

Planning application no.	22/00229/FUL	
Site	112 Wrottesley Road West, Wolverhampton, WV6 8UR	
Proposal	Single storey rear, first floor side, double storey front and roof extensions.	
Ward	Tettenhall Wightwick	
Applicant	Mr and Mrs K Kandola	
Cabinet member with lead responsibility	Councillor Steve Simkins Deputy Leader: Inclusive City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Stephen Alexander	Head of City Planning
	Tel	01902 555610
	Email	stephen.alexander@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant subject to conditions.

2.0 Application site

2.1 Large detached single dwelling house with a large garden, in a row of similar properties, in a wide, tree-lined residential street with grass verges. The character of the area is generally open, green and spacious.

3.0 Application details

3.1 The flat rooved single storey rear extension with two roof lanterns and a central chimney is six metres long, extends across the width of the house and is set approximately 1.5m away from the neighbouring boundary to the east. The first floor side extension is above an existing garage and is set back slightly from the front of the house and set in from the neighbouring boundary to the east. The double storey front extension brings the existing porch forward by 1.2m. The roof extensions include a rear facing dormer and a total of seven Velux type windows.

4.0 Relevant policy documents

4.1 National Planning Policy Framework (NPPF).

- 4.2 The Development Plan: Wolverhampton Unitary Development Plan (UDP), Black Country Core Strategy and the Tettenhall Neighbourhood Plan (TNP).
- 4.3 UDP policy D8 “Scale - Massing” aims to ensure that proposals make a positive contribution to an area through appropriate scale buildings that do not harm people's amenities.
- 4.4 TNP policy 12A “New Development to Respect Existing Local Character” aims to ensure that extensions respect and reinforce the established character of an area by taking into account the spacing between buildings and domestic gardens (including the proportion of garden area to building).

5.0 Publicity

- 5.1 Two representations have been received objecting on the following grounds:
- Size and height of the proposed porch forward of the building line obtrusive in the street scene;
 - Proposed first floor extension above the garage reduces spacing between the houses and overbearing to the detriment of the open character of the area;
 - Excessive depth of the proposed single storey rear extension, too high and too close to the boundaries;
 - Loss of privacy from overlooking from the proposed large rear facing windows;
 - Obtrusive massing of the roof extensions out of keeping with the neighbouring properties;
 - Loss of light, impact on outlook;
 - Conflict with the Tettenhall Neighbourhood Plan;
 - Previous extensions combined with proposed extensions excessive turning a three bedroom house into a six bedroom house;
 - Insufficient parking;
 - Concern re possible access to the roof of the proposed single storey rear extension leading to overlooking;
 - Concern about means of drainage of rainwater from proposed roof.

6.0 Legal implications

- 6.1 No legal implications [TC/02092022/D]

7.0 Appraisal

- 7.1 This house has been previously extended and there have been previous planning applications which are not the same as the current proposal. This application has been

amended. The current proposal is shown by the amended plans and is to be considered on its individual merits. The key issues are the impact of the proposal on the character and appearance of the area and the impact on neighbours' amenities.

Character and Appearance

- 7.2 The two storey front extension is in the centre of the property. The 1.2m forward projection into the existing driveway area will be visible in the street scene but will not appear unduly obtrusive.
- 7.3 The proposed first floor extension over the garage has been set back and set in, but will reduce the gap between the neighbouring property. When viewed from the street immediately in front of the property there would be less sky visible between the properties. In this case, this will not significantly reduce the sense of spaciousness that characterises the area. The gap is set back from the street and the view of this gap along the street is partial obscured, particularly in the summer, by the existing houses, the street trees, the large tree in the applicant's front garden and the attractive mature planting in the neighbours' front garden. The extension has been set in from the boundary. The open and pleasant character of the area largely derived from the large front gardens and the wide tree lined street would be preserved.
- 7.4 The size and position of the proposed single storey rear extension will appear as a large projection into the existing garden. The applicant and the neighbours have large rear gardens with long lawns, pergolas, outbuildings and some mature planting and trees. The proposed extension is single storey, is set away from the boundaries and will not harm the open and verdant character of the area in this case.
- 7.5 The proposals include two bedrooms in the roof space which involve enlarging the existing roof space. The proposed rooves are pitched away from the neighbouring properties and respect the design of the existing house. Overall, the size and appearance of the proposed extension is acceptable in the street scene street and will not harm the character and appearance of the area.
- 7.6 The large frontage has sufficient space to safely accommodate several parked cars whilst maintaining sufficient landscaping.

Neighbours' amenities

- 7.7 The projecting two storey porch is set well away from the neighbouring boundaries and will not harm the outlook from those properties.
- 7.8 The two storey extension above the garage will not reduce the light to any of the habitable rooms of the neighbouring property and will not appear overbearing or intrusive, such that the outlook enjoyed by the occupiers would be significantly adversely affected.
- 7.9 The proposal involves two full length rear facing first floor bedrooms windows. They have balustrade screens higher than the cill level of a window so they could not be readily used to access the roof of the proposed ground floor rear extension. A condition

can secure this. There is also a proposed centrally located rear facing dormer to a sitting area in the roof space. Any overlooking from these windows of the neighbouring properties would be at an oblique angle and would not result in a significant loss of privacy that would justify a reason for refusing planning permission. There are two side facing Velux type roof windows that can be obscure glazed via a condition.

- 7.10 The large roof, lanterns and chimney of the proposed single storey rear extension will be readily visible from the first floor bedroom windows on both sides, albeit at an oblique angle. However, this will not appear unduly obtrusive such that there would be significant detriment to the immediate outlook enjoyed by the existing and future occupiers. A reason for refusal on this basis is not justified in this case.
- 7.11 The applicant's agent has noted on the amended plans that the proposed extension would not drain onto the neighbour's property. Drainage would also be addressed through the Building Regulations approval process.

8.0 Conclusion

- 8.1 This is a significant enlargement of an existing house that has previously been extended. The amended proposal has been carefully designed taking into account the spacing between buildings and gardens (including the proportion of garden area to building), in accordance with TNP policy 12A "New Development to Respect Existing Local Character". Whilst the introduction of new built form will result in some loss of space around the building, it will not detract from the open and verdant character of the area.
- 8.2 There will be no harm to the amenities of the existing and future occupiers of the neighbouring properties and there is no planning reason that would justify a reason for refusal in this case. The proposal is in accordance with the Development Plan and is acceptable.

9.0 Detailed recommendation

- 9.1 Grant subject to any necessary conditions including:
- Materials;
 - Side facing Velux type windows to be obscure glazed;
 - Roof of first floor roof extension to be accessed for maintenance only.

