

Planning application no.	18/00093/FUL	
Site	310 Bushbury Lane, Wolverhampton	
Proposal	Proposed Single-Storey Side Extension	
Ward	Bushbury South and Low Hill	
Applicant	Mr Ian Brookfield	
Cabinet member with lead responsibility	Councillor John C Reynolds Cabinet Member for City Economy	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Nyhiem Howl	Planning Apprentice
	Tel	01902 556649
	Email	nyhiem.howl@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant.

2.0 Application site

2.1 The application site consists of a semi-detached house located on the corner plot of Bushbury Lane, adjacent to Sandy Lane. The site is situated on a main road in a residential area opposite a row of shops including A5 takeaways.

2.2 On the opposite corner plot is a detached house set back at least 10 metres away from the highway surrounded by a 2-metre fence.

3.0 Application details

3.1 The proposal is for a single-storey side extension. A side building on the property which currently consists of a garage, a toilet and a storage room. This is to be extended and converted.

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 support has been received.

6.0 Consultees

6.1 None required.

7.0 Legal implications

7.1 No legal implications arising from this report. [KR/09032018E]

8.0 Appraisal

8.1 This application seeks to extend an existing side building.

8.2 There are no overlooking or privacy issues and the property will still benefit from sufficient garden area.

8.3 The design of the proposal is acceptable in the context of the property and the wider street scene.

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 planning application 18/00093/FUL is approved subject to the following conditions:

- Matching materials.
- The extension must not be used as a separate or independent dwelling.

