

<b>Planning application no.</b>	18/00231/FUL	
<b>Site</b>	24 Beech Road, Wolverhampton, WV10 6TP	
<b>Proposal</b>	Single storey lounge extension and a conservatory to the rear	
<b>Ward</b>	Oxley;	
<b>Applicant</b>	Mr Jaspal Chander	
<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>	Nyhiem Howl	
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## **1.0 Summary recommendation:**

1.1 Refusal.

## **2.0 Application site**

2.1 The application site is a semi-detached property within a predominantly residential area. There are level differences to the rear of the property, whereby the garden steps down from a patioed area, similar to other properties along this stretch of Beech Road. There is a large detached outbuilding at the bottom of the garden.

2.2 The application has previously been the subject of enforcement action, and a large amount of the unauthorised structure has been removed, and the applicant wants to replace it with the proposed extension. The proposal is partly retrospective.

## **3.0 Application details**

3.1 The application proposes a single storey rear extension with a pitched roof and attached to that a conservatory with a flat/lantern roof. The extension projects out along the common boundary with No. 22 Beech Road by 5.350m, and 3.550m with No. 26 Beech Road.

#### **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)

#### **5.0 Publicity**

- 5.1 No comments or objections received.

#### **6.0 Consultees**

- 6.1 None

#### **7.0 Legal implications**

- 7.1 There are no legal implications arising from this report. (KR/02072018/A)

#### **8.0 Appraisal**

- 8.1 This application seeks to extend the rear of the property with a single storey lounge extension and a conservatory. The current proposal projects out along both common boundaries, with neighbouring properties.
- 8.2 Due to the excessive projection along the common boundary with No. 22 Beech Road, at 5.350m, the proposed extension would have a significant adverse impact on the amenities to this property such as outlook, light, sunlight and privacy. This is particularly sensitive due to the level differences to the rear of the property.
- 8.3 The neighbours rear living room window at No. 22 would be tunnelled by the proposed extension, restricting outlook and light, to this room and window. The structure would appear obtrusive and oppressive, especially from the garden area.
- 8.4 Due to the proposed elevated position of the windows so close to the boundary, the neighbouring gardens would also be subject to a perceived loss of privacy. Especially as the boundary to No. 22, is quite open, with nothing to obscure the view.

#### **9.0 Conclusion**

- 9.1 The proposed development has an unacceptably adverse impact on adjoining residents and is therefore, contrary to the Development Plan.

## **10.0 Detailed recommendation**

### 10.1 Refuse for the following reason:

- The proposed extension would, by reason of its height, bulk and position relative to the house/garden on the adjoining property at 22 Beech Road, have an unacceptable overbearing impact, loss of privacy, /reduce the amount of light/sunlight, and on the outlook presently enjoyed by that garden and house.  
Relevant UDP Policies: D7 & D8 and BCCS ENV3.

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