

Planning Committee

Tuesday, 19 April 2016

Planning application no.	16/00208/FUL	
Site	Former Wood Hayes Pub, land north of 434 Wood End Road, Wolverhampton	
Proposal	14 one-bed residential flats for adults with long term conditions, accommodation for a carer, with shared facilities plus office space	
Ward	Fallings Park;	
Applicant	Aaron Slevin, Bromford Housing Group	
Cabinet member with lead responsibility	Councillor Peter Bilson	
Accountable Director	Tim Johnson, Strategic Director, Place	
Originating service	Planning	
Accountable employee	Jenny Davies	Senior Planning Officer
	Tel	01902 555608
	Email	jenny.davies@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Grant subject to conditions.

2.0 Application site

2.1 The site is located approx. 3.8km north east of Wolverhampton City Centre. The site is a former public house which has been demolished for some time. The development proposed would comprise approximately half of the former pub site located on the corner of Wood End Road and Blackhalve Lane.

2.2 Adjoining the site directly to the south is a residential property 434 Wood End Road and to the east the remaining vacant pub site adjacent to which is open fields and the city boundary with South Staffs. On the opposite corner are a group of four retail units other than that the site is located primarily within a residential area.

3.0 Application details

- 3.1 The development comprises a two storey building containing 14 self-contained flats for residents with long term conditions and one flat for an on-site carer with a shared communal space and office area.
- 3.2 The building would splay the corner as a result of a restrictive covenant preventing buildings being sited and would be no higher than the adjacent residential property. The building is traditional in appearance constructed of brick and tile pitched roof.
- 3.3 A parking area for eight vehicles including one disabled parking space would be located to the south adjacent to 434 Wood End Road.

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)

5.0 Publicity

- 5.1 A petition of 44 signatories from 34 addresses and nine letters of objection on the following grounds have been received:
 - Lack of parking
 - Unsustainable location
 - Scale and massing
 - Proximity to road junction
 - Overdevelopment of the site
 - Concerns about type of residents

6.0 Consultees

- 6.1 Transport, Ecology, Housing Strategy and Development – no objections
- 6.2 Environmental Health has no objections subject to conditions.

7.0 Legal implications

- 7.1 There are no specific legal implications arising from this report (LD/05042016/J)

8.0 Appraisal

- 8.1 The principle of residential accommodation in this location is acceptable and in accordance with BCCS policy HOU2
- 8.2 The development would provide eight parking spaces, which is less than the parking standard for new residential development. However this is based on the special requirements of the occupiers and a condition to prevent the use of the flats by residents without special needs can be applied.
- 8.3 The proposed massing and scale of the development is in-keeping with its surroundings being two-storey in height with a traditional appearance constructed in brick and tile. The fenestration and proportions are consistent with surrounding residential properties.
- 8.4 The building would be set back and at an angle to the road as a result of a covenant which prevents building in this area. Although it is preferable in design terms for a building to be parallel to the road the adjacent and opposite corners are splayed and therefore this layout would not appear out of character.
- 8.5 The development would provide an area of private amenity space and adequate on-site parking based on the users requirements and therefore the development would accord with UDP policies D4, D6, D7, D8, D9, H6 and AM12.

9.0 Conclusion

- 9.1 The proposed use is appropriate in this location and the design and layout is acceptable and in accordance with development plan policies.

10.0 Detail recommendation

- 10.1 That planning application 16/0208/FUL be granted, subject to the following conditions:-
- Submission of materials
 - Landscaping
 - Boundary treatment
 - Bat boxes
 - Details of cycle store
 - Bin storage
 - External lighting
 - Hours of construction
 - Renewable energy
 - Restrict use to residents in need of care
 - Hours of operation during construction

