

CITY OF <b>WOLVERHAMPTON</b> COUNCIL	<b>Planning Committee</b> Tuesday, 18 January 2022
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<b>Planning application no.</b>	21/01114/FUL	
<b>Site</b>	25 Oaklands Green, Wolverhampton WV14 6DW	
<b>Proposal</b>	Two Storey and Single storey side/rear extension	
<b>Ward</b>	Bilston North;	
<b>Applicant</b>	Mr P McGuane	
<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>	Tracey Homfray	Planning Officer
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## 1.0 Summary recommendation

1.1 Grant

## 2.0 Application site

2.1 The application site comprises of a semi-detached property, located within a street scene of similar properties, and within an area which is predominantly residential. The property is sat at the head of a cul-de-sac location, with an area of open space to the frontage, leading onto a shared parking area. The frontages are largely open plan, with a front garden area, and a private enclosed garden to the rear, with a dropped kerb access to Green Oak Avenue at the rear.

## 3.0 Application details

3.1 The proposal is for a single and two storey side/rear extension, providing a playroom/gym to the ground floor at the side, and an additional bedroom and extended bedroom to first floor, providing four large bedrooms in all. The applicant also proposed to provide access off an existing drive to the rear of the property, to provide parking for two vehicles.

## 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 Two letters of objection, and a 16 signature petition, objections as follows:

- Out of Character
- Loss of outlook/view
- Loss of Light
- Lack of Parking

## 6.0 Legal implications

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

## 7.0 Appraisal

### Design

- 7.1 Although this is a substantial extension, due to the setting of the property, occupying a tight corner location, the appearance of the property would primarily remain the same to the frontage, with the majority of the extension dominating the rear elevation. The element which can be seen from the frontage, has been suitably designed with a pitched roof design.
- 7.2 At the rear, the extension would be clearly visible from Green Oak Avenue as the garden area to this property borders this avenue. The extension would wrap around the dwelling from the side to the rear, with an element of the extension being located above the existing ground floor extension. The extension would be quite evident from this aspect due to the open nature of this part of the estate.
- 7.3 The dominance of the extension to the rear has been addressed, by incorporating a double hip roof design, which reduces its bulk/massing, which maintains the balance and provides some subservience. The extension would also be set well back from Oaks Green Avenue, due to an extensive rear garden to the rear, where the extension, although clearly evident, would not appear overbearing or oppressive from this Avenue.

### Layout

- 7.4 The property has a substantial garden to the rear. This would be of a sufficient size to support both the extension and its usage, providing an additional bedroom, and increasing the size of another. Parking is very limited to this property, with a shared parking area to the front of the property, which is quite limited, and can be typically oversubscribed due to a number of properties having no private off-road parking. However, the applicant has proposed two private spaces to the rear of the property

accessed off an existing access. The entry may need to be widened due to the location of an outbuilding, however, this can be conditioned as part of the proposal.

#### 7.5 Neighbouring Amenities

The proposed extension would be clearly visible from neighbouring properties, however, due to the corner setting, the splay in the boundary, and the position/design of the extension there would be no detriment to the outlook from habitable windows, or from garden areas.

### 8.0 Conclusion

8.1 The proposed extension has been suitably designed, in keeping with the character and appearance of both the existing property and the street scene. With the proposed additional off-road parking, there would be no detriment to highway or pedestrian safety, and there is no significant detriment to neighbouring amenity. The proposal is compliant with Planning Policy and the Development Plan.

### 9.0 Detail recommendation

9.1 Grant subject to conditions:

- Matching Materials
- Restrict side facing windows
- Parking as proposed

