

Planning application no.	22/01063/FUL	
Site	21 Tettenhall Road, Wolverhampton, WV3 9NB	
Proposal	Change of use from a 4 bedroom dwelling to a short tenancy guest house with 5 individual rooms available to book	
Ward	Park;	
Applicant	Dr Ian Gobo	
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	Haley Johnston	Planning Officer
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1.0 Summary recommendation

1.1 Refuse.

2.0 Application site

2.1 The application site consists of a terraced dwelling forming part of a group of rendered properties along Tettenhall Road.

2.2 The application site is located in the Tettenhall Road Conservation Area.

2.3 Salisbury House, 2-2a Tettenhall Road, is a rendered Grade II listed building and is opposite the application site. Along Tettenhall Rd, just a few properties north of the application site, are the Grade II Listed Blenheim Terrace dwellings.

3.0 Application details

3.1 Provision of four double bedrooms and one single bedroom available for booking, resulting in the potential for nine guests to be accommodated at the application site. Booking of these rooms would be via online booking platforms such as Airbnb and Booking.com.

3.2 The business plan submitted by the applicant said there would be an onsite manager, however, the agent has now clarified that is not the case. There would be two

cleaning/housekeeping staff employed on a part time basis. The use of the ground floor kitchen and dining room would be a shared space for guests.

4.0 Relevant planning history

4.1 C/1034/91 – Change of use from offices to chiropody practice and office – Granted 1991.

4.2 00/1085/FP – Change of use from office/medical practice to 3 bedroom terraced dwelling house – Granted 2000.

5.0 Relevant policy documents

5.1 The Development Plan:

Wolverhampton Unitary Development Plan (UDP)

- D11 - Access for People with Disabilities
- AM12 - Parking and Servicing Provision
- AM15 - Road Safety and Personal Security
- EP5 - Noise Pollution

Black Country Core Strategy (BCCS)

- TRAN2 - Managing Transport Impacts of New Development

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 cause serious lack of parking spots for current residents
- Already existing insufficient parking in the parking bay outside the terrace properties on Tettenhall Road

7.0 Consultees

Transportation

7.1 This site is located in an area that has been identified as being a 'highly accessible' area according to the criteria set out in the City of Wolverhampton Councils Unitary Development Plan (UDP). Furthermore the proposed site is located within the boundary of Wolverhampton City Centre, as set out in the UDP. The A41 Tettenhall Road is a classified road that attracts high volumes of traffic throughout the entire day.

7.2 The proposed guest house development, accommodating 5 individual guest bedrooms, is likely to generate an increase in car parking demand and an increase in vehicle trips when compared to the existing family home development.

7.3 The additional car parking demand will be generated at a location that is already very heavily subscribed with on-street parking, due to the existing terraced dwellings that are located along this section of Tettenhall Road.

- 7.4 The developers have suggested that parking is available surrounding West Park. This parking is remote from the proposed development and would not be used.
- 7.5 The lack of any off-street parking provision would result in disabled users having to compete with the residents of the existing nearby dwellings for the limited parking space that is available on Tettenhall Road. Therefore, there is no guarantee that disabled users would be able to park close to the entrance to the building. Furthermore, disabled users would be required to exit and enter their vehicles on Tettenhall Road, and this is also a Transportation concern due to the volume of traffic, and the type of traffic using the classified road.
- 7.6 Servicing of the proposed guest house development will need to take place from Tettenhall Road, as is the case with the existing family home and the adjacent properties. With regards to refuse collection, it will be the responsibility of the guest house development itself to put their refuse bins out for collection of the appropriate day.
- 7.7 Transportation cannot support this change of use application as there would be an unacceptable impact on highway safety.

8.0 Legal implications

- 8.1 The legal implications arising from this report are detailed in the body of this report.
[SE/08112022/B]

9.0 Appraisal

- 9.1 The main issues for consideration are:
- Impact on parking along Tettenhall Road
 - Residential amenity

Impact on parking along Tettenhall Road

- 9.2 The application could result in strain on parking availability along Tettenhall Road. Whilst it is noted that there are bus stops nearby, short-stay occupants unfamiliar with Wolverhampton may be more likely to come by car. Those arriving by car would likely park outside the application site for ease of unloading luggage/belongings. The applicant has stated they would seek to create a triple cycle store at the rear of the site, but visitors cannot be prevented from driving to the site.
- 9.3 If all five rooms are fully booked then there is the potential for an increased demand on the available parking spots above the assumed level for a dwelling in single occupation. While the Clifton Road Car Park is a four minute walk away, and there is parking surrounding West Park, visitors are likely to seek available spaces outside the property in preference to the car park as it provides convenience and natural security for their vehicle in being able to monitor it on the street.
- 9.4 Additional demand for parking would be two staff employed at the property. As staff need to visit after each stay, this would generate multiple additional visits each week.

- 9.5 The applicant has not provided for any off street or guaranteed disabled parking. This would result in them competing with residents of the existing dwellings for the limited parking spaces available on Tettenhall Road.
- 9.6 The applicant provided a list of neighbouring uses, with several of the terraces being single dwellings but many converted from two to six-bedroom flats. These properties already generate demand for parking along Tettenhall Road.
- 9.7 The inadequate parking for the proposed use would have an unacceptable impact on highway safety.

Residential amenity

- 9.8 There is concern regarding the noise impact from guests staying at the application site. The applicant has proposed internal noise attenuating insulation along walls to neighbouring properties, shown on their proposed Floor Plans. However, this would not eliminate nuisance and noise from the guests staying at the application site. Also, the use of the outside space by gatherings could create nuisance.
- 9.9 There is the potential concern for parties to take place at the property. The applicant's Management Plan states that a guest is only able to book a maximum of two rooms, but the booking of further rooms by multiple guests to create conditions for larger gatherings cannot be ruled out.
- 9.10 Though stated in the submitted Business Plan, there will not be an on-site Manager at the property. They have stated that issues will be resolved remotely. Therefore, there is not an ability to break up gatherings prior to generating nuisance issues.

10.0 Conclusion

- 10.1 The proposed intensification of occupation, and transient pattern of occupancy, of short term let accommodation with associated service provision, all combine to increase general comings and goings to the property, which would put a strain on the parking situation along this busy stretch of Tettenhall Road and have an adverse impact on neighbour amenity due to noise. Therefore, the application is not in accordance with the Development Plan.

11.0 Detail recommendation

- 11.1 That planning application 22/01063/FUL is refused.
- 11.2 The proposed use would generate a significant increase in car parking demand and a significant increase in vehicle trips to the detriment of highway safety and cause noise impacts to the detriment of the amenities of the occupiers of the neighbouring properties, contrary to UDP Policies D11, AM12, AM15 and EP5, along with the Black Country Core Strategy policy TRAN2.