



Planning Committee

22 July 2014

Planning application no.	14/00303/FUL
Site	The Lime, 2 The Limes Road, Tettenhall, Wolverhampton.
Proposal	New raised roof and external works to existing outbuildings.
Ward	Tettenhall Wightwick
Applicant	Mr D Ashworth
Agent	Mr ST Wright
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Laleeta Butoy Tel 01902 555605 Email laleeta.butoy@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions

2. Application site

2.1 This application was reported to the previous planning committee on 17 June 2014 and deferred for a site visit.

2.2 2 Limes Road is a large detached property which is separated into three flats. It is set back from the street and sits within a spacious plot at the corner of Limes Road and Upper Green in Tettenhall Greens Conservation Area.

2.3 To the rear of the property and out of general view there is a small brick built outbuilding. This is currently used as storage space, utility room and toilet. A timber constructed garage is attached to the brick built outbuilding.

3. Application Details

3.1 The applicant proposes minor improvement works to the existing outbuilding.

- 3.2 The improvement works include increasing the height of the existing outbuilding roof by 0.75m giving a total building height of approximately 6 metres. Facing brick work would be repaired.
- 3.3 The outbuilding is to be used in association with the main house and include storeroom, office/study, utility, w.c. and games/play room. No new residential accommodation would be created.
- 3.4 Some repair works would also be made to the existing timber constructed garage. The applicant proposes to make the structure good and to insert new double doors and a window. The garage would continue to be used as existing.

4. Constraints

- 4.1 Tettenhall Greens Conservation Area

5. Relevant Policy Documents

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)

6. Environmental Impact Assessment Regulations

- 6.1 This development proposal is not included in the definition of projects that requires a "screening opinion" as to whether or not a formal Environmental Impact Assessment as defined by the above regulations is required.

7. Publicity

- 7.1 Eight representations received objecting and one requesting to speak at planning committee. The objections can be summarised as follows:-
- Noise disturbance
 - Inadequate usage of outbuildings
 - Loss of light

8. Internal Consultees

- 8.1 Historic Environment Team- No objections subject to condition requiring joinery details.

9. Legal Implications

- 9.1 When an application is situate in or affects the setting of a Conservation Area by virtue of S72 and S73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering the application and exercising their powers in relation to any buildings or other land in or adjacent to a Conservation Area the Local Planning Authority must ensure that special attention is paid to the desirability of preserving or enhancing the

character or appearance of the Conservation Area and further should have regard to any representations ensuing from the publicity required under Section 73 of the Act (LD/28052014/A)

10. Appraisal

10.1 The key issues are: -

- Impact on character and appearance of the area
- Neighbour amenity

10.2 Character and Appearance

The outbuildings are positioned to the rear of the existing house, out of general view, are small in scale and in need of repair. These proposals will physically improve the condition of the outbuildings. Although there will be an increase in roof height this will be small scale. The proposals would preserve and enhance the character and appearance of the Tettenhall Greens Conservation Area and be in accordance with UDP Policies HE1, HE2, HE3 and HE4.

10.3 Neighbour Amenity

The outbuildings are situated in a secluded position at the rear of Limes House. The nearest dwelling is approximately nine metres away and is set behind a high wall and hedge. Although the roof height is to be extended by 0.75 metres the overall building height would only be 6 metres. Given the context of the site and the separation distance from neighbouring properties there would be no adverse impact on surrounding residential amenity.

