

CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 25 May 2021
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Planning application no.	20/01588/FUL	
Site	The Dormers, Finchfield Gardens, Wolverhampton, WV3 9LT	
Proposal	Single storey and two storey rear extensions	
Ward	Park;	
Applicant	Mr and Mrs Blakemore	
Cabinet member with lead responsibility	Cabinet Member for City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Alisha Paul	Planning Officer
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1.0 Summary recommendation

1.1 Grant, subject to conditions.

2.0 Application site

2.1 The application site is located in Finchfield Gardens, a narrow private road accessed from Finchfield Road, within in the Bantock House Conservation Area (BHCA). Finchfield Gardens forms a distinct character area within the BHCA and is typified by large detached dwellings set in spacious plots. The dwellings within Finchfield Gardens are of varied style and design started by Major Hutchinson Smith in the 1920s, which was later added to by subsequent architects.

2.2 The application dwelling is a large detached house built in a Dutch colonial style, set in a spacious plot, set back from the road.

3.0 Application details

3.1 The proposed development includes single storey rear and two-storey rear extensions of a contemporary design. The proposed first-floor rear extension projects 4.5 metres at its furthest projection and 4 metres at its shortest projection from the rear wall of the original dwelling. The first-floor extension on the north side overhangs the ground floor extension by approximately 0.75 metres.

4.0 Relevant policy documents

- 4.1 National Planning Policy Framework (NPPF)
The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)

5.0 Publicity

- 5.1 Representations from 11 households were received and the material planning objections are summarised below:
- Proposed design, scale, and materials of the development would harm the historic character of the existing dwelling
 - Harmful visual impact of the development
 - Adverse impact to the street scene and views into the site
 - Fails to preserve or enhance the character and setting of the conservation area.
- 5.2 Following re-consultation on amended plans, 4 representations were received and are summarised as follows:
- Harmful impact to the historic character of the existing dwelling based on the proposed design, scale and materials
 - Adverse impact to the street scene and views into the site
 - Harmful impact to the character and setting of the conservation area

6.0 Consultees

- 6.1 Urban Design and Conservation Officer – No objections.

7.0 Legal implications

- 7.1 The legal implications arising from this report are set out below KR/14052021/G.

8.0 Appraisal

- 8.1 The main concerns about this development are the proposed design and materials and the impact of the development on the character of the BHCA.
- 8.2 Although the proposed design and materials of the proposed first-floor rear extension are contrasting and contemporary in appearance in comparison to the existing dwelling, this would create a clear break and help protect the legibility of the original dwelling from the new additions to the property.
- 8.3 The extensions would be broken down by their design, including the extensive use of glazing. The proposed design and materials align with those of the existing dwelling. The

proposal would not be out of scale with or disproportionate to the existing dwelling or surrounding properties which are varied in design and not of a uniform size.

- 8.4 The single storey element of the proposal is a flat roof extension that extends 3.8 metres from the rear wall of the existing dwelling and is set 3.5 metres away from the boundary and will not cause any adverse impacts to neighbour amenity.
- 8.5 The proposed first-floor extension was amended to set the first-floor back to project 4.5 metres from the rear wall of the existing dwelling (at its furthest projection). The first-floor extension will be set 6.5 metres from the boundary of 10 Finchfield Gardens, and 5.5 metres from the boundary of 12 Finchfield Gardens. As the application dwelling is sited on a spacious plot, the first-floor rear extension would be located approximately 25 metres from the rear boundary of the site.
- 8.6 The application site boundary is shared with several properties in Finchfield Gardens, but due to the size of the plot and scale of the development in relation to surrounding properties and gardens, these properties will not be detrimentally affected by the development. There is an acceptable degree of distance between the proposed development and surrounding dwellings, therefore it would not reduce the outlook, result in an overbearing or obtrusive impact to neighbours, or cause harm to the character and appearance, or views in to or out of the BHCA.
- 8.7 All parts of the development are proposed to the rear of dwelling and will not be clearly seen from the street. The proposed scale and mass of the development would not affect the spacious character and setting of the application site. The proposal would therefore preserve and enhance the character and appearance of the BHCA.
- 8.8 It is worth noting that application 19/01105/FUL for Tudor Villa was allowed on appeal. This property was located on the north side of Finchfield Gardens in the BHCA. Application 19/01105/FUL proposal included contemporary two-storey side and rear extensions which contrast from the historic character of the existing property. The planning inspector concluded that the proposal although sizeable and contemporary in appearance would help protect the legibility of the original dwelling and would not harm the important characteristics of the conservation area. The inspector stated the proposal would not affect the spacious appearance of the appeal site and thus would enhance and preserve the character and appearance of the BHCA.

9.0 Conclusion

- 9.1 The proposed development is acceptable in terms of its appropriate design, scale and mass and would not cause adverse impacts to the amenities of neighbouring properties. The contrasting design and materials proposed create a clear break and help identify the original historic features from the new additions to the property. The proposal would preserve the spacious character and appearance of the BHCA. The proposal is in accordance with the policies of the development plan.

10.0 Detail recommendation

10.1 Grant planning permission, subject to the following conditions:

- Submission of proposed materials;
- Proposed window on the first-floor north side elevation to be obscurely glazed and fixed;
- Proposed rooflights on side elevations to be fixed (non-opening);
- No additional windows on the side elevations (other than those shown on the proposed plans).



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