

<b>Planning application no.</b>	22/00016/FUL	
<b>Site</b>	147 Yew Tree Lane, Wolverhampton, WV6 8UW.	
<b>Proposal</b>	Two storey front, side, rear and single storey rear extensions.	
<b>Ward</b>	Tettenhall Regis	
<b>Applicant</b>	Kulvinder Dhillon	
<b>Cabinet member with lead responsibility</b>	Councillor Steve Simkins Deputy Leader, Inclusive City Economy	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	Planning	
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**1.0 Summary recommendation**

1.1 Refuse, detrimental effect on street scene, filling gap.

**2.0 Application site**

- 2.1 The application site consists of a large, detached property set well back from the main road with parking to the front with a landscaped front lawn and an enclosed rear garden. The dwelling has been extended previously. The street scene consists of mainly large, detached properties of varying designs, mostly with distinct gaps between them.
- 2.2 The application site sits within a group of three dwellings of similar design within a well established residential area. The main characteristic feature of this group is the large bay windows and the “cat slide” roof design feature at the front with the main roof being of hipped design, there is a single storey garage projecting out from the main house adjoined by a porch.
- 2.3 The garage has been converted to a living area/office and there is single storey extension and conservatory to the rear.

### **3.0 Application details**

- 3.1 The application seeks to extend at the front, side and rear at two stories as well as single storey to the rear and new bay windows to the front with a new porch.
- 3.2 The proposal will accommodate a fourth bedroom to the front first floor and extend the current third bedroom with en-suite and move the existing bathroom to the side. To the front the ground floor will be increased in width up to the boundary of the plot however, this will be reduced in projection. Also to the front new bay windows and porch are proposed, and to the rear ground floor the existing dining and conservatory will be replaced with a larger open plan kitchen/living area.

### **4.0 Relevant planning history**

- 4.1 04/0266/FP/R First floor side extension – Refused, 02 April 2004.
- 4.2 04/0849/FP/R First floor side extension to front of property – Permitted, 29 July 2004.
- 4.3 16/00090/PDPA Rear single storey extension to form kitchen and utility (Maximum rearward projection beyond the rear wall of the original dwelling house 4.5 metres, height to the eaves 2.2 metres and maximum height to the roof 3.8metres) – Permitted, 01 March 2016.

### **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)
- 5.4 Black Country Core Strategy (BCCS)
- 5.5 Tettenhall Neighbourhood Plan Area

### **6.0 Publicity**

- 6.1 Letters were sent to neighbours and three letters of objection have been received, two were objecting to the first set of plans and one letter of objection was received after the proposal was revised. The objections raised are:
  - Detrimental affect
  - Loss of light
  - Overshadowing
  - Loss of privacy due to large rear windows
  - Overlooking

## 7.0 Legal implications

7.1 There are no legal implications arising from this report. KR/30062022/B

## 8.0 Appraisal

### Design and Layout

- 8.1 The current design has been amended from the original proposal which was larger and could not be supported. This new scheme has been amended and reduced however would still be filling in the gap between this property and the neighbouring property 145 Yew Tree Lane as well as altering the existing roof design by removing the catslide element at the front. A similar scheme (04/0266/FP/R) was refused previously for filling in the gap.
- 8.2 This alteration to the roof design at the front and the two storey side extension cannot be supported and would be detrimental to the appearance of the street scene and would result in a loss of spaciousness between properties which is a characteristic feature of this row of houses and contrary to the policies of the development plan.
- 8.3 To the rear first floor the proposal would be projecting out by 2.5 metres with a large gable style roof and large window overlooking the rear garden. The neighbouring dwelling (145 Yew Tree Lane) has a bedroom window to the rear and the projecting mass of brickwork would affect the outlook and amenity to this bedroom.
- 8.4 At the front ground floor, the proposal would be reducing the projection by approximately 0.7 metres of the current living/office (this was previously a garage) but would be built up to the boundary with the neighbouring dwelling (145 Yew Tree Lane) which has a bay window adjacent.
- 8.5 The rear single storey extension will replace the existing conservatory and will be in line with the existing single storey extension with a new internal layout.
- 8.6 Neighbour Amenities
- The ground floor front extension will have some impact on the neighbouring dwelling, however, as it will be a reduced in length even though it will be closer to the neighbour it will have a flat roof, and on balance it would not be justified to refuse this element. The rear single storey will replace the conservatory and will project out further by approximately 2 metres (with neighbour 149) and will bring it in line with the existing dining area.
- 8.7 The rear first floor proposal will project out by 2.5 metres and due to the proximity with its neighbouring house (145 Yew Tree Lane) the overall bulk, mass and height of the extension will have a detrimental impact on the outlook presently enjoyed by this dwelling.

## 9.0 Conclusion

- 9.1 The proposal will be filling in the gap that currently exists not in keeping with the character of the immediate street scene. Therefore, the proposal is not in accordance with the development plan and policies as well as being contrary to the Tettenhall Neighbourhood Plan.
- 9.2 The proposal will have a detrimental impact on the neighbouring dwelling at the rear first floor (145 Yew Tree Lane) and have some impact on the ground floor front living area of this dwelling.

## 10.0 Detail recommendation

### 10.1 Refuse

The proposed extension by filling in the existing gap between this property and the neighbouring house at first floor would result in a loss of spaciousness between the buildings which is characteristic of this row of houses and so would detract from the existing character and appearance of the street scene. Therefore, the proposed development would be contrary to saved UDP Policies: D4, D7, D8, D9, H6 and BCCS Policies CSP4 and ENV3 and guidance of SPG4 Extensions to Houses and the Tettenhall Neighbourhood Plan

- 10.2 By virtue of the proposed first floor rearward projection by reason of its height, bulk and position relative to the neighbouring house (145 Yew Tree Lane) it would have an unacceptable overbearing impact on the outlook presently enjoyed by this house contrary to policies of the development plan. Therefore, the proposed development would be contrary to saved UDP Policies: D4, D7, D8, D9, H6 and BCCS Policies CSP4 and ENV3 and guidance of SPG4 Extensions to Houses and the Tettenhall Neighbourhood Plan



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