

Planning application no.	22/00037/FUL	
Site	Land North West of 197 Staveley Road, Wolverhampton.	
Proposal	Proposed 6 meters rear extension, front canopy and roller shutter	
Ward	St Peter's;	
Applicant	Mr Ali Jumaa Ahmad	
Cabinet member with lead responsibility	Councillor Stephen Simkins Deputy Leader: Inclusive City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Jennifer Nicholds	Planning Officer
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1.0 Summary recommendation

- 1.1 Refuse and issue enforcement notice for unauthorised works

2.0 Application site

- 2.1 The retail unit was built following planning approval (17/00982/FUL) but has not yet been occupied. It is on a larger site with shared car parking with the adjacent Daffodils restaurant. There are surrounding mixed uses including retail and residential. The retail unit has previously been extended, a roller shutter installed and disabled parking spaces removed without permission and is subject to an enforcement notice. The unauthorised extension has been removed however there are still outstanding requirements of the notice to remove the roller shutter and reinstate the disabled parking spaces. An unauthorised rear canopy at the rear has subsequently been erected.

3.0 Application details

- 3.1 The application proposes to extend the rear of the retail unit to create a store room, staff room and toilets, and to install a front canopy and roller shutter at the front of the unit. The proposal will result in the loss of parking spaces and the delivery van turning space.

4.0 Relevant policy documents

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 Wolverhampton Unitary Development Plan (UDP)
- 4.3 Black Country Core Strategy (BCCS)

5.0 Publicity

- 5.1 The application has received no objections from members of the public.
- 5.2 A councillor has expressed support of the application.

6.0 Consultees

- 6.1 Highways: Object

7.0 Legal implications

- 7.1 The Council may issue an enforcement notice where it appears there has been a breach of planning control under S172 Town and Country Planning Act 1990. [KR/11032022/B]

8.0 Appraisal

- 8.1 The retail unit was purpose built so should be large enough to be occupied with a retail use without the need of extensions. The proposed increase in retail space would require an additional 3 parking spaces.
- 8.2 The rear extension would be built over the existing delivery area. The new proposed delivery area would block up to five parking spaces. The creation of the front canopy would result in the loss of 3 further parking spaces. The car park is already heavily subscribed, and the loss of parking spaces would result in on street parking which is likely to have a significant impact on the location and the roads surrounding the development site.
- 8.3 The service and delivery vehicles may not be able to enter the site in a forward gear, to turn around within the layout and leave the site in a forward gear. This could result in service vehicles reversing in or out of the development site unaided due to the amount of parking that could be taking place on Great Hampton Street. This could cause significant highway safety issues with pedestrians using the adjacent footway and the development itself.
- 8.4 The roller shutter causes a deadening effect on the street scene and would have a negative impact on the visual amenity of the area.

9.0 Conclusion

- 9.1 The proposal would have a detrimental effect to the area particularly to highway safety due to the increased demand of parking spaces as well as the loss of parking spaces this development would cause.

10.0 Detail recommendation

- 10.1 Refuse and seek compliance with the existing enforcement notice and issue a new enforcement notice to remove the existing unauthorised roller shutter and canopy at the rear and to reinstate the parking spaces at the front.