

## Planning Committee

Tuesday, 13 July 2021

<b>Planning application no.</b>	21/00830/FUL	
<b>Site</b>	Mount Tavern PH, 245 Penn Road, Wolverhampton, WV4 5SF	
<b>Proposal</b>	Single storey side extension and enclosure of existing pergola with fixed panes.	
<b>Ward</b>	Penn;	
<b>Applicant</b>	Mr Russell Moreton	
<b>Cabinet member with lead responsibility</b>	Councillor Stephen Simkins Deputy Leader: Inclusive City Economy	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Laleeta Butoy Tel Email	Assistant Planner 07976 883063 Laleeta.butoy@wolverhampton.gov.uk

### 1.0 Summary recommendation

- 1.1 Grant planning permission, subject to conditions

### 2.0 Application site

- 2.1 Mount Tavern public house built in the mid-20<sup>th</sup> century is a locally listed building with sprocketed roof design, located on the corner of Penn Road and Mount Road. The application property has various rear outbuildings within its curtilage and the car park to the public house is accessed from Mount Road.

### 3.0 Application details

- 3.1 The proposed development is for a single storey side extension and enclosure of existing pergola with fixed panes.

### 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 Seven letters of objections from neighbours, their concerns include the following:

- Loss of car park spaces
- Increase in on-street parking
- Highway and pedestrian safety
- Noise and litter

### **6.0 Consultees**

6.1 Transportation – No objections subject to conditions

6.2 Conservation Officer – No objections subject to conditions

### **7.0 Legal implications**

7.1 There are no Legal implications arising from this report KR/06072021/G

### **8.0 Planning History**

8.1 Planning application reference: 21/01090/FUL  
Single storey front and side extension – Refused 15.12.2020

### **9.0 Appraisal**

- 9.1 The applicant sought pre-application advice from Planning Officers, Conservation Officer and Highways Officer following the refusal of a planning application for single storey front and side extension. The revised scheme has been amended by omitting the front extension and now proposing a side extension only and enclosing an existing front entrance pergola with fixed panes.
- 9.2 The scale of the proposed development is sympathetic to the existing public house and would have a minimal impact on the locally listed building. The proposed timber and glazed appearance would complement the character of the existing building and help identify and preserve the original historic features from the new additions to the property. The development would not detract from the architectural or historic interest of the locally listed public house.
- 9.3 The proposed single storey side extension would be in line with the existing outbuilding and would not project any further back than the existing outbuilding to alleviate any unacceptable adverse impact on the side facing ground floor window at neighbouring residential property No.247 Penn Road.
- 9.4 There would be no loss of car parking spaces; the existing three parking spaces to accommodate the proposed side extension would be relocated at the front of the public house. The proposed site layout plan allows the manoeuvring of vehicles within the car

park. Therefore, there is sufficient parking provided to accommodate the demand likely to be generated by the relatively small extension.

## **10.0 Conclusion**

- 10.1 The proposed extension is acceptable in terms of its appropriate design, scale and mass. The development will not cause any adverse impacts to the character and setting of the locally listed building, the street scene nor the amenities of neighbouring properties. The proposed extension has been sensitively designed to be subservient to the existing public house with glazed structure to provide a contrast to the historic character of the building.
- 10.2 The proposed extension is a relatively small addition to the public house and its use would not exacerbate any existing noise levels.
- 10.3 Whilst the car parking provision would remain the same, the scale of the development would generate a small increase in parking demand and vehicle trips. Neighbouring residents on Mount Road and Belmont Road have raised concerns about patrons parking in nearby streets, however this activity is not due to car parking capacity issues at the site but due to visitors' desirability not to use Mount Tavern car park.
- 10.4 The proposed development is in accordance with the policies of the development plan.

## **11.0 Detail recommendation**

- 11.1 That planning application 21/00830/FUL is granted subject to conditions including:
- The proposed car park layout shall be provided in accordance with the details shown in the approved plan and thereafter be kept available for the parking of vehicles in connection with the development hereby approved at all times.
  - During the construction phase of this development, working hours and commercial vehicle movements to or from the site during construction shall be restricted to 0800 to 1800 hrs Mondays to Fridays and 0800 to 1300 hrs Saturdays, and at no time on Sundays or Bank and Public Holidays.

