

<b>Planning application no.</b>	23/01362/FUL	
<b>Site</b>	15 Firsway, Wolverhampton, West Midlands, WV6 8BJ	
<b>Proposal</b>	Proposed first floor side and single storey rear extension	
<b>Ward</b>	Tettenhall Wightwick;	
<b>Applicant</b>	Mr R Burrell	
<b>Cabinet member with lead responsibility</b>	Councillor Stephen Simkins, Leader of the Council	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Megan Benbow	Planning Officer
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## 1.0 Summary recommendation

1.1 Refuse.

## 2.0 Application site

2.1 The application property is a large detached dwelling house, set back from the road with parking to the front, a landscaped front lawn and an enclosed rear garden. The site is situated in a residential area that consists of mainly large, detached properties of varying designs, mostly with distinct gaps between them at first floor.

## 3.0 Application details

3.1 The application seeks planning permission for a first floor side and a single storey rear extension for an extra bedroom, the bathroom to be relocated and the addition of a study on the ground floor.

## 4.0 Relevant policy documents

4.1 National Planning Policy Framework (NPPF)

4.2 Planning Practice Guidance (PPG)

4.3 The Development Plan:

Wolverhampton Unitary Development Plan (UDP)

Black Country Core Strategy (BCCS)

#### 4.4 Tettenhall Neighbourhood Plan (TNP)

TNP policy 12A “New Development to Respect Existing Local Character” aims to ensure that extensions respect and reinforce the established character of an area by taking into account the spacing between buildings and domestic gardens (including the proportion of garden area to building).

TNP policy 12B ‘Protecting Locally Important Views’ aims to ensure that extensions acknowledge the spacing between buildings and seek to protect important views.

#### 4.5 Supplementary Policy Guidance No.4 ‘Extension to Houses.’

### 5.0 Publicity

5.1 Direct notification was carried out to three neighbouring properties. One neighbour objection has been received and are summarised as follows:

- Design – not in keeping with the character and appearance of the street scene and the original dwelling.

### 6.0 Consultees

6.1 No consultees.

### 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 recommendation are set out below (CS/27022024/1).

### 8.0 Appraisal

8.1 The application property falls within the boundary of the Tettenhall Neighbourhood Plan, a specifically adopted local plan for the Tettenhall area that needs to be considered alongside the other planning policies.

#### *Impact on the openness and character of the street scene*

8.2 The application site is located in Firsway, a residential street that is characterised by large individually designed detached dwellings and bungalows, set back from the road with large front gardens, garages and driveways. Firsway has a very strong open and spacious character with good gaps at first floor providing views between the properties. The application property is set between a bungalow and another detached property, which has a strong gap at first floor between them that protects the openness here.

- 8.3 Nearby properties have a broadly consistent design in that first-floor elements do not span the width of the development plot creating a positive contribution to the general spaciousness of the street scene. The proposed first-floor side extension would harmfully intrude upon the visual gaps between the properties.
- 8.4 The proposal has been amended since submission to provide a set down in ridge height and a set back from the front elevation to make the extension more subservient to the original dwelling. This amendment does slightly improve the design for the first floor side extension. However even the reduced scale of side extension at this location would not be appropriate considering the strong established character and endemic appearance of this street where the gaps and first floor spaces are intrinsic elements of this character and need to be preserved.
- 8.5 Therefore, the proposed first floor side extension will result in a complete loss of the key positive characteristic, the openness of the street scene, and is therefore contrary to the Tettenhall Neighbourhood Plan Policy TNP 12 Part A and Part B, as listed in section 4.4 of this report.

## **9.0 Conclusion**

- 9.1 Whilst the single storey rear extension is acceptable, the proposed first floor side extension by virtue of filling in the existing gap between this property and the neighbouring house at first floor, would result in a loss of spaciousness between the buildings which is characteristic of this group of houses and so would unacceptably detract from the existing character and appearance of the street scene.

## **10.0 Detail recommendation**

- 10.1 Refuse planning permission.
- 10.2 The proposed extension by virtue of its size, scale, and close proximity to the neighbouring property, number 14 Firsway, the filling in of the existing gap at first floor would result in a loss of spaciousness between the buildings, which is a key characteristic of this area and so would unacceptably detract from the existing character and appearance of the street scene. Therefore, the proposed development would be contrary to saved UDP Policies: D4, D7, D8, D9, H6 and BCCS Policies CSP4 and ENV3 and guidance of SPG4 Extensions to Houses and the Tettenhall Neighbourhood Plan Policy 12 Part A-B.

