

Planning application no.	18/00077/FUL	
Site	Duntally Lodge, 6A Grove Lane, Wolverhampton	
Proposal	Change of use from a Granny Annex to a separate dwelling house (Use Class C3)	
Ward	Tettenhall Wightwick;	
Applicant	Mr Paul Almond	
Cabinet member with lead responsibility	Cabinet Member for City Economy	
Accountable Director	Julian Wain, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Tracey Homfray	Planning Officer
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1.0 Summary recommendation:

1.1 Grant

2.0 Application site

- 2.1 The application site is located in a predominantly residential area, within the Tettenhall Wood Conservation Area, and subject to an Article 4 Direction (Tettenhall Wood Conservation Area), which restricts certain alterations to the external appearance of the property. The granny annex is currently associated with the main dwelling known as Duntally Lodge, which is set high on the ridge to the north/west of Grove Lane. The properties along Grove Lane are set within extensive grounds with elevated views south/east of the City.
- 2.2 The granny annex already appears as a separate and independent dwelling albeit smaller than its neighbours, and is inhabited as such. The property fronts onto and is directly accessed from Grove lane.
- 2.3 The parking and amenity space for the annex is out of view of the street scene, adjacent to the parking for Duntally Lodge, and accessed through a shared driveway Duntally Lodge and Number 4 Grove Lane, and an additional pedestrian access

a rear doorway of the annex, at first floor level.

3.0 Application details

3.1 To change the use from a Granny Annex to a separate dwelling house (Use Class C3), and the creation of a parking space and external patio amenity area.

4.0 Planning History

4.1 C/3679/89 - Back in 1989 a planning application was received for the change of use of an existing coach house to a granny annex at Duntally Lodge, 6A Grove Lane and Granted 9th March 1990.

5.0 Relevant policy documents

5.1 National Planning Policy Framework (NPPF)
Wolverhampton Unitary Development Plan (UDP)
Black country Core Strategy (BCCS)
Tettenhall Neighbourhood Plan

6.0 Publicity

6.1 One letter of objection with a request to speak at Planning Committee, objections:

- Out of Character
- Congestion due to insufficient parking
- Health and Safety Issues for younger families
- Drainage
- Insufficient Parking
- Insufficient Amenity
- Appeal Decision Refused for a similar proposal at No 4 Grove Lane

7.0 Legal implications

7.1 Special attention must be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. (LD/01052018/B)

8.0 Appraisal

8.1 The surrounding area is predominantly residential; therefore, the principle of residential use is acceptable.

8.2 The existing granny annex appears as a small residential cottage within the street scene, with a pedestrian access directly off Grove Lane. The annex has a small patioed amenity space and parking space to the rear of the premises, which is accessed via a private shared driveway to the front of 4 and 6A Grove Lane, out of view of the highway as it is set on a much higher level. There would be no physical changes to the

appearance of the annex, with the only external alteration being a designated car parking space for future occupiers. Because of the small nature of the property, with a hallway, and one double sized bedroom to ground floor, and a small lounge and kitchen to first floor, the proposed amenity space and parking is considered sufficient to support a property of this size. A landscaping scheme should be conditioned to propose some form of acceptable screening between the amenity space and the parking area, to provide some privacy for future occupiers.

- 8.3 The annex is too small for use by a large family. There would be no additional intensity of use, the access/parking would not be drastically different to the current situation, and the annex is already well integrated within the street scene. There would be no physical changes, other than a change of tenancy, and the allocation of a parking space, there would be no negative impact to the character/appearance of the street scene or the Tettenhall Wood Conservation Area.
- 8.4 There would be no significant impact to neighbouring amenities. Although it is acknowledged that a neighbour's similar proposal was refused and dismissed at appeal, this does not set a precedent for other similar applications, as each one must be assessed on its own individual merits, and determined in accordance with planning policy.
- 8.5 For additional information regarding the neighbouring proposal, the annex has a completely different setting, although separate from the main dwelling, is located just beneath it, and shares the same pedestrian access. The layout is much larger in scale, with two bedrooms, therefore, having the potential to facilitate a larger family, resulting in an intensification of use. This along with the additional pedestrian and vehicular movements, could change the dynamics of the existing setting, affecting the overall character and appearance of both the street scene and the conservation area. The proposed amenity space would be too small for a dwelling of this size and would be overlooked from the existing and neighbouring dwellings either side. Therefore, this proposal was unfortunately unacceptable.

9.0 Conclusion

- 9.1 Subject to conditions the application is acceptable and in accordance with the development plan, and the Tettenhall Neighbourhood Plan.

10.0 Detail recommendation

- 10.1 Grant planning application 18/00077/FUL subject to:
- Removal of Permitted Development Rights for extensions, alterations, or outbuildings.
 - Landscaping/Boundary Treatment
 - Car parking

