

|  |   |
|--|---|
| <b>CITY OF<br/>WOLVERHAMPTON<br/>COUNCIL</b> | <b>Planning Committee</b><br><b>Tuesday, 13 July 2021</b> |
|--|---|

|  |   |  |
|--|---|--|
| <b>Planning application no.</b>                | 21/00505/FUL  |  |
| <b>Site</b>                                    | 14 Wincote Drive, Wolverhampton, WV6 8LR  |  |
| <b>Proposal</b>                                | Demolition of existing garage and kitchen and erection of a single storey extension |  |
| <b>Ward</b>                                    | Tettenhall Wightwick;   |  |
| <b>Applicant</b>                               | Mr & Mrs Gammon   |  |
| <b>Cabinet member with lead responsibility</b> | Councillor Stephen Simkins,<br>Deputy Leader: Inclusive City Economy                |  |
| <b>Accountable Director</b>                    | Richard Lawrence, Director of Regeneration  |  |
| <b>Originating service</b>                     | Planning  |  |
| <b>Accountable employee</b>                    | Jennifer Nicholds   | Planning Officer                       |
|  | Tel   | 01902 555699                           |
|  | Email   | Jennifer.nicholds@wolverhampton.gov.uk |

## **1.0 Summary recommendation**

- 1.1 Grant subject to conditions

## **2.0 Application site**

- 2.1 The site is a detached bungalow on a corner plot with a detached garage. The surrounding area is predominantly residential with a mixture of dwelling types of different design and scale

## **3.0 Application details**

- 3.1 The application is to demolish the existing garage and kitchen and to erect a single storey side extension to increase the size of the existing property, incorporating a new garage. The number of bedrooms will not increase.

## **4.0 Relevant policy documents**

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 Wolverhampton Unitary Development Plan (UDP)

#### 4.3 Black Country Core Strategy (BCCS)

### 5.0 Publicity

5.1 The application received 11 objections based on the first plans. After receiving amended plans we have received 6 objections and a request to speak at committee highlighting the following concerns:

- Impact on neighbour amenity by loss of daylight and outlook, noise, overshadowing and privacy
- Overbearing impact
- Negative impact on street scene based on mass, scale and appearance
- Loss of private amenity space
- Parking concerns
- Impact on trees
- Loss of open character
- Solar panels are obtrusive

### 6.0 Consultees

6.1 Trees: No objections subject to conditions

### 7.0 Legal implications

7.1 There are no legal implications arising from this report KR/01072021/A

### 8.0 Appraisal

- 8.1 Wincote Drive is predominantly residential with houses of different sizes, scale and design. Many of these properties have already been extended to fill the full boundary meaning that although this is a relatively large extension it is acceptable in its context.
- 8.2 The width of the extension would not have any additional undue effect to neighbouring amenity in terms of overbearing impact, loss of light or privacy given the requested reduction in width.
- 8.3 The extension has been designed to relate well to the properties on either side and the established building line.
- 8.4 The number of parking spaces and bedrooms will remain the same meaning there will be no undue impact on highway safety.
- 8.5 The remaining garden is sufficient for the size of the property

## 9.0 Conclusion

- 9.1 On balance, the extension would not have an unreasonably negative impact on the character of the area due to the existing fence line and street scene. The design, scale and appearance of the development will respect and relate to Wincote Drive. Sufficient parking and amenity space is provided to support the property. The development would not have any adverse impact on neighbour amenity.

## 10.0 Detail recommendation

- 10.1 Grant planning permission, subject to the following conditions:
- Build in line with Tree plan to protect the preserved tree
  - Remove Permitted Development rights to convert the garage
  - Matching materials

