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| Planning application no. | 24/00080/FUL | |
| Site | 3 Greenacres, Wolverhampton, WV6 8SR | |
| Proposal | Proposed two storey and single storey rear extensions | |
| Ward | Tettenhall Regis; | |
| Applicant | Mr & Mrs Romans | |
| Cabinet member with lead responsibility | Councillor Stephen Simkins, Leader of the Council | |
| Accountable Director | Richard Lawrence, Director of Regeneration | |
| Originating service | Planning | |
| Accountable employee | Tracey Homfray | Planning Officer |
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1.0 Summary recommendation

1.1 Grant

2.0 Application site

2.1 The application site is a four-bedroom detached house, which has been previously altered, set within a staggered arrangement of detached properties, houses, and bungalows around a cul-de-sac. The properties have deep open plan green frontages, and private enclosed rear garden areas.

3.0 Application details

3.1 This proposal is for single storey and two storey rear extensions. The proposed ground floor rear extension consists of an infill between the existing extension's a playroom and the dining room, and the two storey consists of a first-floor extension above the existing playroom and dining room. The proposal would provide a larger open plan kitchen/dining area, and the first-floor alterations would provide one additional bedroom, and relocation of an existing bedroom providing five bedrooms in all.

The first-floor extension above the existing playroom has a projection of 3m, and width of 3.91m and is located 2m away from the common boundary with the neighbouring

property 2 Greenacres. The first-floor extension above the existing dining room has a depth of 3.37m and a width of 3.43m and is 0.4m away from the common boundary with 4 Greenacres.

- 3.2 The current proposal has been amended to address the previous refusal 23/01278/FUL (see details below) . The front extensions have been removed, reduced the depth and position of the first-floor extension above the existing playroom at the rear, and altered the window design of the first floor extension above the existing dining room at the rear.

Planning History

23/01278/FUL - Proposed front and rear extensions to dwelling – Refused 11/01/2024.
Reasons for refusal were:

1. The application site is set in a cul-de-sac of houses and bungalows, which are slightly staggered as they surround the close. The application site is one of three detached houses (central), set on the eastern side of the close. The property has already extended to the side, at first floor, filling in an area of space. The proposed alteration seeks to project further forward to the frontage at first floor, which erodes more space between the application site and No. 2 Greenacres, visually drawing the properties closer together, and removing the stagger. The stagger is a key characteristic of the close, therefore, the first-floor front alteration detracts from that setting to the detriment of the character and appearance of the street scene. Relevant UDP Policies: D4/D8/D9 and BCCS ENV3.
2. The proposed first floor extension to the front of the application site, would have a negative impact on the light and outlook afforded to the front recessed windows of the neighbouring property at No. 4 Greenacres, one of which is a bedroom. The outlook and light afforded to the bedroom window is already poor, therefore, the further proposed projection would exacerbate the situation, to the detriment of current and future occupiers. To the rear of the property, the first-floor rear extension along the common boundary with No. 2 Greenacres would by reason of its height, bulk and position relative to the house and garden have an unacceptable overbearing impact, reduce the amount of light, and on the outlook presently enjoyed by that garden and house, especially the patio area. Relevant UDP Policies: D7 & D8 and BCCS ENV3.

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 Tettenhall Neighbourhood Plan (TNP)
- 4.4 Extension to Houses – Supplementary Planning Guidance No. 4

5.0 Publicity

5.1 One letter of objection received with a request to speak at planning committee, summarised as follows:

- Loss of privacy to garden and especially into the extension at the rear of the neighbouring property.

6.0 Legal implications

6.1 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. Reference: CS/08032024/1.

7.0 Appraisal

- 7.1 The design of the extension is in keeping with the existing character and appearance, and with those properties surrounding. The extension would not be visible from the front of the property, or wider streetscene.
- 7.2 The enlarged property to five bedrooms would have ample garden and parking to support the residents.
- 7.3 The extension would be visible from neighbouring gardens, however, due to the relationship with neighbouring properties there would be no significant impact to amenities, such as outlook, light, sunlight and privacy.
- 7.4 The position of the first-floor extension above the existing dining room, is only marginally deeper than the neighbouring property at 4 Greenacres. However, these neighbours are concerned regarding the positioning of the extension and the potential overlooking from the proposed first floor window into their extension. The applicant has reduced the size of the window from the previous application and has repositioned the window (further away from the common boundary). Any views onto the garden or the neighbours extension would be an oblique angle and thus prevent any loss of privacy, significant enough to warrant further amendment or refusal to the proposal.
- 7.5 The first-floor extension above the existing playroom has now been positioned 2m away from the common boundary with 2 Greenacres and has been reduced in projection from 3.9m to 3m. This has resulted in an extension which appears less overbearing viewed from the neighbouring rear garden area and rear facing windows.

8.0 Conclusion

8.1 The proposal has now been suitably amended addressing the previous reasons for refusal. Neighbour amenities have been satisfactorily addressed with a reduction in size and positioning of the extension, along with first floor windows. Therefore, the proposal is

compliant with national and local planning policies along the Tettenhall Neighbourhood Plan.

9.0 Detail recommendation

9.1 Grant subject to conditions:

- Matching Materials
- Removal of Permitted Development Rights for side facing windows

