

# Planning Committee

## Tuesday, 19 April 2016

<b>Planning application no.</b>	15/01306/FUL	
<b>Site</b>	Land to the rear of 32 and 33 Quail Green	
<b>Proposal</b>	Three detached houses	
<b>Ward</b>	Tettenhall Wightwick;	
<b>Applicant</b>	Pietro Corbelli	
<b>Cabinet member with lead responsibility</b>	Councillor Peter Bilson	
<b>Accountable Director</b>	Keren Jones, Service Director, City Economy	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Andy Carter	Senior Planning Officer
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### 1.0 Summary recommendation:

1.1 Grant subject to conditions.

### 2.0 Application site

2.1 The application site was formerly part of the rear garden of 15 Tinacre Hill, and is now a largely cleared site. An access has been created from Quail Green, following the demolition of the garage belonging to 32 Quail Green. The site is approximately 0.25 hectares, slopes upwards from north to south, and has five protected trees. The surrounding area is residential.

### 3.0 Application details

3.1 The proposals are for three detached houses; one four bedroom and two five bedroom houses, each with a double garage, and two parking spaces. A further single garage would be located at the rear of 32 Quail Green for that property. One protected silver birch tree would be removed.

#### **4. Planning History**

- 4.1 14/00982/OUT– Four houses in the rear garden of 15 Tinacre Hill, proposed access from Quail Green refused 08.10.2014.

#### **5. Relevant Policy Documents**

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

#### **6. Publicity**

- 6.1 Seven objections have been received, summarised below:

- Increase in traffic
- Lack of footway along access road
- Inappropriate access
- Loss of privacy/overlooking
- No provision for waste collection
- Drainage issues
- Loss of trees

- 6.2 One supporting comment has been received, summarised below:

- Appropriately spaced houses
- Redevelopment of vacant site

#### **7. Legal Implications**

- 7.1 There are no direct legal implications arising from this report. (LD/30032016/B)

#### **8. Appraisal**

- 8.1 The key issues are:-

- Principle of Development
- Transport
- Neighbour amenity
- Street Scene
- Loss of Protected Tree

#### Principle of Development

- 8.2 The site is vacant and has a vehicle access from Quail Green. The layout shows three houses in large plots similar to the density of development at Rookwood Drive and Quail Green. Having been previously cleared of shrubs and undergrowth the land performs little amenity function for the surrounding area. Other examples of infill development have occurred along Tinacre Hill. A modest residential development is acceptable in this location.

#### Transport

- 8.3 The access to the site is sufficient width for two cars to pass. Three houses would not generate a number of car trips to have a significant impact on the highway. The gates on the access road will ensure a low speed of vehicles entering and exiting the site, consequently a pedestrian footway is not necessary. Bins would be collected from within the access road from a demarcated area. The current 1.8m close boarded fence alongside the access road and the front garden of 32 Quail Green would be reduced to 0.6m to allow necessary visibility for exiting vehicles.

#### Neighbour Amenity

- 8.4 The distance from the front of the houses at plots 1 and 2 to the rear of 32 and 33 Quail Green is approximately 26m. This is in excess of the 22m minimum required by the Council's SPG and takes account of the levels difference between the proposed and existing. The blank gable wall of the proposed house at plot 3 is 20m from 33 Quail Green, ensuring no overlooking.
- 8.5 The rear part of the garden at 33 Quail Green would be approximately 12m from the front of the house at plot 2. The substantial leylandii planting at the rear of 33 Quail Green would give some screening to negate overlooking. The positioning of a single garage at the rear of 32 Quail Green would eliminate any overlooking of that rear garden.
- 8.6 Positioning the gable wall of plot 1 level with 15 Rookwood Drive means that there would be no loss of privacy or light for either the existing or proposed houses.
- 8.7 The movement of vehicles using the access road would have some impact on the amenity of 32 and 33 Quail Green. The close boarded fence alongside the access road would offer a level of visual screening to these existing properties. The loss of amenity would be less than significant.

#### Street scene

- 8.8 Visibility of the three houses from Quail Green would be limited to secondary views beyond 32 and 33, and down the access road. The presence of the access road in the street scene when viewed from Quail Green would not be unduly harmful in design terms and is similar to the small cul-de-sac accessed from the turning head at the end of Quail Green. Wrought iron gates would secure the access road, placed in line with the front elevation of 32 Quail Green.
- 8.9 The development when viewed from Rookwood Drive would appear as a recessive continuation, following the building line of the houses on that road.

Loss of protected tree

- 8.10 The proposed location of the garage for the house at plot 2 would result in the loss of a protected silver birch. The applicant has agreed to replace this with two flowering trees at a location visible from the access road. No other protected trees would be removed.

## **9. Conclusion**

- 9.1 Subject to conditions the proposal would be acceptable and in accordance with the development plan.

## **10. Detailed Recommendation**

- 10.1 That planning application 15/01306/FUL be granted, subject to any appropriate conditions including:
- Materials;
  - Landscaping;
  - Boundary treatments
  - Hours of construction;
    - 0800 to 1800 Monday to Friday,
    - 0800 to 1300 Saturday,
    - at no time on Sundays or Bank and Public Holidays.
  - Removing permitted development rights for upper floor windows in the east elevation of plot 3
  - Bin store details
  - Lighting
  - Drainage

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[NOT PROTECTIVELY MARKED]

