



Planning Committee

24 March 2015

Planning application no.	15/00072/FUL
Site	Wrottesley House and 46A Wrottesley Road, Wolverhampton
Proposal	Single storey rear extensions and two storey link extension between Wrottesley House and 46A Wrottesley Road. Change of use of 46A Wrottesley Road to a care home for the elderly.
Ward	Tettenhall Regis
Applicant	Wrottesley House Limited
Agent	John Thorne, Thorne Architecture Limited
Cabinet Member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable director	Nick Edwards Service Director City Assets
Planning officer	Name Phillip Walker Tel 01902 555632 Email phillip.walker@wolverhampton.gov.uk

1. Summary Recommendation

1.1 Refuse

2. Application site

2.1 The application site is within a residential area. Wrottesley House is a large detached building used as a care home for the elderly since the 1980s, with a landscaped frontage, nine parking spaces and single storey extensions to the rear. There are 17 bedrooms. 46A Wrottesley Road is a detached four bedroomed house with integral garage and front driveway.

3. Application Details

3.1 The application proposes to erect a two storey flat roof extension to link Wrottesley House with 46A Wrottesley Road. There would also be alterations to the internal layout of both of the buildings and single storey rear extensions. The use of 46A Wrottesley Road would be changed to a residential care home for the elderly. The extended care home would provide an additional 13 bedrooms. The total number of bedrooms would be 30. There would be 12 off-road car parking spaces.

4 Planning History

- 4.1 14/01256/FUL. Single storey rear extensions and two storey link extension between Wrottesley House and 46A Wrottesley Road. Change of use of 46A Wrottesley Road to a care home for the elderly. Refused on the grounds of inappropriate design 08.01.2015.
- 4.2 07/00035/FUL. Front and rear extension. Granted 24.04.2007
- 4.3 C/1303/92. Extension and alterations to extend existing accommodation. Granted 15.02.1993.
- 4.4 C/1878/89. Extensions to elderly peoples home. Granted 18.12.1989.
- 4.5 C/0754/88. Alteration to first floor bedroom to form single bedroom and recreational room, two added windows. Granted 08.06.1988.
- 4.6 C/0756/88. Alterations to form additional bedrooms and bathroom from garage conversion (residential home). Granted 08.06.1988.
- 4.7 A/C/1190/85. Change of use to care home for the elderly. Granted 06.08.1985.

5. 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)
- 5.3 Other relevant policy documents:
Tettenhall Neighbourhood Plan
Tettenhall Historic Landscape Character Study

6. Environmental Impact Assessment Regulations

- 6.1 This development proposal is not included in the definition of Projects that requires a “screening opinion” as to whether or not a formal Environmental Impact Assessment as defined by the above regulations is required.

7. Publicity

- 7.1 33 objections received. Comments are summarised as follows:
 - Similar to previous application (14/01256/FUL) recently refused
 - Overdevelopment
 - Unacceptable change of use to commercial
 - Need for large family homes
 - Unacceptable access and parking, leading to traffic congestion
 - Detrimental to highway safety

- Poor design / out of scale and character with surrounding housing / Detrimental to nearby Conservation Area
- Detrimental to neighbour amenity; disturbance, loss of outlook, noise, loss of privacy, overshadowing and pollution
- Undesirable precedent for allowing other similar schemes
- Views of the local community not sought
- Likely to cause drainage problems
- Removal of trees
- Contrary to Development Plan policies

8. Internal Consultees

8.1 Transportation – No objections.

8.2 Environmental Health – No objection subject to conditions limiting hours during construction, refuse storage, external lighting and ventilation equipment.

9. Legal Implications

9.1 There are no direct legal implications arising from this report. [LD/10032015/A.]

10. Appraisal

10.1 The key issues to be considered when determining this application are:

- Proposed Use
- Design
- Neighbour Amenity
- Access and Parking

Proposed Use

10.2 The site is not allocated for a specific use in the UDP. However, it is located in a residential area and has good daytime access to bus services, local facilities and services. The principle of extending the existing care home and changing the use of 46A Wrottesley Road to a residential care home is therefore acceptable.

Design

10.3 Wrottesley Road is a street of very large mainly detached dwellings. The road is broad and gently curving and thickly timbered along parts of the frontages, which creates 'pinchpoints' in the views along the road, creating more intimate areas. The larger houses are set well back in their plots, with large rear gardens and gaps between them. Houses are characterised by green front gardens, some of which are enclosed with hedgerows, reflecting the agricultural past of the area. The set-back of houses reduces the active quality of the street scene, increasing the sense of tranquillity and space.

10.4 The design of the proposed development does not respond positively to the established pattern of Wrottesley Road and buildings, including plot size, spatial character and building lines. The spacious character of the road which contributes so much to the quality of the surrounding environment is not respected. The extended buildings and substantial car park forecourt would relate poorly to the spaces around them constituting

overdevelopment and a cramped layout which would appear obtrusive in relation to adjoining properties and detracting from the spaciousness and character of the established residential gardens.

Neighbour Amenity

- 10.5 The extensions have been designed to avoid undue harm to neighbours' amenity, in regards to light, outlook, privacy and overbearing impact. However, the design, layout and intensification of the use of the buildings would likely lead to general disturbance from residents, staff, visitors and traffic movements which would be detrimental to the amenities of adjoining residential occupiers.

Access and Parking

- 10.6 Transportation Officers have confirmed that there would be sufficient on-site parking.

11. Conclusion

- 11.1 The proposed incorporation of 46A Wrotesley Road into the care home is acceptable and the number of parking spaces would be acceptable. However, the design, layout and intensification of the use of the buildings would be unacceptable and would not be in keeping with the character and appearance of the area and detrimental to the amenities of surrounding occupiers, contrary to Development Plan policies.

12. Detailed Recommendation

- 12.1 That planning application 15/00072/FUL be refused for the following reasons:
1. The design of the proposed development does not respond positively to the established pattern of Wrotesley Road and buildings, including plot size, spatial character and building lines. The spacious character of the road which contributes to the quality of the surrounding environment is not respected. The extended buildings and substantial car park forecourt would relate poorly to the spaces around them constituting overdevelopment and a cramped layout which would appear obtrusive in relation to adjoining properties and detracting from the spaciousness and character of the established residential gardens. The proposed development is therefore contrary to UDP policies D4 "Urban Grain", D5 "Public Realm", D6 "Townscape and Landscape", D7 "Scale - Height", D8 "Scale – Massing", D9 "Appearance" and H12 "Residential Care Homes"; BCCS policies CSP4 "Place-Making", ENV2 "Historic Character and Local Distinctiveness", ENV3 "Design Quality". Tettenhall Neighbourhood Plan Policy 12 Part A "New Development to Respect Existing Character" and Historic Landscape Character Study 2013 "Chapter 6B: Tettenhall Wood North and the Wergs".
 2. The design, layout and intensification of the use of the buildings would likely lead to general disturbance from residents, staff, visitors and traffic movements which would be detrimental to the amenities of adjoining residential occupiers. The proposals are contrary to UDP policies H12 'Residential Care Homes' and H6 'Design of Housing Development', EP4 'Light Pollution' and 'Noise Pollution' and BCCS policy CSP4 "Place-Making".

