

Planning Committee

Tuesday, 14 November 2017

Planning application no.	1700877/FUL	
Site	15 Finchfield Hill, Wolverhampton, WV3 9DQ	
Proposal	Proposed alterations to previously approved (16/01326) extension including roof alterations and installation of a dormer window to the rear	
Ward	Tettenhall Wightwick	
Applicant	Mrs R Kaur	
Cabinet member with lead responsibility	Councillor John Reynolds Cabinet Member for City Economy	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Nussarat Malik	Planning Officer
	Tel	01902 550141
	Email	nussarat.malik@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant subject to conditions.

2.0 Application site

2.1 The application site consists of a large detached house and garden located on Finchfield Hill, which is situated off the main road behind a grass verge which also leads to The Parklands.

3.0 Application details

3.1 The proposal is for alterations to previously approved (16/01326/FUL) planning application (two-storey side and rear extension). The application is for minor amendments and a new dormer window to the rear.

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)
Tettenhall Wards Neighbourhood Plan

- 4.3 Supplementary Planning Guidance No.4 (Extension to Houses)
Supplementary Planning Guidance No.3 (Residential Development)

5.0 Publicity

- 5.1 Letters of objections received from two neighbours at 5 and 6 The Parklands, their concerns include the following:

- Loss of privacy
- Direct overlooking

6.0 Legal implications

- 6.1 There are no legal implications arising from this report [KR/06112017/W]

7.0 Appraisal

- 7.1 This application seeks amendments to the previously approved planning application these include a larger bay window to the front, omitting a door at the rear, changing the doors from the kitchen to a window and to replace the window to bi-fold doors. To the rear the roof will now have a dormer window installed.
- 7.2 Normally dormer windows that are less than 50 cubic metres would not require planning permission. The dormer window is an extension to the new roof of the property and therefore required a new application.
- 7.3 The dormer window is to be positioned at the rear approximately in the middle of the new roof. The neighbours to the rear number 5 and 6 The Parklands are concerned that due to the size of the window, direct overlooking will occur, however the distance between the application house and those on The Parklands is approximately 35 metres. Supplementary Planning Guidance 3 Residential Development suggests that minimum distances for properties which back on to each other should be no less than 22 metres.
- 7.4 This distance alleviates any adverse impact on neighbour amenities in relation to overbearing impact, loss of privacy, direct overlooking, and any adverse impact on the enjoyment of garden space by the occupants of these properties.

8.0 Conclusion

- 8.1 The proposal will have some impact on the neighbours, however this is not considered sufficient to warrant a refusal on this occasion.
- 8.2 The proposal accords with the Council's planning policies including the Tettenhall Wards Neighbourhood Plan and would not result in an unacceptable adverse effect on

neighbours. The proposal is acceptable in relation to the appearance of the existing dwelling and the street scene.

9.0 Detail recommendation

9.0 That planning application 17/00877/FUL is granted subject to the following condition:

- Matching materials

