

<b>Planning application no.</b>	18/00504/FUL	
<b>Site</b>	27 Penk Rise, Wolverhampton, WV6 8JY	
<b>Proposal</b>	Single storey rear extension with dormer in the loft and retrospective single storey front extension and boundary fencing.	
<b>Ward</b>	Tettenhall Regis	
<b>Applicant</b>	Mr Latham	
<b>Cabinet member with lead responsibility</b>	Councillor John C Reynolds Cabinet Member for City Economy	
<b>Accountable Director</b>	Julian Wain, Director of Regeneration	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Nussarat Malik	Planning Officer
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## **1.0 Summary recommendation:**

- 1.1 Refuse and take enforcement action. Dominant and detrimental and not in keeping with the character of the area and the street scene.
- 1.2 The reason for the application to be heard at planning committee is because the applicant has requested to speak.

## **2.0 Application site**

- 2.1 The application site is an end terrace located on large corner plot at the end of Kingsley Avenue and Penk Rise and faces the Penk Rise Neighbourhood Park.
- 2.2 The main entrance is from Kingsley Avenue with a drive entrance to the side from Penk Rise. There are some single storey extensions to the rear of the property.

## **3.0 Application details**

- 3.1 The application consists of two main elements, the first is a single storey front extension and boundary fencing which has been erected and therefore is retrospective. The second is for a large single storey rear extension with dormers in the roof.

- 3.2 The rear extension would cover the whole of the rear garden projecting out from the rear approximately 9.7 metres along the adjoining boundary with the neighbouring property number 24 Kingsley Avenue. There would be a canopy running along the rear and side with a new entrance door facing Penk Rise.
- 3.3 The front extension along Kingsley Avenue measures approximately 10.7 metres in length and is 4.2 metres in width, and rises above the boundary fencing which continues along Penk Rise at a height over 2 metres in line with the existing hedge.

#### **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  
Neighbourhood Plan for Tettenhall Wards

#### **5.0 Publicity**

- 5.1 No responses received.

#### **6.0 Consultees**

- 6.1 Transportation
- 6.2 The proposed boundary treatment should not consist of a solid treatment that exceeds 0.6 metres in height. Railings on top of a solid 0.6 metre high wall would be acceptable along Penk Rise.

#### **7.0 Legal implications**

- 7.1 There are no legal implications arising from this report. (LD/28062018/B).

#### **8.0 Appraisal**

- 8.1 The proposed rear extension will cover the whole of the rear private garden area creating a continuous brick built building up to the rear boundary of the property. This is considered to be detrimental to the amenity of the adjoining property as well as not being in keeping with the existing property or the street scene or the immediate area.
- 8.2 Supplementary Planning Guidance No 4 recommends that extensions should be similar in character and scale of the existing house as well as being considered on the basis of the proposed length, height, bulk, and proximity of the boundary adjoining property.

- 8.3 The proposal is not in character with the existing house or area it will be an overdevelopment of the site having a detrimental impact on the adjoining property.
- 8.4 The front extension has been constructed and is considered to be detrimental to the street scene as well as the immediate area. The structure has replaced a hedge which was running along the boundary of the property.
- 8.5 The extension is considered to be in contravention to the Unitary Development Plan Policies which recommend that proposals should respond positively to the established pattern of streets and buildings. Policy D7 states that corner buildings should emphasise the prominence and importance of the position to provide identity. The extension has extended out to the front of the boundary and is forward of the building line along Kingsley Avenue creating a large dominant bulk to the front of the street.
- 8.6 The unauthorised boundary fence which has replaced the soft hedge has a harsh appearance which unacceptably dominates the street scene as well as extending out beyond the building lines of both the streets on this corner plot.

## **9.0 Conclusion**

- 9.1 The front extension is not in keeping with the street scene or the area. The front extension is a dominant feature along Kingsley Avenue beyond the building line of Kingsley Avenue as well as Penk Rise. The proposed rear extension will cover the whole of the rear garden area and will be detrimental to the amenity of the adjoining property as well as being a dominant feature not in keeping with the street scene.

## **10.0 Detail recommendation**

- 10.1 The recently constructed single storey front extension and associated boundary fencing is significantly detrimental to the character and appearance of the street scene and area and extends beyond the building line of Penk Rise and Kingsley Avenue. The proposed rear extension will cover the whole of the rear private garden area and will be detrimental to the amenity of the adjoining property as well as being a dominant feature not in keeping with the street scene contrary to UDP policies D4, D7, D8, D9 and BCCS policies CSP4, ENV3 and Neighbourhood Plan for Tettenhall policy TNP12.

