



Planning Committee

2 February 2016

Planning application no.	15/01356/FUL
Site	Land adjacent to 47 Braden Road, Wolverhampton
Proposal	Erection of one three bedroomed detached bungalow
Ward	Merry Hill
Applicant	Mr Phil Tonks
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Service Director	Nick Edwards, City Assets
Planning officer	Name Nussarat Malik Tel 01902 550141 Email nussarat.malik@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions.

2. Application site

2.1 The application site is a plot of land at the rear of 28 and 26 Bryan Avenue and fronting on to Braden Road. The land was previously used as part of the rear gardens of the 28 and 26 Bryan Avenue, this is now fenced off.

2.2 At present there is a single storey detached garage on one side of the plot with the remainder being derelict.

2.3 The immediate area consists predominately of residential properties mainly semi-detached houses with relatively long rear gardens.

3. Application Details

3.1 The application seeks planning permission for the erection of a three bedroomed detached bungalow with two parking spaces and rear garden. The single storey garage would be demolished.

3.2 The proposed bungalow will front on to Braden Road and will have a landscaped garden to the front and parking spaces for two cars to the side with rear garden. There will be a dwarf wall and fence to the front. Internally there will be kitchen to the front and lounge to the rear with two medium sized bedrooms and one smaller bedroom.

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 Statutory Planning Guidance 3 and 4 (SPG)

5. Planning history

- 15/01229FUL Erection of one three bedroomed detached dwelling. Withdrawn 19.11.2015.
- 08/00241/OUT Erection of 2No. Semi-detached one bed retirement bungalows (outline) Refused 14/04/08
- 08/00697/OUT Erection of 1No. Dormer bungalow (outline) Withdrawn 02.07.08

6. Publicity

- 6.1 Ten letters of objection on the following grounds have been received:
 - Inadequate parking provision
 - Increase in traffic
 - Drainage problems
 - Overbearing on neighbouring properties
 - Detrimental to neighbour amenity
 - Out of character
 - Overdevelopment

7. Legal Implications

- 7.1 There are no direct legal implications arising from this report. (LD/20012016/M)

8. Internal Consultations

Environmental Health

- No objections

9. Appraisal

- 9.1 The key issues are:
 - The principle of the development
 - Design
 - Neighbour Impact
- 9.2 The principle of the development
The plot is much shorter in length in comparison to other properties within the immediate street. However there is potential for development of the site.

- 9.3 It would be appropriate to use the plot as residential development site. This would also provide a suitable planning use for a derelict and unsightly site.
- 9.4 The entrance to the new dwelling will be from Braden Road where there will be two parking spaces to the side of the bungalow which is appropriate provision.
- 9.5 Therefore, on balance it is considered that the principle of residential development is acceptable, and compliant with UDP Policy D4, H6, BCCS, ENV3.
- 9.6 Design
The proposal will have a pitched roof, and will fill most of the plot facing Braden Road. There will be a gap on the side for parking and access to the rear of the bungalow. The overall design of the bungalow is simple and will not detract from the current street scene.
- 9.7 The bungalow will be slightly forward of the current building line, however this will not affect the adjacent property at number 47 or have a significant impact in terms of street scene.
- 9.8 This design approach is considered to be appropriate and compliant with UDP Policy D4, D6, D7, D8, D9 and BCCS ENV3.
- 9.9 Neighbour impact
Given the location and separating distances involved, the scheme will not have a detrimental impact on other neighbouring properties in terms of loss of light or privacy; nor will traffic from one dwelling add significantly to disturbance to any neighbour. The proposed dwelling will have its own two on-site parking.

10. Conclusion

- 10.1 The proposed plot is considered suitable in location and size for residential development of the scale and nature proposed. The layout and setting of the proposed dwelling would provide sufficient distances between the existing and proposed dwelling. The design relates well to its surroundings and sits well within the street scene. The proposal will also provide an appropriate planning use for a derelict and unsightly site.
- 10.2 It is considered that the proposed dwelling would be compliant with UDP Policies AM12, AM15 D3, D4, D6, D7, D8, D9, H6, and EP9 NPPF, SPG3, BCCS CP4, ENV3.

11 Detailed Recommendation

- 11.1 That planning application 15/01356/FUL be granted, subject to any appropriate conditions including:
- Submission of materials.
 - Landscaping
 - Drainage details
 - Hours of construction
 - Air Quality

