Although the outbuilding and extension have been partially constructed, this does not have an impact on the assessment of the scheme and its planning merits.

## 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. Planning history

C/1063/90 Bathroom extension. Granted 11.06.1990.

## 6. Publicity

6.1 Four letters of objection on the following grounds have been received:

- Out of scale
- Inappropriate site
- Visual impact
- Overbearing on neighbouring properties
- Detrimental to neighbour amenity
- Out of character
- Overdevelopment

## 7. Legal Implications

7.1 There are no legal implications arising from this report (LD/12012016/A).

## 8. Appraisal

8.1 The application consists of two elements - the rear/side extension to the residential property and the outbuilding.

### Rear/side extension

8.2 The proposed development would extend along the side and rear of the existing dwelling at ground floor level. It will project 3m from the rear elevation. The extension is similar to other developments in the vicinity and is acceptable in terms of design and scale as both of these complement the existing dwelling.

### Outbuilding

8.3 The outbuilding is positioned at the end of the site's long rear garden. It extends across the width of the plot and has a dual pitched roof which measures 4m to the ridge.

8.4 The outbuilding's position at the rear of the garden minimises its effect on neighbouring properties. The building is considered to be of an appropriate scale and massing for the location and will not have an unacceptable impact on neighbour amenity.

## 9. Conclusion

9.1 The extension and outbuilding are of an appropriate scale and design and considered acceptable in this residential setting. There would not be an unacceptable detrimental effect on neighbouring properties, the development is therefore considered acceptable and in keeping with the relevant planning policies and the development plan.

**10. Detailed Recommendation**

10.1 That planning application 15/01370/FUL be granted, subject to any necessary conditions.



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