

Planning application no.	23/00755/FUL	
Site	20 Church Hill Road, Wolverhampton, WV6 9AT	
Proposal	Rear single storey extension. Side single storey garage extension and Loft conversion including rear dormers	
Ward	Tettenhall Regis;	
Applicant	Mr Conor Nolan	
Cabinet member with lead responsibility	Councillor Stephen Simkins, Leader of the Council	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Kirsty Hodson	Planning Officer
	Tel	01902 556726
	Email	Kirsty.hodson@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant, subject to conditions.

2.0 Application site

2.1 The property is a two-bedroom end terrace in the Tettenhall Greens Conservation Area with the boundary of the conservation area to the rear of the site.

3.0 Application details

3.1 The application originally sought permission for a large modern rear dormer, ground floor side and rear extensions, outbuildings, and roof lights on the front elevation. Following consultation with neighbours, amendments were received which have removed the roof lights from the front elevation, moved the side extension away from the neighbour's wall at no. 18 and changed the dormer from one large dormer to two smaller dormers.

3.2 Planning permission has previously been granted for a loft conversion (13/00959/FUL).

4.0 Relevant policy documents

4.1 National Planning Policy Framework. This encourages high quality design and "beautiful" buildings. Paragraph 9. Promoting Sustainable Transport, Development should only be

prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe Paragraph 16, Conserving and Enhancing the Historic Environment, encourages the sustaining and enhancing of heritage assets.

- 4.2 The Development Plan: Wolverhampton Unitary Development Plan (UDP) and the Black Country Core Strategy (BCCS) and the Tettenhall Neighbourhood Plan.
- 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 design, ensuring that developments are visually attractive as a result of good architecture, promoting local distinctiveness without imposing architectural styles to stifle innovation or originality.
- 4.5 UDP policies HE4 “Proposals Affecting a Conservation Area” and HE5 “Control of Development in a Conservation Area” aims to preserve and enhance the design, scale, materials, colour, design and appropriate of any new developments within a Conservation Area. The development should not adversely affect the historic street patterns and morphology, roofscape, skyline and setting of the conservation area, important open spaces, or significant views into, out of and within the area.
- 4.6 BCCS policy ENV2 “Historic Character and Local Distinctiveness” development should preserve and where appropriate enhance local character.
- 4.7 Tettenhall Neighbourhood Plan TNP12 Policy Part D “Historic Environment” policy development proposals should aim to sustain, reinforce, and conserve the historic aspects and special character of the following locally distinctive elements of the area.
- 4.8 Tettenhall Neighbourhood Plan Policy TNP22 Adequate and Appropriate Parking Measure a presumption against the loss of garages where sites are being redeveloped unless it can be demonstrated that there will be no significant impact on parking in the area or that other adequate provision for the parking of vehicles is provided on site but not on public roads.
- 4.9 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

5.0 Publicity

- 5.1 Initially there were 12 objections to the original plans and are summarised as follows:
 - Rear dormer would be visible from Bowood Drive, Church Hill Road and Lloyd Road.
 - The design and appearance of the dormer would be out of character and disproportionately large in the conservation area.
 - Loss of privacy.
 - Roof lights on the principal elevation being harmful to the conservation area.

- Loss of light.
- Impact on parking
- Loss of spaciousness
- Impact on boundary wall through side extension

5.2 Following the first set of amended plans 3 letters of objection were received, further amendments were submitted in response and three objections were received still concerned with the following:

- Overlooking/loss of privacy
- Overdevelopment of the property
- Overbearing impact of outbuilding
- Visibility from Bowood Drive
- Impact of garage extension on character and appearance of the conservation area.

6.0 Consultees

6.1 Conservation: Following amendments, conditions recommended.

7.0 Legal implications

7.1 Any decision of the planning committee must be carried out in accordance with the relevant legislative, internal, external, and Constitutional requirements/procedures as appropriate, taking into account the relevant provisions of the Relevant Policy Documents as set out above. Further implications and considerations of the objections and proposed conditions as to the grant of the permission are set out below (CS/02012024/1)

8.0 Appraisal

8.1 The principle of the development is acceptable subject to sustaining and enhancing the significance of the conservation area, making a positive contribution to local character and distinctiveness. The principle of a dormer window is already established within this row with an existing dormer at 24 Church Hill Road.

8.2 The application has been amended to address the concerns raised by neighbours with particular regards to the size, design and appearance of the dormer, the loss of rooflights on the principal elevation and moving the side extension away from the neighbouring boundary wall. The amended plans allow for two small traditional dormers to the rear of the property, the positioning and mass of the dormers are in scale with the building and are of an appropriate design and appearance. Whilst comments have been made with regards to the visibility of the roof from Bowood Drive, this is not considered to be a significant view into the conservation area. The development will not adversely affect the historic roofscape and setting of the conservation area.

- 8.3 The front of the property will be enhanced through the replacement of the existing carport with a traditional brick-built extension set back from the highway, the dormer windows, extensions, and outbuildings are of an acceptable size and will not cause harm to the significance of the conservation area.
- 8.4 The proposed development would not cause unacceptable level of harm to neighbouring properties with regards to loss of light, privacy and would not be unduly overbearing to warrant refusal. The development accords with the development plan.
- 8.5 National Planning Policy Framework states that “development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”. The additional bedroom would not have such a significant impact on highway safety to warrant refusal on these grounds.

9.0 Conclusion

- 9.1 The amendments to the application have resulted in a scheme which will now be of an appropriate scale, mass and design and would not cause significant harm to the character and appearance of the conservation area or neighbouring amenity and there are no justifiable reasons to refuse the application. The proposal is acceptable in accordance with the Development Plan polices set out in 4.1- 4.9 of this report.

10.0 Detail recommendation

- 10.1 Grant subject to the following conditions:
- Development in accordance with the approved plans
 - Details of materials
 - Window details
 - Restrict first floor side window.

