

	<h1>Planning Committee</h1> <h2>2 February 2016</h2>
<b>Planning application no.</b>	15/01392/REM
<b>Site</b>	Former Pennfields Special School, Birches Barn Road, Wolverhampton, WV3 7BJ
<b>Proposal</b>	Reserved matters - residential development comprising 37 dwellings (including matters of access, layout, scale and appearance and excluding landscaping) and pursuant to outline permission 14/01123/OUT
<b>Ward</b>	Graiseley
<b>Applicant</b>	Otto De Weijer
<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 Jenny Davies Tel 01902 555608 Email Jenny.davies@wolverhampton.gov.uk

## 1. Summary Recommendation

1.1 Grant subject to conditions

## 2. Application site

2.1 This former school site is located approximately 1.3 km to the south-west of the City Centre. The school buildings were demolished in 2015.

2.2 The site is covered by a Tree Preservation Order. The trees are located on the northern, western and southern boundaries.

2.3 The site is surrounded to the north, east and west by housing. To the south is Beckminster House a three storey Grade II listed building occupied as offices.

## 3. Application Details

3.1 This is an application for approval of reserved matters access, layout, scale and appearance following outline permission for residential development.

3.2 The proposal is for 37 dwellings comprising two, three and four bedroomed houses and one and two bedroomed apartments. The houses are a mix of two and three storey in height and the apartment building located in the western corner of the site is three storey with parking at the front and private amenity space at the rear.

3.3 Access to the site is off Birches Barn Road.

3.4 The proposed layout would not result in the loss of any trees.

#### **4. Relevant planning history**

4.1 14/01123/OUT for Residential development - outline with all matters reserved, Granted 03.12.2014

4.2 14/01175/DEM for Demolition of school buildings - Granted 12.11.2014

#### **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)

#### **6. Publicity**

6.1 Eleven objections have been received. The main objection was to the access from the rear of the site from Holly Grove but amended plans have been received which close off this access. Other objections relate to:-

- Height of buildings
- Drainage/flooding
- Overlooking
- Loss of privacy

#### **7. Consultees**

7.1 Transportation – no objections subject to a condition to maintain visibility at junction.

7.2 Trees – no objections

#### **8. Legal Implications**

8.1 The legal implications arising from this report are set out in paragraph 9.6 below.  
[LD/20012016B]

#### **9. Appraisal**

9.1 The proposed access off Birches Barn Road and parking provision are acceptable.

- 9.2 There is a distance of between 36 metres and 42 metres between the rear elevations of properties in Church Walk and the proposed three storey houses (plots 29 to 32) and apartment block and a distance of 36 metres between the rear elevation of 66 Beckminster Road and the apartment block and obscure glazing in the west facing elevation which would be acceptable and would not result in a material loss of privacy, overlooking or loss of outlook to these properties.
- 9.3 There would be 20 metres between the side elevation of the apartment block and windows in 18 Holly Grove. However, the new apartment block would be at an angle and with obscure glazing would not result in a material loss of privacy, overlooking or loss of outlook to this house.
- 9.4 The house types would be a traditional design and constructed in brick and tile with limited rendering on some properties.
- 9.5 The development would have a neutral effect on the setting of Beckminster House by being complimentary in scale and form with no harm to the significance of this heritage asset.
- 9.6 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects a listed building or its setting the Council shall have regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses

## **10. Conclusion**

- 10.1 The access, appearance layout and scale of the development are acceptable and in accordance with UDP policies D3, D4, D5, D6, D7, D8, D9 and H6.

## **11. Detailed Recommendation**

- 11.1 Grant subject to the following conditions:-
- Submission of sample materials
  - Remove PD rights for rear boundary fencing for plots 16 to 19
  - Obscure glazing in apartments



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