

	Planning Committee 2 February 2016	
Planning application no.	15/01219/FUL	
Site	82 Codsall Road	
Proposal	Enlargement of existing bedroom over garage	
Ward	Tettenhall Regis	
Applicant	Mr and Mrs M Botwood	
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Service Director	Nick Edwards, City Assets	
Planning officer	Name	Laleeta Butoy
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1. Summary Recommendation

1.1 Grant subject to conditions.

2. Application site

2.1 The application site is a large detached house with an integral garage, located in a street scene of traditional detached and semi-detached properties of individual character in a predominantly residential area.

3. Application Details

3.1 The proposal is for the extension of an existing bedroom over garage.

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)

4.3 Supplementary Planning Guidance No. 4 (Extension to Houses)

5. Publicity

5.1 One letter of objection has been received from a neighbour raising the following issues:

- Loss of privacy from proposed side facing bedroom window
- Overbearing impact on ground floor side elevation windows

6. Legal Implications

6.1 There are no direct legal implications arising from this report (LD/13012016/J)

7. Appraisal

7.1 The application site is a large detached dwelling flanked by two other detached houses all of individual character.

7.2 The proposal seeks to extend a bedroom over an existing garage which would be built on the existing foot print.

7.3 The bedroom has an existing side facing dormer window. The proposed bedroom extension would have front and side facing windows.

7.4 An amendment to the side elevation window facing 84 Codsall Road was received on 23 November 2015. The amended elevation show a fixed, Pilkington level 4 obscurely glazed window to prevent any mutual overlooking or perceived overlooking between these two properties.

7.5 Due to the setting of the application site and its neighbouring property at No.82 Codsall Road, the outlook from the side facing bedroom window of this property would not be severely compromised as a result of the proposal as this is regarded as a secondary window.

7.6 By virtue of the siting, scale and design the proposal would not have an overbearing impact on the side facing ground floor lounge windows as these are regarded as secondary windows.

7.7 The proposed bedroom extension would have a side facing window 800mm closer than the existing window built on the existing garage footprint. The proposal would retain the distance between the two detached properties.

7.8 The proposal would be in keeping with the established detached and semi-detached dwellings in the immediate vicinity, making the proposal consistent in relation to its context with the existing character and appearance of the street scene/locality.

8. Conclusion

8.1 The proposals accord with the Council's planning policies and there would be no material neighbour impact.

- 8.3 The proposal has been satisfactorily amended to mitigate any overlooking between the bedroom windows from the application site and neighbouring property.
- 8.2 Subject to conditions as recommended, the proposal would be acceptable and in accordance with the development plan.

9. Detailed Recommendation

- 9.1 That planning application 15/01219/FUL be granted, subject to any appropriate conditions including:
- Matching materials
 - The side facing window to be fixed, Pilkington level 4 obscurely glazed
 - No additional windows or other form of opening above ground floor level shall be introduced into the side elevation

