

Planning Committee

Tuesday, 19 April 2016

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| Planning application no. | 16/00032/FUL | |
| Site | 34 Westport Crescent, Wolverhampton | |
| Proposal | Single storey front extension and canopy | |
| Ward | Wednesfield South; | |
| Applicant | Mr C Hodgetts | |
| Cabinet member with lead responsibility | Councillor Peter Bilson Cabinet Member for City Economy | |
| Accountable Director | Keren Jones, Service Director, City Economy | |
| Originating service | Planning | |
| Accountable employee | Sukwant Grewal | Trainee Planner |
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1.0 Summary recommendation:

1.1 Refuse.

2.0 Application site

2.1 The application site comprises a two storey semi-detached dwelling situated at a corner location between Westport Crescent and Lyndale Drive.

3.0 Application details

3.1 The proposal is for a single storey front extension and canopy. The extension will provide additional living room space. It will project 1.125 metres forward of the front elevation and extend the full width of the front of the house.

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)

- 4.3 Other relevant policy documents:
Supplementary Planning Guidance No.4 (Extension to Houses)

5.0 Publicity

- 5.1 One letter of objection has been received from the adjoining occupiers at 32 Westport Crescent. The concerns include a loss of outlook, poor design, breach of the building line and detrimental to the street scene.

6.0 Legal implications

- 6.1 There are no specific legal implications arising from this report LD/29032016/A

7.0 Appraisal

- 7.1 The proposed extension and canopy would unduly project forward of the front elevation of the house at this prominent corner location, causing harm to the character and appearance of the street scene and appearing dominant and obtrusive in relation to surrounding properties.
- 7.2 The extension and canopy would be positioned immediately adjacent to the ground floor living room window of 32 Westport Crescent. By virtue of scale, height and position it is considered that the extension and canopy would unacceptably affect the outlook presently enjoyed by the occupiers of that house.

8.0 Conclusion

- 8.1 The proposals would have a detrimental impact upon the character and appearance of the existing building and street scene and result in an unacceptable loss of outlook for the occupiers of 32 Westport Crescent. The proposals are not in accordance with the policies of the development plan.

9.0 Detail recommendation

- 9.1 Refuse for the following reasons:

The proposed extension and canopy would unduly project forward of the front elevation of the house at this prominent corner location to the detriment of the visual appearance and character of the house and street scene, contrary to UDP policies D6, D9 and BCCS policies ENV3 and CSP4 and SPG 4.



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