10.4 The impact on neighbour amenity is acceptable and in accordance with UDP policies D7, D8 and H6. BCCS ENV3 and SPG4

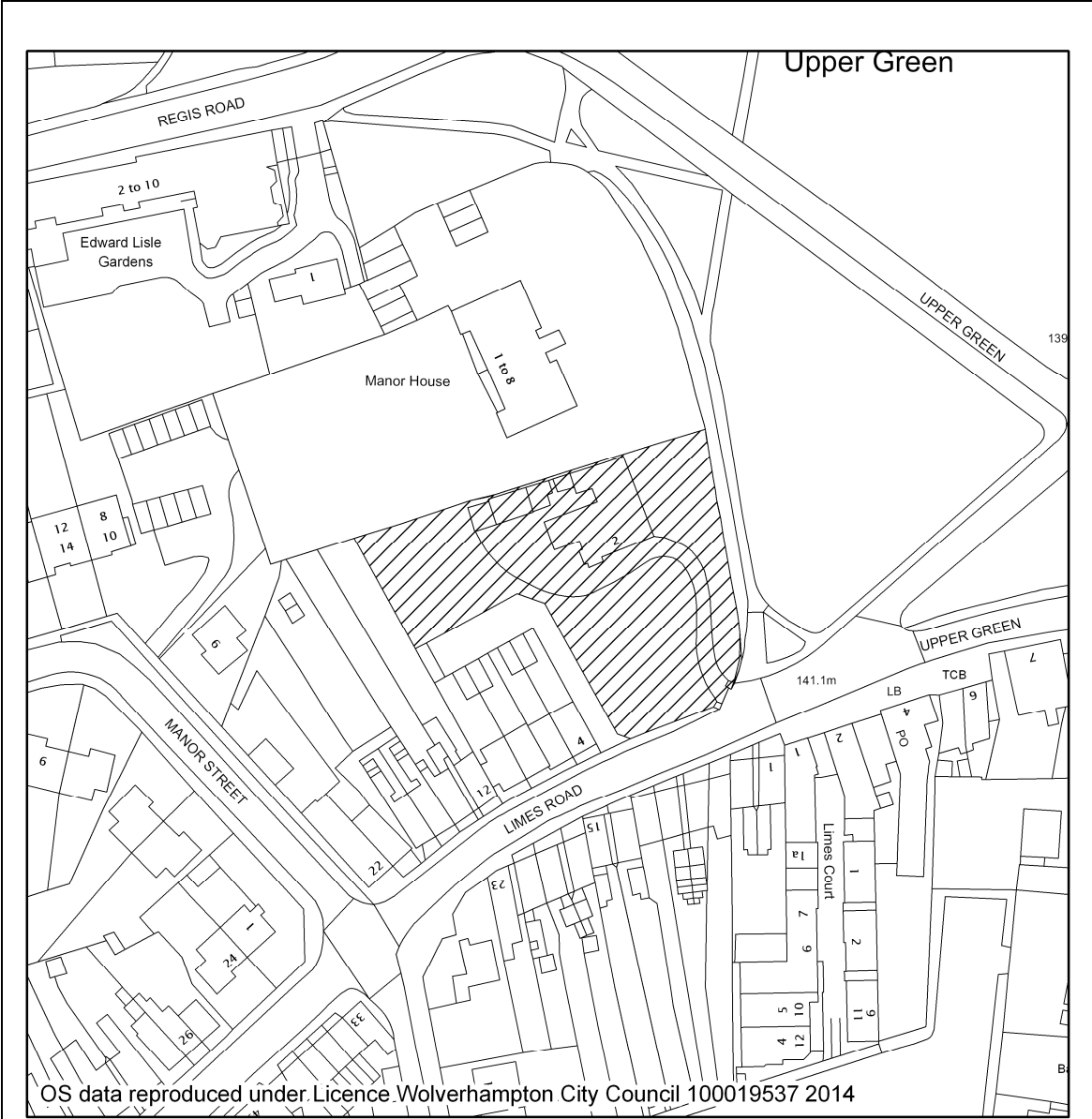
11. Conclusion

11.1 The proposal is acceptable and complies with the policies of the Development Plan.

12. Detailed Recommendation

12.1 That planning application 14/00303/FUL be granted, subject to any appropriate conditions including:

- Prior to the commencement of the development, details of external joinery details for new windows and doors shall be submitted and agreed in writing by the local planning authority.
- The outbuildings shall be used only for the use by the residents of flat 2 The Limes and not for any commercial, industrial or business purpose nor as a separate dwelling
- Matching materials



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