

<b>Planning application no.</b>	21/01642/FUL	
<b>Site</b>	1 Clifton Road, Wolverhampton, WV6 9AN	
<b>Proposal</b>	Provision of two storey side extension to property (facilitates the internal reconfiguration of property and insertion of new windows to rear elevation). AMENDED PLANS.	
<b>Ward</b>	Tettenhall Regis;	
<b>Applicant</b>	Mr & Mrs T Jackson	
<b>Cabinet member with lead responsibility</b>	Cabinet Member for City Economy	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Vijay Kaul	Senior Planning Officer
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**1.0 Summary recommendation**

1.1 Approve with conditions.

**2.0 Application site**

- 2.1 Detached property forming part of a group properties comprising 1, 3 and 5 Clifton Road and 6 Stockwell Road. The property has previously benefitted from single storey extensions to the side, rear and front of building.
- 2.2 The application property is located in Tettenhall Greens Conservation Area, and along with 6 Stockwell Road fronting an area of public open space, are very prominently located from Clifton Road and Upper Green.
- 2.3 16, 18 and 20 Clifton Road opposite the application property are a red brick finished terraced group of Grade II Listed dwellings. Beyond which are Locally Listed 2-12 Clifton Road, a row of two storey cottages and 2-4 Stockwell Road a semi-detached pair, these dwellings have red brick ground floors with distinctive applied black and white timbering to the first floor.

### **3.0 Application details**

- 3.1 Provision of two storey side extension to property, to enlarge living room and create sun room on ground floor, and a first floor providing two additional bedrooms. This development would facilitate the internal reconfiguration of property to and insertion of new windows to rear elevation. The property would increase from two to four bedrooms on the first floor. There is also an existing guest bedroom and en-suite on the ground floor.
- 3.2 This application seeks to address concerns the Local Planning Authority had with an original proposal which sought a two storey extension incorporating a twin gable roof against the plane of the existing roof, introduction of cantilevered first floor, and installation of timber cladding to the front, side and rear elevations.

### **4.0 Relevant planning history**

- 4.1 19/00234/FUL - Proposed two-storey side extension to form extended ground floor sitting room and additional first floor bedroom and bathroom – Granted 14 June 2019
- 4.2 05/0791/FP/R – Ground floor front extension including porch and two storey rear extension – Refused 15 July 2005
- 4.3 04/1615/FP/R - Two storey front extension, first floor side extension and erection of a conservatory at rear – Withdrawn 27 October 2004.
- 4.4 04/2047/FP/R – Ground floor front extension including porch and conservatory to the rear – Granted 8 April 2005
- 4.5 96/1094 – alterations and extension to existing garage to form new bedroom shower room and altered garage. Granted 20 January 1997

### **5.0 Relevant policy documents**

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

### **6.0 Publicity**

- 6.1 The application was advertised by direct neighbour notification, newspaper advert and a site notice. One representation was received and can be summarised as follows:
- Proposal would be over development and closes space to boundary

- Existing (approved) plans appear to be far less invasive or invading on my plot than the new proposed plans. Suggest building is moved closer to front elevation.
- Adverse effect on conservation and the streets outlook and openness/space from Stockwell road
- Grass verge between the two properties has several large trees with TPO on them and is enjoyed by many in the summer and throughout the year along with the beautiful listed buildings in this vicinity.
- General separation distances and habitable windows need to be considered along with a light survey. Suggest restrictions to window opening and obscure glazing.

## 7.0 Consultees

7.1 Conservation Officer: No objection raised.

7.2 Tree Officer: Subject to appropriate tree protection conditions in relation to foundation design the proposal could be constructed without having a detrimental impact on the health of the tree. Some concern raised about proximity of adjacent trees upon adjacent habitable rooms.

