

Planning Committee

Tuesday, 23 May 2017

Planning application no.	16/01378/FUL	
Site	8 Talbot Road, Wolverhampton, WV2 3EW	
Proposal	Change of use from dwelling house to two, self-contained one bed flats	
Ward	Blakenhall	
Applicant	Mrs S R Akhtar	
Cabinet member with lead responsibility	Cabinet Member for City Economy, Councillor John Reynolds	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Laleeta Butoy	Assistant Planner
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1.0 Summary recommendation

1.1 Grant subject to conditions.

2.0 Application site

2.1 The application site consists of a two storey, three-bedroom semi-detached property with rear amenity space and additional land adjacent to the property.

2.2 The immediate locality is predominantly residential consisting of two storey dwellings.

3.0 Application details

3.1 Planning Committee visited the site on 7 March 2017 and found that the site boundary was incorrectly submitted, therefore the application was withdrawn from its consideration. The applicant has now amended the site boundary and submitted a new site layout plan.

3.2 There are no changes to the original proposal or the internal layout for the proposed change of use from dwelling house to two self-contained one bed flats, one at ground and one at first floor.

3.3 Parking provision is for three off street parking spaces.

3.4 The application site includes bin storage, a cycle enclosure and shared rear garden amenity space.

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 Supplementary Planning Guidance No.3 (Residential Development).

5.0 Publicity

5.1 Four objections received. Concerns raised:

- Increase in traffic
- Noise and disturbance.

6.0 Internal consultees

6.1 Transportation

- No objections subject to conditions.

6.2 Environmental Health

- No objections.

6.3 Housing Standards

- No objections.

7.0 Legal implications

7.1 There are no legal implications arising from this report (LD/21022017/C).

8.0 Appraisal

8.1 The internal layout of the proposed two self-contained flats complies with habitable floor area standards.

8.2 The dwellings within the vicinity of the application site consist of two storey house types. The proposal would not detract from the appearance of the immediate locality and street scene, and relates positively to its surroundings.

8.3 Vehicle access is provided to the side of the building and three off street parking spaces would be provided for the flats. The driveway would be constructed with permeable hard surfacing.

- 8.4 The proposal would provide adequate shared garden amenity space for both flats including bin storage, and enclosed cycle storage.
- 8.5 Sound insulation between the two flats and the adjoining dwelling can be dealt with via condition.

9.0 Conclusion

- 9.1 The proposal would make a positive contribution to the site providing additional housing. The proposal would not materially detract from the appearance of the immediate locality and the street scene. Having taken into consideration proposed parking provisions and residential amenities for future occupants, it is considered the proposal would not be harmful to neighbour amenities.

10.0 Detail recommendation

- 10.1 That planning application 16/01378/FUL be granted, subject to the following conditions:
- Implementing parking spaces
 - Implementing bin and cycle storages
 - Implementing garden amenity space
 - Boundary treatments
 - Sustainable drainage
 - Sound insulation
 - Approved layout
 - Hours of operation during construction.

