



Planning Committee

20 January 2015

Planning application no.	14/00358/FUL
Site	49 Yew Tree Lane
Proposal	Two storey side, front and rear extension, a single storey side and rear extension and a conservatory.
Ward	Tettenhall Regis
Applicant	Mr J Khela
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Tim Johnson, Place
Planning officer	Name Ann Wheeldon Tel 01902 550348 Email Ann.wheeldon@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Grant subject to conditions.

2. Application site

2.1 The application site is a detached dwelling located in a corner plot.

2.2 A number of mature protected trees are located within the site.

3. Application Details

3.1 The proposal is for a two storey side, front and rear extension, a single storey side and rear extension and a conservatory.

4. 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)
Tettenhall Neighbourhood Plan

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4.3 Supplementary Planning Guidance 4 'Extension to Houses'.

5. Environmental Impact Assessment Regulations

5.1 This development proposal is not included in the definition of Projects that requires a "screening opinion" as to whether or not a formal Environmental Impact Assessment as defined by the above regulations is required.

6. Publicity

6.1 Two objections have been received on the following grounds:

- Loss of privacy
- Loss of light
- Overdevelopment
- Breach of the building line
- Out of character

7 Internal Consultees

7.1 The tree officer has requested a condition requiring protective fencing.

8. Legal Implications

8.1 There are no direct legal implications arising from this report.(LD/07012015/B)

9. Appraisal

9.1 Whilst the proposal is for a large extension to the dwelling, this would not detract from the character or appearance of the original building. The proposed extension has been sympathetically designed to complement the appearance of the existing house and would not constitute an overdevelopment of the site, due to the size of the plot.

9.2 The single storey side extension would be located approximately 1.2m from the boundary with the adjacent dwelling, rising to two storey at a distance of approximately 3.2m away from the boundary. This extension would project approximately 5m from the rear of the existing dwelling.

9.3 Whilst there would be some loss of daylight and sunlight to the side and rear garden of the neighbouring dwelling, this impact would not justify the refusal of planning permission. Notwithstanding this, there are mature trees alongside the boundary between the two properties (and in the ownership of this neighbouring dwelling) that would provide some screening. In addition, a condition can be added to ensure that there are no future windows installed in the north-western side elevation.

9.4 The rearmost point of the two storey extension would be located approximately 28m from the bungalow to the rear. This complies with the Council's Supplementary Planning Guidance 4 'Extension to Houses' which advises this distance should be a minimum of 22m. Notwithstanding that the property to the rear is a bungalow, there would not be a

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material detrimental impact on the amenity of this house and garden from the proposed extension.

- 9.5 Whilst the proposed side extension (marked on the plans as a garage) would not conform with the building line along Cranmere Avenue, neither would the existing dwelling. The primary building line is along Yew Tree Lane and the proposed garage would not breach this.
- 9.6 The immediate area is characterised by a wide range of house designs and sizes and the proposed extension would not result in the application site appearing out of character with the existing dwellings in the surrounding area.
- 9.7 In order to ensure that there is no damage to any protected trees, it is necessary to add a condition requiring protective fencing to be erected.

10. Conclusion

- 10.1 Subject to conditions, the proposal is acceptable and in accordance with the development plan.

11. Detailed Recommendation

- 11.1 That planning application 14/00358/FUL be granted, subject to any appropriate conditions including:
- Removal of permitted development rights for any first floor windows in the north-west side elevation
 - Protective tree fencing to be erected

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