

Planning application no.	18/00142/FUL
Site	Penn Residential Care Home, 169 Penn Road, Wolverhampton
Proposal	Two storey and single storey rear extension and single storey side extension
Ward	Blakenhall;
Applicant	Mr J Takhar
Cabinet member with lead responsibility	Cabinet Member for City Economy
Accountable Director	Julian Wain, Service Director, City Economy
Originating service	Planning
Accountable employee	Sukwant Grewal Assistant Planner Tel 01902 551676 Email sukwant.grewal@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Grant

2.0 Application site

- 2.1 Penn House is a residential care home providing full time care for up to 25 residents. The home was originally developed by the amalgamation of two large traditional semi-detached properties, No. 169 and 171 Penn Road. Since the amalgamation the properties have also been extended to the rear with single and two storey extensions.
- 2.2 Access is afforded off Penn Road, with a large paved frontage with ornate landscaped island and parking to both the frontage side and rear. There are protected trees on site.
- 2.3 The surrounding area has a mixture of commercial and residential properties, set in mature grounds. The property is within a conservation area.

3.0 Application details

- 3.1 The proposal is for a part two storey and part single storey extension at the rear of what was 171 Penn Road, and single storey side extension to the side of no 169 to form additional laundry and office facilities.
- 3.2 The scheme would provide an additional 6 bedrooms, 4 at ground floor and 2 at first floor level, with the loss of one existing ground floor bedroom.

4.0 Planning History

- 4.1 10/00884/FUL - Two storey and single storey rear extension - Granted 06.01.2011
13/01053/FUL - Two storey and single storey rear extension - 05.12.2013

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 Two letters of objection received with one request to speak at planning committee, for the following reasons:
- Overlooking into garden
 - Loss of Privacy
 - Car parking at the rear/vehicular movements
 - Drainage

7.0 Consultees

- 7.1 Transportation – No adverse comments

8.0 Legal implications

- 8.1 With respect to any buildings in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
(LD/10052018/A)

9.0 Appraisal

- 9.1 The application is a resubmission of a previous approval which has now expired.

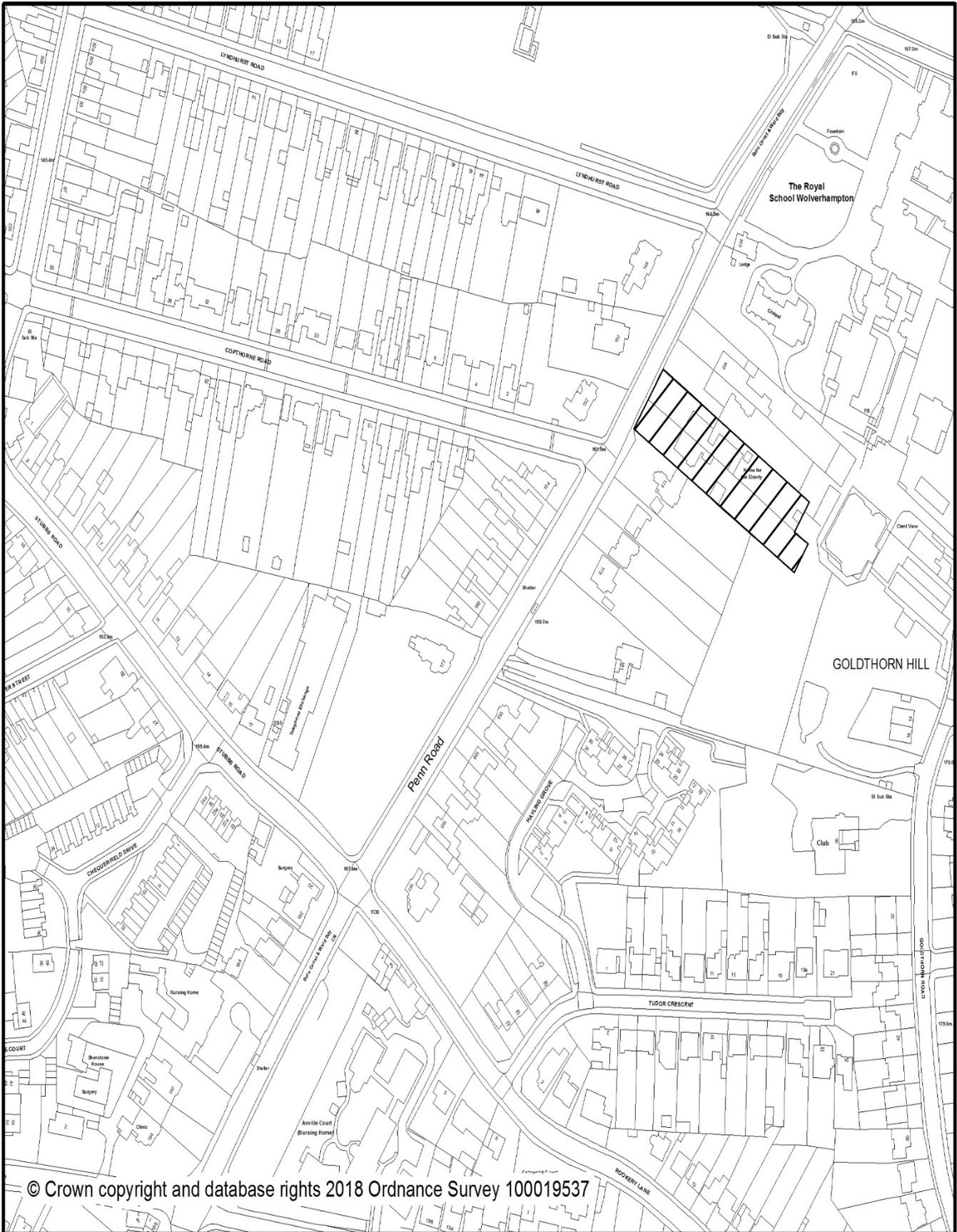
- 9.2 The initial scheme proposed an extension which would be located 5m away from the common boundary with the neighbouring property at no 173 Penn Road. There would also be windows along this boundary and privacy to this neighbouring property would be an issue.
- 9.3 Since the previous approval, a two storey side extension has been built on the neighbouring property no173 Penn Road. However, the proposal has been satisfactorily amended to address any adverse impact in respect of neighbours' amenities.
- 9.4 Due to concerns the proposal was amended to change the window design to splayed bay windows with part obscure fixed glazing panels and 2 metre high close boarded fencing to full length of a neighbouring boundary no 173 Penn Road. This significantly alleviates any direct overlooking and loss of privacy.
- 9.5 The existing access to the parking area to the rear would be retained, providing access to the relocated parking area. However, the parking spaces would still be set away from the neighbouring boundary with no173, therefore, noise is considered to be no different to what currently exists.
- 9.6 Therefore, although the extension would still be evident from the neighbouring garden at no.173, it is considered that the detriment to amenities such as outlook, light, privacy and noise, would not be significant enough to warrant a refusal of planning permission, compliant with UDP Policies

10.0 Conclusion

- 10.1 The amended proposal is considered to have an appropriate design, harmonising with the existing alterations to the property, retaining local distinctiveness. The extension is well screened from the public domain, therefore, there would be no detrimental impact on both the street scene or the conservation area. The premises have sufficient garden space and parking to support the proposal. The proposal relates well with its surroundings being designed so as to reduce the impact on neighbouring amenities. The proposal is therefore considered to be acceptable and in accordance with the development plan

11.0 Detail recommendation

- 11.1 That planning application 18/00142/FUL is approved subject to the following conditions:
- Matching Materials
 - Drainage
 - Rear parking restricted for staff parking only



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