

Planning application no.	23/00072/FUL	
Site	1 Dovecote Close, Wolverhampton, WV6 8NA	
Proposal	Two storey side and rear extensions, single storey rear extension, front canopy and porch	
Ward	Tettenhall Wightwick;	
Applicant	Ms J Raja	
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	Alisha Paul	Planning Officer
	Tel	01902 550348
	Email	Alisha.paul@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant planning permission, subject to conditions.

2.0 Application site

2.1 The existing dwelling is a detached 4-bedroom dwelling, located on a cul-de-sac road in a row of dwellings that are similar in scale and design. The adjacent property to the south, 42 Woodcote Road, is a detached bungalow.

3.0 Application details

3.1 This application seeks permission for the development of two-storey side and rear extensions, a single storey rear extension, and front porch and canopy extensions to create a 5-bedroom dwelling.

3.2 Previous planning permission for the same proposal (18/01015/FUL) was refused by Planning Committee on 13 November, 2018, but was allowed on appeal by the Planning Inspectorate on 24 May, 2019.

3.3 No development commenced within the standard three-year period and planning permission expired on 24 May, 2022. This current application seeks approval of this same proposal.

4.0 Relevant planning history

4.1 18/01015/FUL – See 3.2 for details.

5.0 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

6.0 Publicity

6.1 Following direct neighbour consultation, two objections were received for this application with regards to the impact on the neighbouring bungalow at 42 Woodcote Road on the following grounds:

- The position and scale of the extensions would be overbearing/oppressive in relation to the neighbouring bungalow
- Impact to the outlook from the garden and rear windows of the neighbouring bungalow
- Overdevelopment of the application dwelling
- The proposal is not in accordance with the policies of the development plan.

7.0 Consultees

7.1 No consultees.

8.0 Legal implications

8.1 There are no legal implications arising from this report (SE/MH/09032023/C).

9.0 Appraisal

9.1 The proposed development plans submitted for this planning application are identical to those submitted in the previous planning application, that was subsequently granted permission by the Planning Inspectorate. The Planning Inspector's appeal decision is a weighty material planning consideration in this case.

9.2 One of the main issues in the appeal was the effect of the proposed two storey rear element of the extension on the outlook of the occupiers of 42 Woodcote Road. The

Planning Inspector stated that although the proposed two storey rear extension would extend across slightly less than half the width of the open outlook from the rear of this neighbour, the extension would be comfortably set back from the boundary and would be separated by the length of the neighbouring back garden from the rear elevation of this neighbour. As a result, the extension would not be overbearing or have an undue enclosing effect on the outlook from within this property or from its patio area immediately outside. Consequently, it would not have a significant adverse effect on the outlook from within or outside this property.

- 9.3 The distance between the rear elevation of 42 Woodcote Road and the proposed side elevation of the development is 14 metres. This exceeds the minimum distance of 12 metres outlined in the Extension to Houses Supplementary Planning Guidance. There are no first-floor windows to habitable rooms proposed on the side elevation of the development. A condition to obscurely glaze the side facing first-floor bathroom windows would mitigate any overlooking impacts to the neighbour at 42 Woodcote Road.
- 9.4 There is sufficient space for parking on the front drive of the dwelling to support the creation of a 5-bedroom dwelling. The proposed front extensions and the creation of an additional bedroom will not compromise the space for parking which exceeds highway standards for car parking spaces. The proposal will therefore not cause any adverse impacts to highway safety.
- 9.5 The objections received for this application refer to the design policies of the UDP and Tettenhall Neighbourhood Plan. These policies require high quality developments that complement the character and appearance of the area. The proposed development would complement the existing house and the street scene of which it forms a part and so would be in compliance with these policies. It should also be noted this is an identical scheme to that allowed on appeal.
- 9.6 Given the above, the proposed development is acceptable in terms of its appropriate design, scale and mass and would not cause any significant adverse impacts to the amenities of neighbouring dwellings. The development is in accordance with the policies of the development plan, including UDP policies D4, D6, D7, D8, D9, H6, BCCS policy ENV3, and policy TNP12 Parts A and B of the Tettenhall Neighbourhood Plan.

10.0 Conclusion

- 10.1 Although the previous planning permission has now expired, the Planning Inspector's decision is a weighty material planning consideration in this case. For the reasons detailed above, it is concluded that no harm to the character of the area or to neighbouring residents would arise, and therefore the proposal is in accordance with the Development Plan.

11.0 Detail recommendation

11.1 Grant planning permission for application 23/00072/FUL, subject to the following conditions:

- The materials to be used in the construction of the external surfaces of the development shall match those used in the existing building.
- Notwithstanding the details submitted with the planning application, the proposed first floor side elevation windows shall be obscurely glazed.

