

Planning application no.	17/01495/FUL	
Site	Land to rear of 45 Rookery Road, Wolverhampton	
Proposal	Residential development comprising 10 semi-detached houses to include improvements to Bayliss Avenue	
Ward	Spring Vale	
Applicant	Mr M. Howell	
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	Vijay Kaul Tel Email	Senior Planning Officer (01902) 553791 Vijay.Kaul@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant subject to conditions.

2.0 Application site

2.1 The application comprises 45 Rookery Road and an area of undeveloped land to the rear of 29 to 45. It slopes upwards from east to west. Beyond the western boundary, there is an electricity pylon with its lines extending easterly across the site.

2.2 Access is from Bayliss Avenue, a narrow residential cul-de-sac off Rookery Road.

2.3 There is a larger open space to the south of the site which had outline planning permission for a care home but that has now expired.

3.0 Application details

3.1 The application proposes 10 semi-detached houses and the widening of Bayliss Avenue by utilising land to the side of 45 Rookery Road, providing 1800mm wide pavements and a 5500mm wide highway. A new road would then extend from Bayliss Avenue into the site.

3.2 The houses would have two full storeys with rooms in the roof space.

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 Six letters of objection were received, summarised as follows:

- Increased traffic and adverse impact on highway safety.
- Land not suitable - mine shafts, drainage problems and electricity pylons.
- Loss of privacy due to land level and height of buildings.
- Increased noise disturbance and light pollution.
- Detrimental impact on wildlife.

6.0 Consultees

6.1 Environmental Health: No objection subject to conditions requiring Construction Management Plan, Electric car charging points and scheme to deal with land contamination.

6.2 Transportation: No objection subject to conditions.

6.3 Coal Authority: No objection subject to a condition requiring a further site investigation and if necessary remediation measures.

6.4 Western Power Distribution: No objection subject to informative about working practices.

6.5 Severn Trent Water: No objection subject to a condition requiring drainage details

7.0 Legal implications

7.1 There are no legal implications arising from this report. [LD/07032018/V]

8.0 Appraisal

8.1 Previous planning permissions establish the principle of residential development on this site although each planning application must be determined on its own merits.

8.2 The height of the houses is acceptable when viewed in conjunction with surrounding development and the external design respects the local character and would contribute to the varied dwelling types already found in the area.

- 8.3 The proposed houses would be at least 28m away from those fronting Rookery Road. This exceeds the Council's minimum separation standard of 22m, and takes into account the level difference between the existing and proposed houses. This separation distance, together with proposed boundary treatments, would be sufficient to protect the privacy of neighbours.
- 8.4 The proposed means of access and highway improvements to Bayliss Avenue are the same as previously approved for a development of up to 16 dwellings. With two parking spaces per dwelling there would be sufficient off-street parking provision.

9.0 Conclusion

- 9.1 The proposed development is acceptable and in accordance with the development plan.

10.0 Detail recommendation

- 10.1 That planning application 17/01495/FUL is granted subject to the following conditions:
- External materials.
 - Levels.
 - Construction Management Plan (inc operational hours).
 - Land contamination and ground gas.
 - Intrusive site investigation (coal mining).
 - Drainage.
 - Landscaping and boundary treatments.
 - Electric charging points.
 - Renewable energy.
 - No external lighting without approval.
 - Remove PD rights for rear extensions and dormers.
 - No more than three dwellings to be occupied prior to Bayliss Avenue road widening.
 - 1.8m footway on both sides of widened road.

