



Planning Committee

18 November 2014

Planning application no.	14/00997/FUL
Site	10 Dippons Mill Close, Wolverhampton
Proposal	Conversion of single storey bungalow into a two storey dwelling
Ward	Tettenhall Wightwick
Applicant	Mr Harjit Singh
Agent	Mr J Kalsi
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Education and Enterprise
Planning officer	Name Marcela Quinones Herrera Tel 01902 555607 Email Marcela.QuinonesHerrera@wolverhampton.gov.uk

- 1. Summary Recommendation**
 - 1.1 Delegated authority to grant subject to conditions.
- 2. Application site**
 - 2.1 No. 10 Dippons Mill Close is a detached bungalow located within a residential cul-de-sac. Only two of the properties along Dippons Mill Close are bungalows, the remaining are two storey detached houses.
 - 2.2 Plots at this point have wide frontages of approximately 15m in width. All the properties have gaps at first floor level.
 - 2.3 The application site currently has a pitched roof double garage immediately adjacent to property No. 12 Dippons Mill Close. Towards the north, the application site abuts property No. 8 Dippons Mill Close.
- 3. Application Details**
 - 3.1 The application proposes to convert a single storey bungalow into a two storey five bedroom house by introducing a first floor extension to the main footprint of the building.

- 3.2 The total height of the proposed two storey building would be approximately 7m. The garage height would be same height as the existing pitched roof garage.
- 3.3 The building materials on the elevations are brick at ground floor level with hanging tiles at first floor level to match existing properties in the street scene.
- 3.4 Three off street parking spaces are provided with the proposal.

4. 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
- 4.4 TNP - Neighbourhood Plan for the Tettenhall Wards 2014-2026

5. Environmental Impact Assessment Regulations

- 5.1 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.

6. Publicity

- 6.1 Two letters of objection received which include a request to speak at Planning Committee, raising the following planning issues:
 - Overshadowing
 - Loss of daylight
 - Loss of sunlight
 - Inappropriate height
 - Detrimental to residential amenity
 - Detrimental to existing drainage system which is at capacity
 - Inadequate parking provision

7. Legal Implications

- 7.1 In accordance with Section 72 of the Town and Country Planning Act 1990 conditions may be imposed on the grant of planning permission for regulating the development or use of any land under the control of the applicant or requiring the carrying out of works on any such land, so far as appears to the local planning authority to be expedient for the purposes of or in connection with the development authorised by the permission.
[KR/06112014/I]

8. Appraisal

8.1 The key issues are:-

- Impact on street scene
- Impact on neighbours
- Parking
- Drainage

Impact on street scene

8.2 The proposed first floor extension would convert a single storey bungalow into a two storey dwelling house similar to the vast majority of residential properties at Dippons Mill Close.

8.3 First floor level gaps in between properties are part of the character of the street scene. The proposal would retain those first floor level gaps.

8.4 The total height of the proposed building would be in line with immediately adjacent properties.

8.5 The proposed design and materials would match surrounding properties.

8.6 Therefore, for the reasons outlined above, the proposal is in keeping with the character and appearance of the streetscene and the area.

Impact on neighbours

8.7 The separation distances in between immediate neighbouring properties and the proposed first floor extension are: 4.9m to No. 8 Dippons Mill Close and 7.7m to No. 12 Dippons Mill Close.

8.8 By virtue of its orientation the proposal would not cast a shadow into property No. 8 at any point during the day.

8.9 The application property currently has a double pitched roof garage which is immediately adjacent to property No 12 Dippons Mill Close garage. This pitched roof garage currently casts a shadow on the side elevation and side amenity area of property No. 12.

8.10 Property No. 12 has a kitchen/dining area with three windows. Two of the windows face towards the application site and the other faces east (into No. 12's garden area).

8.11 Due to the two sources of sunlight/daylight to No. 12's kitchen the separation distances in between properties and the current circumstances where the existing pitched roof garage already casts a shadow on this area, the proposal is considered to not significantly affect the level of amenity, sunlight and daylight to property No. 12 Dippons Mill Close.

8.12 This proposal is in accordance with the relevant BCCS, UDP, SPG3 – Residential Development and TNP policies.

Parking

- 8.13 Three off street parking spaces are proposed. For a 5 bedroom house this is considered acceptable.

Drainage

- 8.14 Neighbours have raised concerns with regards to drainage capacity at the application site. Any hard standing area should be designed to minimise the quantity and maximise the quality of surface water run-off in accordance with UDP policy EP9. A sustainable drainage condition for all hard standing areas would help to improve drainage capacity at this particular point.

9. Conclusion

- 9.1 Subject to the necessary conditions, the proposal would be acceptable and in accordance with the development plan (BCCS and UDP policies), SPG 3 and TNP policies.

10. Detailed Recommendation

- 10.1 That planning application 14/00266/FUL be granted, subject to:

(i) Any necessary conditions to include:

- Removal of PD rights for first floor windows in side elevations
- Restrict conversion of garage into separate living accommodation
- Materials to match existing
- Sustainable drainage

