

# Planning Committee

Tuesday, 19 April 2016

<b>Planning application no.</b>	15/01423/FUL	
<b>Site</b>	5 Grove Lane, Tettenhall	
<b>Proposal</b>	Conversion of a single dwelling into two dwellings with two storey side and rear extensions. Alterations to existing garage to accommodate four vehicles.	
<b>Ward</b>	Tettenhall Wightwick;	
<b>Applicant</b>	Mr Simon Tranter	
<b>Cabinet member with lead responsibility</b>	Councillor Peter Bilson Cabinet Member for City Economy	
<b>Accountable Director</b>	Keren Jones, Service Director, City Economy	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Sukwant Grewal	Trainee Planner
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## 1.0 Summary recommendation:

1.1 Grant subject to conditions.

## 2.0 Application site

2.1 The application site is located within a residential area. It comprises a two storey detached house, positioned on the back edge of pavement and fronting on to Grove Lane. The land to the rear falls away steeply and adjoins the rear gardens of houses at Forton Close.

2.2 The site is within the Tettenhall Wood Conservation Area. This part of the conservation area is characterised by large houses set within large plots.

## 3.0 Application details

3.1 The application proposes a conversion of the existing house into two 3 bedrooled houses with two storey side and rear extensions. The existing garage would be altered to accommodate four vehicles. Each dwelling would have two off road car parking spaces.

#### **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 (BCCS)  
Tettenhall Neighbourhood Plan
- 4.3 Other relevant policy documents:  
SPG No.3  
Tettenhall Historic Landscape Character Study

#### **5.0 Publicity**

- 5.1 Five representations received – Concerns about impact on residential amenity, including overlooking and loss of privacy, overdevelopment of the plot, flood risk, drainage and impact upon conservation area, parking, highway and pedestrian safety.

#### **6.0 Consultees**

- 6.1 Transportation – No objections

#### **7.0 Legal implications**

- 7.1 When an application is situated in or affects the setting of a Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Local Planning Authority must ensure that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.(LD/29032016/B)

#### **8.0 Appraisal**

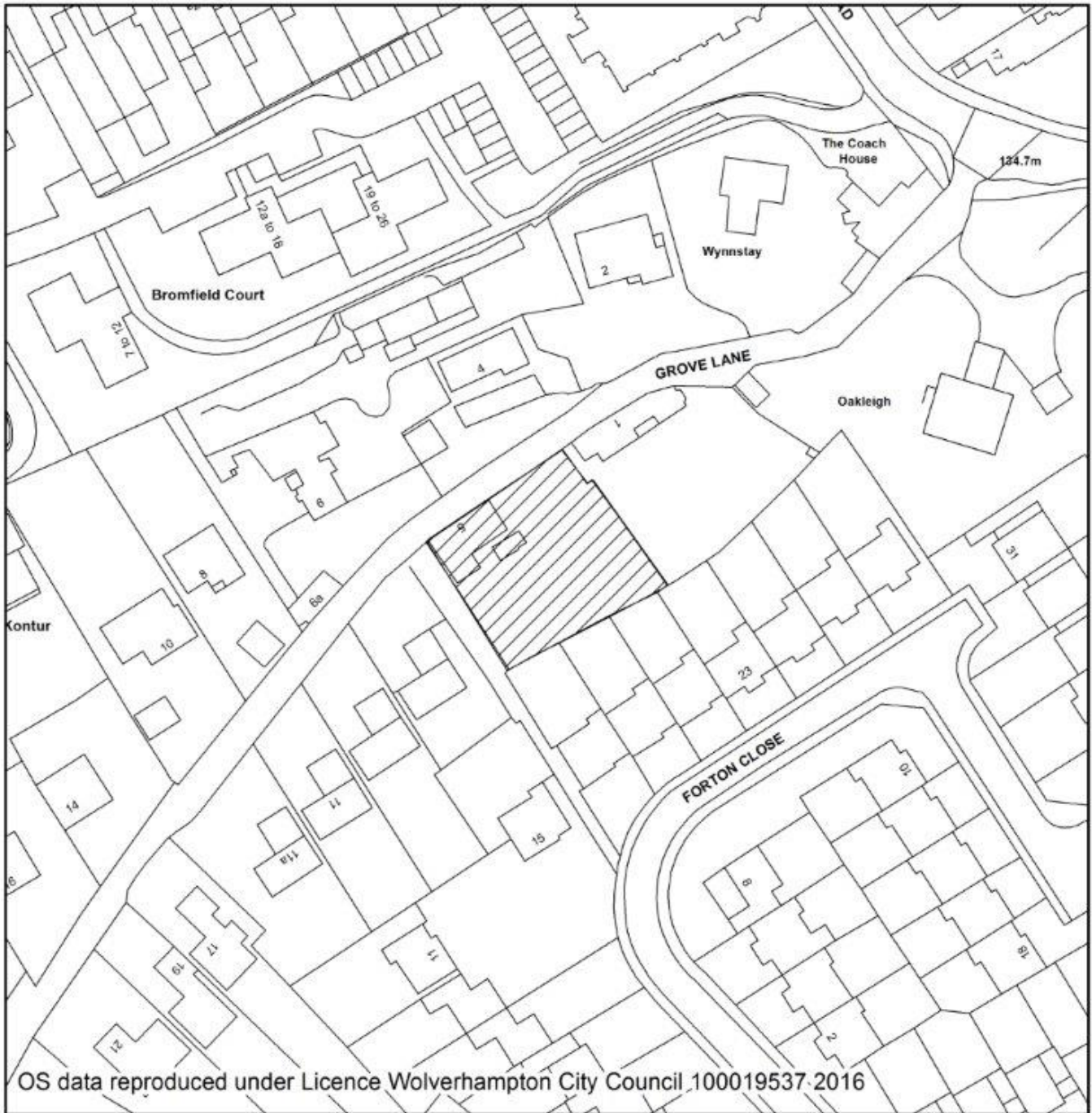
- 8.1 The proposed rear extensions would be approximately thirty metres away from the nearest houses at Forton Close, and be satisfactorily screened from those houses by fencing, shrubs, bushes and trees.
- 8.2 The design and appearance of the proposed extensions would be in keeping with the existing dwelling. The extensions would not compromise the spacious character of the plot and the provision of additional windows and fenestration to the front elevation and the removal of the external flue from the flank wall would improve the appearance of the building. Overall, the proposals would enhance the character and appearance of the Conservation Area.
- 8.3 There would be sufficient off-road car parking provision to accommodate likely demand and there would be no detriment to highway and pedestrian safety.

## **9.0 Conclusion**

9.1 The development is acceptable and in accordance with the development plan, subject to conditions as recommended.

## **10.0 Detail recommendation**

10.1 Grant subject to conditions relating to external materials, drainage, boundary treatments and removal and relocation of external flue.



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