## 8.0 Legal implications

8.1 The legal implications arising from this report are detailed in the body of this report. [SE/12052022/A]

## 9.0 Appraisal

9.1 The main issues for consideration are:

- Impact on character and appearance of the conservation area
- Residential amenity
- Tree impacts

### Impact on character and appearance of the conservation area

9.2 The side elevations of the application site along with 6 Stockwell Road, currently offer relatively simple modern elevations in red-brick construction and plan tile roofs. Whilst of more modern appearance than the listed and locally listed dwellings, there is a sense of consistency in appearance and materials. The side gardens emphasise and enhance spaciousness in conjunction with the open space immediately adjacent, there is a clear view of the dwelling. The site currently makes a positive contribution to the character and appearance of the conservation area.

9.3 As seen within the planning history, there has been several attempts at this property to accommodate a two-storey addition. Most recent planning application 19/00234/FUL was

approved for two-storey extension to create a sitting room and bedroom. The previous extension though projecting out minimally closer the boundary was in the form of a wing at a right angle to the side elevation, this was smaller, and provided a slender profile when viewed across the green allowing the original dwelling to be appreciated. As it did not span the entire width, overall there was a greater degree of spaciousness retained. The extensive use of glazing and an oak frame provided a contrasting and contemporary design which sympathetically took account of the local heritage and character.

- 9.4 The proposed extension would be set back from the main front elevation on Clifton Road and would be proportionate to main dwelling when viewed in relation to the front elevation.
- 9.5 Whilst the size, design and massing of the extension would largely obscure the original side elevation, compared to the originally submitted scheme, a more sympathetic pallet of materials including matching brick and tile roof, with a conventional arrangement of new windows, ensure this would contribute to the pleasing coherence of design which currently exists in the immediate heritage setting, the hipped roof would appear subordinate to the main roof. Spaciousness to the boundary, though slightly diminished, would still maintain a distance of more than 3m and setbacks are incorporated from the front and rear elevations. On balance, the development would accord with section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990, as the development would preserve the character or appearance of the area.

#### Residential amenity

- 9.6 Some concern has been expressed by the neighbour at 6 Stockwell Road. The proposed extension would not extend beyond the existing rear elevation, and therefore the distance to the boundary is considered acceptable to avoid an overbearing impact.
- 9.7 Proposed windows in the rear elevation serving a newly created en-suite and repositioned bedroom, and secondary windows to a new bedroom on the first floor would be at least 17.5m away from 6 Stockwell Road, this is less than the ideal 22m separation distance between habitable rooms. However, this is not closer than existing rear elevation windows and the plans indicate the use of obscure glazing and either fixed or top opening windows (above 1.7m of the internal floor height). A condition could secure this provision permanently to protect the privacy of adjacent neighbour.
- 9.8 The proposed ground floor plan shows the inclusion of glazed roof in the rear conservatory, this minor addition would not cause any harm to neighbouring properties
- 9.9 Some concern is expressed by the Tree Officer about the impact of nearby trees on the outlook from and daylight to new first floor bedrooms and a ground floor existing living room. However, as plans show secondary windows serving these rooms, and any proposals to significant prune the trees to reduce the impact on the application property that would result in a detrimental impact on the amenity value of long term health of the

adjacent trees are likely to be resisted, on balance, refusal on this ground could not be sustained.

### Tree Impacts

9.10 As trees on adjacent public open space are within a Conservation Area they are automatically protected. An Arboricultural Impact Assessment supports the proposal. The Council's Tree Officer confirms that further investigations would be required to inform foundation design to ensure no harm to protected trees, a condition could be attached to secure this.

### **10.0 Conclusion**

10.1 The amended design of the proposed extension would preserve the character and appearance of the Conservation Area, in accordance with the Development Plan.

### **11.0 Detail recommendation**

11.1 That planning application 21/01642/FUL is granted subject to the following conditions:

- External materials (inc Juliette balcony design)
- Obscure glazing for en-suite and bedroom 4 (level 4 Pilkington and top opening 1.7m high)
- Obscure glazing for new master bedroom (level 4 Pilkington and non-opening)