

Planning application no.	22/00888/FUL	
Site	23 Coppice Road, Wolverhampton, WV3 8BJ	
Proposal	Erection of one replacement detached dwelling with detached outbuilding and new front boundary treatment including gates, railings and wall	
Ward	Merry Hill	
Applicant	Mr P Birdi	
Cabinet member with lead responsibility	Cabinet Member for Inclusive City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Ragbir Sahota	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 is a flat fronted detached property with a catslide roof. The property is situated in a streetscene of predominantly detached houses which are of differing designs. The property is set back within the street resulting in a large front garden area as well as a large rear garden.

3.0 Application details

3.1 The application proposes the erection of a replacement detached dwelling with detached outbuilding and new front boundary treatment including gates, railings and wall.

3.2 The proposal seeks a modern designed detached house whilst incorporating the existing catslide roof element. The outbuilding is situated at the rear of the garden to house a leisure facility.

4.0 Relevant policy documents

- 4.1 National Planning Policy Framework (NPPF). This encourages high quality design and “beautiful” buildings.
- 4.2 The Development Plan: Wolverhampton Unitary Development Plan (UDP) and the Black Country Core Strategy (BCCS).
- 4.3 UDP policy D8 “Scale - Massing” aims to ensure that proposals make a positive contribution to an area through appropriate scale buildings that do not harm people's amenities.
- 4.4 UDP policy D9 “Appearance” encourages high quality architecture, individual expression and a variety of architectural style. It is proper to reinforce local distinctiveness, but if a design is of a sufficiently high standard it will help create urban richness and diversity.
- 4.5 BCCS policy ENV3 “Design Quality” aims to deliver a successful urban renaissance through high quality design that stimulates economic, social and environmental benefits.

5.0 Publicity

- 5.1 Two letters of objection and a seven signature petition from four different households were received objecting to the proposal on the following grounds:
 - Size and location of outbuilding;
 - Outbuilding not to be used for residential occupation;
 - Concerns for the ventilation and drainage of the use of the outbuilding;
 - Vehicular access to rear garden;
 - Dog pen and the possibility of it becoming a business.

6.0 Legal implications

- 6.1 There are no legal implications arising from this report SE/11052023/A.

7.0 Appraisal

- 7.1 The area is predominantly residential in character and is situated in a streetscene of predominantly detached houses of differing designs. The application site of Coppice Road, the houses are set back from the road with large front garden/parking areas with further spacious gardens to the rear.
- 7.2 The adjacent houses have been extended and this proposal seeks to add a modern new addition in this streetscene whilst retaining elements of the existing property in particular the cat-slide roof. The scale, massing, design and layout is considered as not to adversely affect the character and appearance of the adjacent properties and the streetscene. Due to the position of the neighbouring properties, the property has been designed to have no adverse effect on their amenities.

- 7.3 The petition submitted objecting to the proposal largely raises concerns with the outbuilding, its location, size and its use. The applicant proposes to use this outbuilding ancillary to the main house as a leisure facility to house a gym, swim spa, sauna and steam room. The design of the roof is as such that to eaves the outbuilding has a height of 2.1metres and to the ridge of the roof at 3.97metres. The amenities of neighbours will not be adversely affected by this outbuilding as a result of the location and size of the building due to its setting in the large rear gardens. Furthermore the design of the roof slope is such that the eaves at 2.1metres on the boundary with the properties to the eastern elevation will not cause those residents to be adversely affected by this proposal.
- 7.4 Concerns have been raised about the ventilation and drainage of the outbuilding as a result of it being used as a leisure facility housing a gym, swim/spa, sauna and steam room. However these are not material planning considerations and will be considered under Building Regulations.
- 7.5 Finally, the dog pen is for the family pet and the proposal does not propose to use the property as dog kennels.

8.0 Conclusion

- 8.1 The proposal has been considered and amended to be more in keeping with the scale and massing of the properties in the streetscene. Whilst it offers a modern design, the properties within the existing streetscene differ in design and therefore this is considered to be acceptable.
- 8.2 The concerns of residents, primarily about the outbuilding have been carefully considered and it has been determined that this would not harm their amenities. Furthermore other concerns raised are not material planning considerations and it is therefore considered to be acceptable and the proposal being in accordance with approved policies in the development plan.

9.0 Detail recommendation

- 9.1 Grant subject to the following conditions:
- Materials
 - Details of boundary treatments
 - Landscaping scheme
 - Levels
 - Sustainable drainage
 - Electrical vehicle charging point
 - Construction working hours
 - Remove permitted development rights for extensions and outbuilding

Note for Information
Coal Mining

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[NOT PROTECTIVELY MARKED]

