



Planning Committee

23 September 2014

Planning application no.	14/00705/FUL
Site	Land adjacent to the bungalow, Carlton Road
Proposal	Three storey block of 14 one-bedroom self-contained apartments
Ward	Graiseley
Applicant	HB Community Solutions Living Ltd
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Andy Carter Tel 01902 551132 Email andy.carter@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Delegated authority to grant subject to a S106 agreement.

2. Application site

2.1 The application site is 0.19ha in size and located 1.5km south of the city centre. The site is within the Penn Road (Graiseley) Conservation Area. Graiseley Old Hall, a grade II* listed building is approximately 80m from the site.

2.2 The site forms part of the Royal Wolverhampton School playing fields. A number of mature trees are within the site and form a boundary line with Carlton Road and the adjacent bungalow.

3. Application Details

3.1 A three storey apartment building with 14 supported living apartments, a communal room and staff office is proposed.

3.2 Access to 15 parking spaces (with three disabled spaces) would be from Carlton Road, between the proposed building and the adjacent bungalow. A communal garden would be provided at the rear of the building, with mature trees retained.

4. Planning History

- 4.1 08/00571/FUL - 14 apartments refused but allowed at appeal
- 4.2 11/00188/FUL - six semi-detached dwellings - granted.

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 One representation has been received, which objects on the grounds that the building is too large in the context of the street;

8. External Consultees

- 8.1 Sport England - No objection subject to £10,000 compensatory payment to off-set the loss of playing field.

9. Internal Consultees

- 9.1 Transportation & Environmental Health – No objection

10. Legal Implications

- 10.1 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects a listed building or its setting the Council shall have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possess.
- 10.2 When an application is situated in or affects the setting of a Conservation Area by virtue of Section 72 and Section 73 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.

(KR/05092014/I)

11. Appraisal

11.1 The key issues are:-

- Loss of playing field
- Impact on the Listed building
- Impact on the Conservation Area
- Design within the street scene
- Impact on neighbouring properties
- Impact on trees
- Section 106 requirements

Loss of playing fields

11.2 The principle of the loss of this part of the playing field, subject to a compensatory payment, has been established through the previous grant of planning permissions. Sport England do not object to its loss, subject to a compensatory payment.

Impact on the Listed building

11.3 The proposed development would not have an impact on the setting of the grade II* Graiseley Old Hall, which is 80m away, separated by substantial boundary walling and mature vegetation

Impact on the Conservation Area

11.4 The site is located at the eastern edge of the Penn Road (Graisle) Conservation Area which includes the Royal Wolverhampton School, the playing fields, the Graiseley Old Hall and a number of surrounding roads. The houses in Carlton Road are outside the conservation area. The site is on the periphery of the conservation area and relates more to Carlton Road than to the rest of the conservation area. Its development as proposed would not therefore be detrimental to the character and appearance of the conservation area

Design within the street scene

11.5 The proposed building would create a sense of enclosure within the street scene, and provide natural surveillance to the end of Carlton Road. The elevation is shown staggered, to introduce depth and visual interest. This approach compliments the three storey apartments immediately opposite the site. The roof line of the building with hipped and low parapets provides further design detail.

Impact on neighbouring properties

11.6 The side elevation of the proposed building would be approximately 16m from the side elevation of the adjacent bungalow. A large garage sits between the bungalow and the application site, which would act as a buffer between the bungalow and the proposed access drive.

11.7 The proposed building would have five windows in to the side elevation facing onto the bungalow. Two of these would be windows to circulation space, the remaining three would be to lounge space within the apartments. The bungalow has two small dormer

windows facing onto the side elevation of the proposed building. The dormer windows are to bedroom space and are approximately 17m from the proposed windows. This is below the 22m required in the Residential Development SPD, however the size of the dormer windows mean that lost privacy will be marginal.

- 11.8 The distance between the bungalow and the proposed three storey apartments will ensure there is minimal loss of light to the bungalow.

Impact on trees

- 11.9 A large sycamore is located on the site boundary will be retained, with some crown reduction.

Section 106 requirements

- 11.10 There is a policy requirement for the following to be secured through a S106 agreement:
- £10,000 compensation for loss of playing field space
 - Targeted recruitment and training

12. Conclusion

- 12.1 Subject to conditions and a S106 as recommended, the proposal would be acceptable and in accordance with the development plan.

13. Detailed Recommendation

- 13.1 That the Strategic Director of Education and Enterprise be given delegated authority to grant planning application 14/00705/FUL subject to:

- (i) A S106 agreement for the following (if the development is sufficiently financially viable) :

- Loss of playing field compensation - £10,000
- Targeted recruitment and training

- (ii) any appropriate conditions including:

- Materials;
- Window and door details;
- Bin stores;
- Landscaping;
- Boundary treatments;
- Tree protection measures;
- Construction Management Plan;
- Ground Conditions
- 10% renewable energy
- Hours of construction;
 - 0800 to 1800 Monday to Friday

PUBLIC
Not Protectively Marked

- 0800 to 1300 Saturday,
- at no time on Sundays or Bank and Public Holidays.



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