



Planning Committee

2 February 2016

Planning application no.	15/01306/FUL	
Site	Land to the rear of 32 and 33 Quail Green	
Proposal	Three detached houses	
Ward	Tettenhall Wightwick	
Applicant	Pietro Corbelli	
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Accountable director	Nick Edwards, City Assets	
Planning officer	Name	Andy Carter
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1. Summary Recommendation

1.1 Grant.

2. Application site

2.1 The application site was formerly part of the rear garden of 15 Tinacre Hill, and is now a largely cleared site, with an access that has been created from Quail Green. The site is approximately 0.25 hectares and slopes upwards from front to back. The surrounding area is residential.

3. Application Details

3.1 The proposals are for three detached houses; one four bedroom and two five bedroom houses, each with a double garage, and two parking spaces. A further single garage would be located at the rear of 32 Quail Green for that property. One protected tree would be removed.

4. Planning History

4.1 14/00982/OUT– Four houses in the rear garden of 15 Tinacre Hill, proposed access from Quail Green refused 08.10.2014.

5. Relevant Policy Documents

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
Tettenhall Neighbourhood Plan (TNP)

6. Publicity

- 6.1 Six objections have been received to the proposals. The reasons are summarised below:
 - Increase in traffic
 - Lack of footway along access road
 - Inappropriate access
 - Loss of privacy/overlooking
 - No provision for waste collection
 - Drainage issues

7. Legal Implications

- 7.1 There are no direct legal implications arising from this report (LD/13012016/H).

8. Appraisal

- 8.1 The key issues are:-

- Principle of Development
- Transport
- Neighbour amenity
- Street Scene
- Loss of Protected Tree

Principle of Development

- 8.2 The site is vacant and has a vehicle access from Quail Green. The layout shows three houses in large plots similar to the density of development at Rookwood Drive and Quail Green. Having been previously cleared the land performs little function for the surrounding area. Other examples of infill development have occurred along Tinacre Hill. A modest residential development is acceptable in this location.

Transport

- 8.3 The access to the site is sufficient width for two cars to pass. Three houses would not generate a number of car trips have a significant impact on the highway. Owing to the anticipated low speed of vehicles entering and exiting the site a pedestrian footway is not deemed necessary. Bins would be collected from within the access road from a demarcated area. The current 1.8m close boarded fence alongside the access road and

the front garden of 32 Quail Green would be reduced to 0.6m to allow necessary visibility for exiting vehicles.

Neighbour Amenity

- 8.4 The distance from the front of the houses at plots 1 and 2 to the rear of 32 and 33 Quail Green is approximately 26m. This is in excess of the 22m required by the Council's SPG and takes account of the levels difference between the proposed and existing. The blank gable wall of the proposed house at plot 3 is 20m from 33 Quail Green, ensuring no overlooking.
- 8.5 The rear part of the garden at 33 Quail Green would be approximately 12m from the front of the house at plot 2. The substantial leylandii planting at the rear of 33 Quail Green would give some screening to negate the overlooking. The positioning of a single garage at the rear of 32 Quail Green would eliminate any overlooking of that rear garden.
- 8.6 Positioning the gable of plot 1 level with 15 Rookwood Drive means that there would be no loss of privacy or light for either the existing or proposed houses.

Street scene

- 8.7 Visibility of the three houses from Quail Green would be limited to occasional glimpses beyond 32 and 33, and down the access road. The presence of the access road in the street scene when viewed from Quail Green is not deemed harmful in design terms. Wrought iron gates would secure the access road, placed in line with the front elevation of 32 Quail Green. The development when viewed from Rookwood Drive would appear as a recessive continuation of that road.

Loss of protected tree

- 8.8 The proposed location of the garage for the house at plot 2 would result in the loss of a protected silver birch. The applicant has agreed to replace this with two flowering trees at a location visible from the access road. No other protected trees would be removed.

9. Conclusion

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

10. Detailed Recommendation

- 10.1 That planning application 15/01306/FUL be granted, subject to any appropriate conditions including:

- Materials;
- Landscaping;
- Boundary treatments
- Hours of construction;
 - 0800 to 1800 Monday to Friday,
 - 0800 to 1300 Saturday,

- at no time on Sundays or Bank and Public Holidays.
- Removing permitted development rights for windows in the east elevation of plot 3
- Bin store details
- Lighting

