

Planning application no.	17/01466/FUL
Site	1 The Spinney, Wolverhampton
Proposal	Demolition of existing bungalow and erection of one, three bed dormer bungalow and two, two bed bungalows
Ward	Tettenhall Regis
Applicant	Mr Philip and Miss Claire Green
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	Ragbir Sahota Planning Officer Tel 01902 555616 Email ragbir.sahota@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant.

2.0 Application site

2.1 The application site is a single-storey bungalow occupying a corner position at the junction of The Spinney and Finchfield Hill. The character of the area is very open with little or no boundary walls/fences. The street scene is characterised by a mixture of detached two-storey houses and bungalows and the area is wholly residential in character.

3.0 Application details

3.1 The application proposes the demolition of an existing bungalow and the erection of one, three bed dormer bungalow and two, two bed bungalows. The properties have two off street parking spaces for each property.

3.2 The new dwellings would front onto The Spinney and would be at a 45 degree angle to the road in line with the existing pattern of the development on the north side of The

Spinney. The properties have private rear gardens, are to be constructed of bricks and tiles to match that of the existing properties in the street and does not propose the loss of any trees.

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 The application was publicised by neighbour letter and ten letters of objection have been received. The concerns raised are: impact on traffic/increased parking on the road; disturbance during the construction of the development; impact on street scene, not in keeping with the area and detrimental to visual amenities; loss of privacy and light; impact on drainage; loss of wildlife and trees.

6.0 Consultees

- 6.1 Environmental Health – no objections subject to a Construction Management Plan.
- 6.2 Transportation – no objections.

7.0 Legal implications

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

8.0 Appraisal

- 8.1 The proposal seeks to erect three bungalows on the site of one existing detached single-storey bungalow which will be demolished. The street scene has a mixture of detached properties comprising two-storey houses, dormer and single-storey bungalows. The proposal seeks to harmonise with the character of the area by adding two single-storey bungalows nearest the corner with Finchfield Hill and a dormer bungalow nearest to 3 The Spinney. The design and layout of the proposed bungalows are in keeping with the street scene because they are of a scale which are consistent to that of the adjacent properties.
- 8.2 The proposed layout provides adequate parking provision for the bungalows and as such all parking has been provided off road.
- 8.3 The rear garden areas are in excess of the 55 square metres required for bungalows which is considered to be acceptable and being single-storey in height, the proposal

would not adversely affect the neighbouring properties by reason of overlooking or loss of privacy. The layout will therefore have no adverse impact on neighbour amenities.

8.4 In considering the concerns raised by local residents, the proposal provides adequate off street parking and therefore would not result in an adverse impact on highway safety. A Construction Management Plan will be conditioned to protect resident's amenities during the build of the proposed development, a condition requiring the drainage details is to be included and the applicants state the proposal will not result in the loss of any trees/wildlife. The application will be conditioned requiring landscape details to be submitted.

9.0 Conclusion

9.1 Taking all the above matters into consideration, the proposal to demolish the existing bungalow and erect three detached bungalows is considered acceptable as it has no adverse impact on visual amenities or the street scene, provides adequate parking and has adequate private rear amenity. The proposal has no adverse neighbour impact and is in accordance with the policies in the development plan.

10.0 Detail recommendation

10.1 That planning application 17/01466/FUL is approved subject to the following conditions:

- Submission of materials.
- Landscaping details.
- Levels.
- Drainage details.
- Restrict extensions.
- Restrict outbuildings.
- Restrict boundary treatments to frontages.
- Tree protection measures.
- Electric recharging points.
- Demolition and Construction Management Plan.

