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|--|---|------------------------------------|
| <b>Planning application no.</b>                | 17/01228/FUL  |                                    |
| <b>Site</b>                                    | Land North East of 32 Laburnum Road, Wolverhampton<br>WV1 2TH |                                    |
| <b>Proposal</b>                                | Erection of one, four bed house                               |                                    |
| <b>Ward</b>                                    | East Park   |                                    |
| <b>Applicant</b>                               | Mr Wojcik   |                                    |
| <b>Cabinet member with lead responsibility</b> | Councillor John C Reynolds<br>Cabinet Member for City Economy |                                    |
| <b>Accountable Director</b>                    | Keren Jones, Service Director, City Economy                   |                                    |
| <b>Originating service</b>                     | Planning  |                                    |
| <b>Accountable employee</b>                    | Planning Officer  | Ragbir Sahota                      |
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## 1.0 Summary recommendation

- 1.1 Delegated authority to the Service Director, City Economy to Grant planning permission for application 17/01228/FUL subject to conditions and the outcome and assessment of a Coal Mining Risk Assessment.

## 2.0 Application site

- 2.1 The application site is at the end of an enclave on Laburnum Road, in a residential cul-de-sac comprising semi-detached and detached, two-storey houses. The application site is accessed only by a pedestrian footpath. Houses line either side of the footpath which are similar in terms of their design, size and plot widths although the end plots on either side, including the application site, are slightly larger. The generally uniform design of the houses, the spaciousness between them, and their set back position with open front gardens creates a pleasant, spacious character to the area.
- 2.2 The site is currently overgrown. The site is similar in depth to the neighbouring properties and is slightly wider. The property opposite the site at 30a Laburnum Road, is on a plot with a similar width and does not appear to have been part of the original enclave development. Whilst the house is slightly wider than the other properties on the street, the plot to building ratio is in keeping and there is adequate spacing either side that retains the spaciousness of the area.

### **3.0 Application details**

- 3.1 The application is for the erection of one, four bed detached house.
- 3.2 The application has been submitted following a recently dismissed appeal for the erection of two, two bed semi-detached houses on 14 July 2017 (16/00722/FUL). The Inspector concluded that the two houses would harm the character and appearance of the area, represent a cramped form of development that would appear overdeveloped and inconsistent with the regularity of the design of the other properties within this enclave, the prevailing pattern of development and would significantly diminish the spaciousness of the area.
- 3.3 Application 04/1199/OP/R – Outline application for the erection of one, two bed detached dwelling was granted on 14 September 2004.

### **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)

### **5.0 Publicity**

- 5.1 One letter of objection and a petition containing 20 signatures has been received objecting to the proposal. The main reasons for objecting are: access to the site, drainage issues, overdevelopment of the site, parking and the possibility of the house being used as flats.

### **6.0 Consultees**

- 6.1 Environmental Health, Severn Trent Water and Transportation raise no adverse objections to this proposal.
- 6.2 The application site is within a high-risk coal mining area and therefore a Coal Mining Risk Assessment is required.

### **7.0 Legal implications**

- 7.1 There are no legal implications arising from this report. (LD/21122017/A)

### **8.0 Appraisal**

- 8.1 In determining the appeal for two houses, the Inspector noted that the site opposite at 30a Laburnum Road is on a plot with a similar width to the application site which does not appear to be part of the original enclave development. This being the case, it is

considered that whilst the site can be developed, the two houses represented an overdevelopment of the site not in keeping with the area and the appeal was accordingly dismissed.

- 8.2 Whilst concerns of neighbours in respect of drainage and parking were considered, the Inspector determined that parking on street was adequate and drainage was a matter for the landowner to resolve.
- 8.3 The main consideration in determining this proposal is the scale, appearance and design of the development. The proposed four bed detached house is of a scale, design, height and massing now in keeping with the other properties in this enclave, particularly the one at 30a Laburnum Road and therefore does not adversely detract from the character and appearance of the area or the adjoining properties, will have no adverse neighbour impact and has adequate amenities to support the new house.

## **9.0 Conclusion**

- 9.1 The proposal is of a scale, design and appearance as not to detract from the existing properties or the character and appearance of the area and is therefore considered acceptable and in accordance with the policies in the Development Plan.

## **10.0 Detail recommendation**

- 10.1 That the Service Director, City Economy be given delegated authority to grant planning permission for application 17/01228/FUL subject to conditions including those listed below and subject to:

The outcome and assessment of a Coal Mining Risk Assessment

- Submission of materials
- Landscaping details
- Drainage details
- Levels
- Coal Mining Risk Assessment
- Site investigation
- Electric re-charging point
- Operational hours of development

