

Planning application no.	21/01753/FUL	
Site	89 Finchfield Road West, Wolverhampton, WV3 8BA	
Proposal	This is a material amendment to the recently approved planning application 20/00729/FUL.	
Ward	Tettenhall Wightwick;	
Applicant	Mr Harjit Cheema	
Cabinet member with lead responsibility	Councillor Steve Evans 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 within a predominantly residential area, the property occupies a prominent corner position, on the island junction with York Avenue, pedestrian and vehicular access are both off York Avenue, although the property is part of the street scene within Finchfield Road West.

2.2 The property is one of two of this particular design, being a rendered property, with Tudor detail timber to the front projecting gables, beneath a hipped roof. The property has a substantial garden to the frontage with driveway, and enclosed private rear garden area. There are protected trees to the front garden.

3.0 Planning History

3.1 20/00729/FUL - Two storey side extension, first floor side extension, first floor front extension, and ground floor side and rear extension, and new roof to facilitate loft conversion – Granted 28/08/2020 subject to conditions.

4.0 Application details

- 4.1 The development is partly retrospective, as the required amendments have been suggested halfway through the build for approved planning application 20/00729/FUL.
- 4.2 The amendments are required to update the insulation to the property, as the current insulation was found to be of poor quality once the development commenced. The proposed amendment requires the build to project forward of the principle rear elevation by 370mm and to the front of the proposed first floor side extension by 500mm. The application also includes a retrospective gated entrance to the side of the property.
- 4.3 During the assessment of the proposal, concerns were raised to the size of the development, therefore, the build was checked and was found to deviate from the original approved plan, as follows:

- Inclusion of a single storey rear extension (2.350m in depth) projecting off the principle rear elevation. This was built subject to permitted development. However, as this is being built at the same time as the previously approved planning application, it has been added to this application as a material change.

- Measurement changes

Approved two storey side extension increased in width from 4m to 4.1m.

Projection forward of the approved front extension by 0.550m, to align through with where the existing garage was at ground floor.

All these alterations have been added to this application, for assessment/resolution.

5.0 Relevant policy documents

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)

6.0 Publicity

- 6.1 Four neighbour objections with one request to speak at planning committee, objections are as follows:
- Application originally approved during lockdown for the pandemic
 - Out of Character
 - Overdevelopment due to size of development

- Position to Neighbours
- Loss of Privacy
- Loss of Light
- Height/Massing
- Position of Windows in relation to neighbours
- Accumulation of Rubbish on site
- Design, size and height of entrance gates
- Insufficient Parking leading to on street parking
- Gutter design change
- Choice of Materials used, and loss of pebble dash render
- out of keeping
- Green Fencing to frontage
- Size of Roof
- Outlook
- Maintenance of development once built and access to shared services
- Measurement don't match the plan once scaled
- Projection past the front building line
- Distance between the extension and York Avenue

7.0 Legal implications

7.1 The legal implications arising from this report are set out below [KR/11032022/D].

8.0 Appraisal

- 8.1 Planning permission has already been approved for a residential extension at the proposed application site, and this proposal is for further amendments which have been added during the build which are currently taking place. Development has ceased as advised whilst the alterations are considered/resolved.
- 8.2 The proposal site is one of a pair of similar designed properties, within a street scene of varying properties, bungalows, houses, and flats. The original scheme was suitably designed maintaining key features, and although now different to the similar neighbouring property, would not appear out of keeping with the surrounding street scene.

