

Planning application no.	18/00284/FUL
Site	20 Whernside Drive, Wolverhampton
Proposal	Two storey side extension (revised proposal to previously approved 16/00415/FUL amendments to roof and rearward projection).
Ward	St Peter's
Applicant	Mr David Ram
Cabinet member with lead responsibility	Cabinet Member for City Economy
Accountable Director	Julian Wain, Service Director, City Economy
Originating service	Planning
Accountable employee	Nussarat Malik Planning Officer Tel 01902 550141 Email nussarat.malik@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Refuse.

1.2 The change of the roof from a hipped design to a gable end roof and additional 1 metre extension of the two storey element will have an overbearing and detrimental impact on the neighbours at 1 and 3 Roxby Gardens and in turn this will result in an unacceptable loss of sunlight and daylight which will also have an overbearing effect on the outlook they presently enjoy.

2.0 Application site

2.1 The application property site is a relatively modern detached house set back from the main road within a cul-de-sac of properties, similar in design, and character within a residential area comprising of properties which are mixture of semi-detached and detached.

3.0 Application details

- 3.1 The proposal is an amendment to the approved planning application 16/00415/FUL for a two-storey side extension.
- 3.2 This proposal is to change the roof from a hipped roof to a gable end and extend the two-storey element out by 1 metre to the rear and add a window in the side elevation.

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)
SPG3 Residential Development
SPG4 Extensions to Houses

5.0 Publicity

- 5.1 No comments received.

6.0 Legal implications

- 6.1 There are no legal implications arising from this report (LD/10052018/Y)

7.0 Appraisal

- 7.1 The proposal intends to change the roof design from the approved hipped to a gable end with a 1 metre extension to the length of the two storey element along the side with a window to the side elevation.
- 7.2 The proposed extension is similar in terms of its length of the two storey element to a refused proposal (10/00425/FUL) for the same site by virtue of its detrimental impact on neighbours at 1 and 3 Roxby Gardens and for the proposal being unacceptably dominant and detrimental to the character and appearance of the street scene.
- 7.3 The existing permission 16/00415/FUL was a renewal of an approved application (10/01214/FUL) which was a submitted after amendments to reduce the length of the two storey and to set it to be within its boundary leaving a gap of barely 12 metres to the bedroom windows of 1 and 3 Roxby Gardens which side onto the property.
- 7.4 Supplementary Planning Guidance (SPG) Residential Development No3 recommends that there is a minimum distance of 12 metre distance between blank walls and habitable room windows to allow daylight and avoid oppressive feeling. The approved proposal just meets these guidelines. This revised proposal intends to extend out a further 1 metre

which will have an overbearing impact and affect the amenity of number 3 Roxby Gardens and be contrary to SPG3.

- 7.5 The extension of the roof will have an overbearing impact on the residents of 1 and 3 Roxby Gardens. Visibly the brickwork will now extend further upwards whereas in the existing permission the roof slopes away from these two properties having less of an impact on them.

8.0 Conclusion

- 8.1 The change of the roof from a hipped design to a gable end roof and additional 1 metre extension of the two storey element will have an overbearing and detrimental impact on the neighbours at 1 and 3 Roxby Gardens and in turn this will result in an unacceptable loss of sunlight and daylight which will also have an overbearing effect on the outlook they presently enjoy.

9.0 Detail recommendation

- 9.1 The proposed additional rearward projection and increased height of the brickwork to the side gable by reason of its height, mass and position relative to the gardens/houses at 1 and 3 Roxby Gardens, result in an unacceptable loss of sunlight and daylight and have an overbearing effect on the outlook presently enjoyed by these gardens and houses. Contrary to UDP policies D4, D6, D7, D8, D9 and BCCS Policies CSP4, ENV3.

