

Planning Committee

Tuesday, 13 July 2021

Planning application no.	21/00213/FUL	
Site	17 Cranmere Avenue, Wolverhampton, WV6 8TR	
Proposal	Proposed First Floor Side and Rear Extensions	
Ward	Tettenhall Regis;	
Applicant	Mr H Sapkota	
Cabinet member with lead responsibility	Councillor Stephen Simkins Deputy Leader: Inclusive City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Tracey Homfray	Planning Officer
	Tel	01902 555641
	Email	Tracey.homfray@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant

2.0 Application site

2.1 The site comprises of a large detached dwelling, located within a street scene of similar properties, in an area which is predominantly residential. The houses are located on large plots.

3.0 Application details

3.1 The proposed extension comprises of a first floor side extension, first floor rear extension, and ground floor access extension to the front of the property.

3.2 The first floor side extension projects slightly forward of the principle front elevation, by approximately 1m, which is directly above the existing garage, and remains flush with the existing rear elevation. The first floor extension to the rear, is directly above the existing ground floor extension at the rear, projecting out approximately 2m. The ground floor front extension, infills a small area between the garage and the projecting feature gable.

4.0 Relevant policy documents

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

5.0 Publicity

- 5.1 One objection/request to speak at planning committee.
- Loss of light to side facing windows

6.0 Legal implications

- 6.1 There are no legal implications arising from this report KR/01072021/B

7.0 Appraisal

- 7.1 Design

The proposed extension has been suitably designed in keeping with the existing property and those around in the street scene.

Layout

- 7.2 The property has ample garden space and parking to support both the extension and its usage, which will increase the number of bedrooms from 4 to 5 and size of bedrooms.

Neighbour Amenity

- 7.3 The proposed extension would be clearly visible from neighbouring properties. The property along the north/eastern boundary to the side (No19), would be affected by the first floor rear extension, which would be visible from the rear garden area. The neighbour along the north/western elevation (No.15) would be affected by the first floor side extension and the first floor rear extension.
- 7.4 The first floor rear extension is set at sufficient distance away from both boundaries, so as to have no significant impact on outlook and light, and would not appear overbearing or oppressive, from both neighbouring properties or gardens. However the first floor side extension would be located so as to block light accessing two high level ground floor windows along the side to the lounge area of No. 15. This room has been assessed and there are secondary windows to this room along the frontage and to the rear, which provide another means of light and outlook for this habitable room. Therefore, the impact to the small side facing windows would not be significant enough to warrant amendment to the scheme or refusal, due to another source of outlook/light. Therefore, there would be no significant impact to neighbouring amenities.

8.0 Conclusion

- 8.1 The proposed development has been suitably designed in keeping with both the existing property and those surrounding. With a sufficient amount of amenity to support the

extension, and with no significant impact on neighbouring amenities, the proposal is compliant with planning policy subject to conditions for matching materials.

9.0 Detail recommendation

9.1 Grant subject to the following conditions:

- Matching materials