- 8.3 The alterations along the whole rear elevation and to the front elevation of the proposed first floor side extension, is to facilitate insulation. These alterations are minimal and would have no negative impact on the character or appearance of the dwelling. However, due to the relationship with the windows to the neighbouring property at 87 Finchfield Road West to the front, we have requested that the insulation be pushed back to its original position, to remove any conflict with those neighbouring windows. The applicant has agreed to do this. We have also requested that the roof design to the ground floor element along this common boundary to be changed from a pitched roof to a hip design. This will relieve some of the brick work along the boundary, improving outlook and light, and would also balance out the appearance with a ground floor hipped element on the opposite side of the dwelling. This has also been agreed by the applicant, and the plans have been amended accordingly.
- 8.4 The increase in depth by 0.550m to the two storey gable element to the frontage, is set in away from the common boundary at first floor, and aligns through with the position of the existing garage. The increase in depth has no negative impact on the character or appearance property, as approved, and does not encroach negatively on the building line or to neighbouring amenities.
- 8.5 Objections have been raised with respect to the materials used and that they do not match that of the existing property. This has been considered, and due to the mixture of materials in and around the site, which includes render, render and brick, and brick of different colours red, yellow, and mix, the change in material is acceptable, having no detrimental impact on the character/appearance of the street scene.
- 8.6 Where the development meets York Avenue, the two storey side extension has been marginally increased in width from 4m to 4.1m. There is a distance of 2m from the public highway, which is a suitable offset, and would not appear overbearing.
- 8.7 Along the boundary with York Avenue, there is a proposal to screen/secure the site with a gate/fencing. We have requested that the gate and fencing be lowered to 2m in height from 2.4m. This would be consistent with other corner sites, where boundary treatments are erected to provide privacy and security. The proposed frontage fencing has been rejected and removed from the proposal. The green fencing erected at present along the frontage is to screen the site whilst work is taking place, and would be removed once the development is complete.
- 8.8 The applicant has confirmed that the proposed alterations would not impede on the roof design or height as previously approved, which shall remain as approved. The stepped hipped design would be consistent with the hipped design depicted in the area, along with the mock Tudor gables. The additional height approved as part of application 20/00729/FUL, would have no significant impact on the setting, or in relation to other properties in the street scene, where there are a variety of dwelling types and roof

designs. Any change to the height/design is unlikely to be supported by the Planning Authority.

- 8.9 A design change to the guttering along the boundary with the neighbouring property at 87 Finchfield Road West has been included. The design is acceptable, as long as it is within the boundary of the site, which the applicant has confirmed it is. A neighbour has raised this as an issue with landownership and maintenance, however, this would be a private matter to be resolved between the parties concerned.
- 8.10 As explained above there has been a slight increase in width of the two storey side extension from 4m to 4.1m, an increase in depth to the frontage by 0.550m and the inclusion of a ground floor extension off the principle rear elevation under permitted development.
- 8.11 The applicant built the single storey rear extension under the perception of it being allowed under permitted development (a single storey rear extension up to a depth of 4m, subject to height limitations, and sufficient curtilage land). However, due to the extension being built at the same time as the approved scheme, it should be assessed as an amendment to the original permission.
- 8.12 The single storey rear extension is well under what could be built at a depth of 2.3150m and has an appropriate height with a hipped roof design. The alteration at this depth and size has no significant impact to neighbouring amenities, such as outlook, light, sunlight or privacy. The slight deviations to the side and front, do not impede on parking or garden amenity, with a sufficient amount left to provide off street parking, and garden to enjoy. As the amended development has now limited the amount of space left, a condition removing permitted development rights should be included, to prevent overdevelopment of the site, such as outbuildings.
- 8.13 There is sufficient space for parking, and there is also parking afforded to York Avenue along the side of the property, for visitors.
- 8.14 Neighbours have objected to the loss of privacy and light. The extension has been assessed with respect to neighbours, and there would be no significant impact. The extension does protrude past the rear elevation of the neighbouring property at No. 87 Finchfield Road West, however, due to the offset and orientation the impact would not be detrimental. The windows closest to the common boundary are also obscurely glazed, this includes the roof lights to both rear and side of the development, a number of which are bathrooms, which prevents any direct overlooking. These have also been restricted via conditions on the previous application, to protect neighbouring amenity. The central dormer window is to a stairwell and not a habitable room and is suitably located to have no direct impact.

8.15 Objections have been raised with respect to the party wall, landownership and access onto the site for services, these are all private matters to be resolved between the parties concerned.

9.0 Conclusion

9.1 The proposed amendments are appropriate, having no negative impact on the overall scheme as previously approved, and no significant detriment to neighbouring amenity.

10.0 Detail recommendation

10.1 Grant, subject to conditions as set out on previous planning permission, along with:

- Removal of Permitted Development Rights for extensions, outbuildings, and first floor windows.