



Planning Committee

23 September 2014

Planning application no.	14/00787/FUL
Site	Land Adjacent To, 110 Wergs Road, Tettenhall
Proposal	Erection of one 4 bedroom dwelling with associated infrastructure and landscape
Ward	Tettenhall Regis
Applicant	Mr & Mrs Patel
Agent	Mr Izeham Che Dan, ID Architects
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Sukwant Grewal Tel 01902 551676 Email sukwant.grewal@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Refuse

2. Application site

- 2.1 The application site located some 4km north-west of Wolverhampton City Centre on the south-west side of the A41 Wergs Road in the attractive residential suburb of Tettenhall with large front gardens and generous gaps between properties providing a spacious environment.
- 2.2 The site comprises the side garden of a sizable 2 storey detached house which is one of a row of large properties set back in generous grounds.

3. Application Details

- 3.1 The proposal is to erect a 4 bedroom detached house with integral garage with a new vehicular access onto Wergs Road.

4 Planning History

- 4.1 C/1355/93 New four bedroomed dwelling house. Refused 14 February 1994 Appeal Dismissed 1 September 1994

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)
- 5.3 Neighbourhood Plan for the Tettenhall Wards 2014-2026
- 5.4 Tettenhall Historic Landscape Character Study (2013)

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 No comments received

8. Legal Implications

- 8.1 S70 of the Town and Country Planning Act 1990 provides that where a local planning authority is called upon to determine an application for planning permission they may grant the permission, either conditionally or unconditionally or subject to such conditions as they think fit or they may refuse the planning permission. However, this is not without further restriction, as s.70 (2) of the Town and Country Planning Act 1990 requires that the authority shall have regard to the provisions of the development plan so far as material to the planning application, any local finance considerations, so far as material to the application and to any other material considerations. Further, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determinations of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.
(KR/11092014/W)

9. Appraisal

- 9.1 The key issues are:-
- Character, Appearance and Streetscene

- 9.2 The insertion of a dwelling between Nos 108 and 110 Wergs Road would destroy the feeling of spaciousness that currently exists. The development of such a narrow plot would be out of keeping with the character of the area which is primarily one of substantial 2 storey houses set in large grounds with gaps between properties. None of the plots along this section of Wergs Road are as narrow as that proposed by the applicant.
- 9.3 The new house proposed would not reflect the scale and massing of the existing development. The neighbouring dwellings are much more substantial in size and bulk, also have a more spacious setting with gaps between properties. The proposed house would virtually fill the width of the plot with a 2 storey building leaving only relatively narrow passageways on each side.
- 9.4 The proposal is set within a narrow space which would result in a cramped form of development on the site. This would detract from the relatively spacious character of the area.
- 9.5 The Tettenhall Neighbourhood Plan Policy TNP12 Part A states that new development must respect and reinforce the established character of the area by respecting its context, taking into account the spacing between buildings, and being of appropriate height, density, mass and of compatible scale. The implementation of this policy is supported by the Tettenhall Historic Landscape Character Study, which is an evidence base document produced during the creation of the neighbourhood plan. The development guidelines in the Characterisation Study state that “new development should respect the established building line and seek to retain the gaps between buildings that reflect their development as detached, individually designed houses.” It also states that “the positive historic character of the area is largely contributed by the pattern of building large detached houses in spacious green settings. New development would be expected to provide buildings of similar scale within similar surroundings.” Therefore, the proposed development would not be supported as it would result in a cramped and undesirable form of development, and would not be in keeping with the character and established urban form on Wergs Road.
- 9.6 The proposal is contrary to UDP Policies D4, D8, D9 and BCCS Policies ENV2 and ENV3 which seeks to ensure that development responds positively to the existing established pattern of streets and buildings, including plot sizes and spatial character of its surroundings is of appropriate size and massing and provides high quality design which responds to the identity of place.

10. Conclusion

- 10.1 The proposed dwelling would have a harmful effect on the character and appearance of the area located on a plot of insufficient size, resulting in a cramped appearance. This would also detract from the spacious separation between buildings which is a characteristic of the dwellings in this area, detracting from the character and appearance of the surrounding area.

11 Detailed Recommendation

11.1 That planning application 14/00787/FUL be refused for the following reasons

- The development would be out of scale and out of character with neighbouring residential development. As such the proposal would be contrary to the UDP Policies D4, D8, and D9 and BCCS Policies ENV2, ENV3 and the Tettenhall Neighbourhood Plan Policy TNP12 Part A. It would also be contrary to the development guidelines set out in the Tettenhall Historic Landscape Character Study (Chapter 6B).



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