

<b>Planning application no.</b>	17/00971/FUL	
<b>Site</b>	164 Dudley Road, Wolverhampton, WV2 3DN	
<b>Proposal</b>	Change of use from D1 to A1. Shop front alteration and relocation of staircase	
<b>Ward</b>	Blakenhall	
<b>Applicant</b>	Mrs Ramandeep Kaur	
<b>Cabinet member with lead responsibility</b>	Councillor John C Reynolds Cabinet Member for City Economy	
<b>Accountable Director</b>	Keren Jones, Service Director, City Economy	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Paul Lester	Planning Officer
	Tel	01902 555625
	Email	paul.lester@wolverhampton.gov.uk

## **1.0 Summary recommendation**

1.1 Refuse.

## **2.0 Application site**

2.1 The application site is on Dudley Road, outside of the of Dudley Road (Blakenhall) Local Centre. The application property is a two-storey mid terrace former dwelling that was most recently used as the Blakenhall Community Advice Centre. There is an adjoining house at 163 and shop at 165.

## **3.0 Application details**

3.1 The applicant has run a business for over six years from 168 Dudley Road, selling mobile phones and accessories. They propose to relocate the business to this property due to a requirement to vacate the existing premises. The applicant has indicated that the new expanded premises has the potential to employ up to four members of staff.

3.2 The application seeks to replace the existing residential frontage with a typical shopfront and there is a small (5 sqm) increase in the size of the property.

#### **4.0 Relevant Planning History**

- 4.1 A change of use application for A1 was refused under delegated powers in June 2017 (17/00463/FUL).

#### **5.0 Relevant policy documents**

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Development Plan:  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)

#### **6.0 Publicity**

- 6.1 No response.

#### **7.0 Consultees**

- 7.1 Environmental Health - No objection subject to conditions restricting opening and delivery hours/refuse collection.
- 7.2 Transportation - No objection. Will not have a severe impact on the site or the surrounding highway network.

#### **8.0 Legal implications**

- 8.1 There are no legal implications arising from this report. [LD/06032018/H]

#### **9.0 Appraisal**

- 9.1 The property is not located with a defined local centre. Due to the size of the proposed shop BCCS Policy CEN6 Meeting Local Needs for Shopping and Services applies. The policy allows for small shops outside local centres if they would meet a specific day-to-day need of a population. There are several other similar shops in the vicinity and so the proposed use is not necessary to meet the specific day-to-day need of the local population.
- 9.2 The proposal would also divert investment away from other nearby local centres where alternative premises are currently available.
- 9.3 The property is situated in a mixed area, but does have an adjoining house at 163 Dudley Road. The proposed use would be detrimental to the amenities of the adjoining property because of the increase in noise and activity associated with a new retail shop.

## **10.0 Conclusion**

10.1 For the reasons given below, the proposal is unacceptable and contrary to the development plan.

## **11.0 Detail recommendation**

11.1 That planning application 17/00971/FUL be refused for the following reasons:

- The application does not demonstrate a need for a new retail unit to meet specific demand for the local population. Local provision could be better met by investment in nearby local centres. The proposal is therefore contrary to the Black Country Core Strategy Policies CEN1, CEN2 and CEN6.
- Detrimental to the amenities of residents of the adjoining terraced property. The proposal is therefore contrary to the Unitary Development Plan Policy EP5.

