

CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 18 January 2022
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Planning application no.	21/01334/FUL	
Site	9 Wrekin Drive, Wolverhampton WV6 8UJ	
Proposal	Replacement Dwelling	
Ward	Tettenhall Regis;	
Applicant	Andrew Winning	
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
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1.0 Summary recommendation

1.1 Grant

2.0 Application site

2.1 The application site is located within a predominantly residential area. Wrekin Drive is a cul de sac location, and mainly comprises of detached and semi-detached houses, the application site being the only bungalow in this setting. The plots are quite substantial, with open plan leafy frontages, and large private enclosed gardens to the rear.

3.0 Application details

3.1 The proposal is for the demolition of the existing bungalow and a replacement detached dwelling, in a slightly different angled position. The new dwelling would be two storey, providing living quarters and a master and guest bedroom at ground floor, and three large bedrooms to first floor. The new layout proposes parking to both the frontage and to the rear, with an access drive running along the north/western boundary, to the rear of property where a further parking area would be provided.

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 Six letters of objection, objections as follows:

- Loss of privacy, as a two-storey dwelling would look over neighbouring properties and gardens, along with velux roof lights which would also provide views into neighbouring property.
- Loss of light to both neighbouring properties and gardens due to the proposal being two storey high, and a different orientation.
- Increase in traffic due to it being a five bedroom two story home with parking for five vehicles.
- Car parking area is not sufficient to allow cars to manoeuvre in and out of spaces.
- Damage to existing trees and shrubs.
- Drainage due to an increase in hardstanding for cars, and no SUDS report.
- Out of Keeping with the character of the road, due to the design, position and materials as the majority are brick not render.
- Incorrect plans – no garage to the side/rear of the property.
- Noise Disturbance during development and from the driveway to the rear of the property and parking area.
- Loss of morning sunlight due to the orientation of the dwelling.
- Does not meet the sustainability criteria with large glazed windows, no cycle parking, rainwater collections, or bin storage.
- Does not meet the guidance for distance between windows and walls, 12m is required and this has not been met with a 9m distance.
- No ecology or arboriculture report or landscaping detail.
- Loss of views due to the height of the structure.
- Loss of housing type (bungalow).
- Questions over future uses of the dwelling, and commercial possibilities.

6.0 Legal implications

6.1 There are no legal implications arising from this report KR/23122021/D.

7.0 Appraisal

Design

- 7.1 The street is mainly depicted by large two storey dwellings, therefore, changing the property from a bungalow to a house would not be out of keeping with the streetscene.
- 7.2 The majority of the dwellings within Wrekin Drive are brick beneath a tiled roof. The proposal although not clearly stated on the proposed drawings has provided an indicative picture showing a rendered dwelling. Render would be out of keeping with the character and appearance of Wrekin Drive, however, this can be addressed by condition, to ensure the correct materials are used, in order to maintain the character.

Layout

- 7.3 To provide a property of this size, the dwelling would need to be slightly re-orientated, due to the configuration of the plot, being narrower to the frontage and wider to the rear. This results in the proposed dwelling being slightly angled away from the street scene at the frontage, and orientated towards the side elevation at the neighbouring property at No. 9 Wrekin Drive and towards the western aspect of the drive.
- 7.4 Although slightly out of keeping with the current setting, this re-orientation would have no significance impact on the character or appearance of the Drive, and would not appear alien or out of keeping. This is also supported due to its location at the head of the drive, where it would be less evident.
- 7.5 This would result, however, with two of the proposed habitable room windows looking out onto the side elevation of the neighbouring property. Ideally a distance of 12m, should be met, to provide satisfactory amenities for future occupiers of the dwelling, with respect to outlook. However, the frontage is still quite open, therefore, the structure should not appear overbearing, obtrusive or cramped. It should also be noted that these are bedroom windows, one being a secondary window, with an additional source of outlook and light to the rear of the property. Therefore, on balance the distance is considered acceptable in this instance.
- 7.6 The plot provides a suitable level of car parking and garden space to support a property of this size.

Landscaping

- 7.7 Comments have been received regarding the loss of trees, and the creation of further hardstanding to the rear of the property. No specific detail has been submitted with the application regarding materials to be used or the type of planting to be included. There are no tree preservation orders on this plot, and the dwelling is not located within a conservation area, therefore, this element of the development can be conditioned, for detail to be submitted for consideration/release.

Biodiversity

- 7.8 The plot is a typical residential garden area with perimeter trees, some which maybe lost during construction of the car parking area to the rear of the property. Therefore, it is not unusual for this level of detail not to be submitted with an application of this type. However, due to the demolition of a dwelling which may have been unoccupied for some time, and the level of landscaping to be removed, a report can be conditioned to ensure that there are not bats or other protected species at the site prior to works taking pace.

Neighbouring Amenity

- 7.9 Some of the neighbour's concerns have been addressed in the paragraphs above, such as parking and character/appearance.
- 7.10 Although the proposed development would increase the size of the dwelling and the number of occupants being able to reside there, the traffic related to this, would not be significant enough to have any serious impact on highway or pedestrian safety.
- 7.11 Any noise associated with the parking area should be minimal and would be no different to a car approaching or exiting the property at the frontage and its relationship with other residential properties.
- 7.12 The dwelling would be raised in height to two storey, however, due to its location, and orientation, within the plot, there would be no direct views into or over neighbouring properties, therefore, there would be no perceived loss of privacy.
- 7.13 The two storey nature of the proposal would provide a different outlook to neighbouring properties, however, although some views may now be restricted, the development would not appear overbearing or oppressive.
- 7.14 Due to the position, and orientation, of the proposed dwelling, there would be no significant loss of light to neighbouring properties, to justify a refusal of planning permission.
- 7.15 Concerns have been raised regarding the location of hardstanding to the rear of the property, and its impact on flooding of the street. The hardstanding would be next to landscaping, which can provide a natural source of drainage. As part of the decision and the inclusion of materials, we can ensure that the material used is porous, or for drainage channels to be incorporated to prevent any off run onto the highway.
- 7.16 Sustainability has also been raised as a concern with respect to the development the authority will consider this in conditions to be attached to the decision, such as the inclusion of electric car charging points.
- 7.17 The development would result in a loss of a bungalow at this location, however, there is access to other bungalow development in and around the City of Wolverhampton, therefore, its loss is not considered to be detrimental to the housing facilities of the City.
- 7.18 Concerns have been raised with respect to the proposed usage of the dwelling, and the possibility of it being used for commercial activities due to its size. The application under

consideration is for a residential dwelling, with no commercial activity taking place. Should the owners want to change the dwelling to a commercial usage requiring planning permission, this would be part of the planning application process at that time, and neighbours would be notified accordingly.

8.0 Conclusion

8.1 The proposed dwelling is acceptable having no detrimental impact on the character or appearance of the surrounding area, with a sufficient layout, and no significant detriment to neighbouring amenities, therefore, subject to conditions the proposal is compliant with planning policy and the development plan.

9.0 Detail recommendation

9.1 Grant subject to the following conditions:

- Levels
- Materials
- Landscaping
- Lighting
- Ecology
- Electric Charging point
- Sustainable drainage
- Construction Method Statement
- Hours of Operation during construction
- Parking as proposed
- Restriction on development – removal of permitted development for extensions

