

<b>CITY OF WOLVERHAMPTON COUNCIL</b>	<b>Planning Committee</b> Tuesday, 22 March 2022
--	---

<b>Planning application no.</b>	21/01555/FUL	
<b>Site</b>	2 Redacres, Tettenhall, Wolverhampton, WV6 9PE	
<b>Proposal</b>	Two storey side and single storey front extension	
<b>Ward</b>	Tettenhall Regis;	
<b>Applicant</b>	Rebecca Thorne	
<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>	Nussarat Malik	Planning Officer
	Tel	01902 550141
	Email	<a href="mailto:Nussarat.malik@wolverhampton.gov.uk">Nussarat.malik@wolverhampton.gov.uk</a>

## 1.0 Summary recommendation

1.1 Grant

## 2.0 Application site

2.1 The application site comprises of a detached property located on a private drive, accessed off Redacres which is the main street.

2.2 The garage is detached and is adjacent to the main house. There are only two properties at this location.

2.3 The wider street scene consists of similar detached properties within a predominantly residential area. The frontages are mainly open plan, with front garden areas and parking to the front with private enclosed rear gardens.

2.4 There are mature trees to the north of the site.

## 3.0 Application details

3.1 The reason for the application to be heard at Committee is due the applicant being related to a Councillor.

- 3.2 The proposal seeks to extend the property with a two-storey side extension replacing the existing conservatory and extending out to the front and integrating the detached garage to main house with a single storey extension.
- 3.3 The ground floor extension will replace the existing side conservatory with a kitchen and a utility area linking the garage which will be converted to an office, using the rear portion as a gym. There is also a new porch to the front. To the first floor the side extension will create a dressing room and en-suite to the existing bedroom.

#### **4.0 Relevant policy documents**

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

#### **5.0 Publicity**

- 5.1 Two letters of objections were received and the main concerns:
- Parking issues
  - Overdevelopment of the site
  - Detrimental effect on neighbours
  - Overlooking
  - Loss of light

#### **6.0 Legal implications**

- 6.1 There are no legal implications arising from this report [SE/16032022/G]

#### **7.0 Appraisal**

##### Design

- 7.1 The proposal will replace the existing side conservatory with a two-storey side extension and ground floor front extension. The design of the proposal is in keeping with the existing house.
- 7.2 The single storey front extension will be flat roofed and will be in keeping with the current design of the main house.

##### Layout

- 7.3 The proposal seeks to improve the current layout of the property to modern living standards, incorporating a home gym and office.

## Neighbouring Amenities

- 7.4 The proposed two storey element will not have an impact on the adjacent neighbours at number 3, however it will be visible to the neighbours at number 1 The Orchard. However, this is not deemed to be detrimental to their amenity and would not justify a refusal of the application. No side windows have been proposed, however a condition will be added to ensure that none can be installed in the future. The windows to the dressing area are to be obscurely glazed and will be conditioned to remain fixed.
- 7.5 The ground floor front extension will involve the conversion of the garage to an office and gym area. Although this element of the proposal would remove the garage parking facility, parking spaces will be retained for the parking of two vehicles in front of the property.

## 8.0 Conclusion

- 8.1 The proposed extension has been suitably designed in keeping with the character and appearance of the existing house and those surrounding. Car parking spaces are available to the front of the garage and there is sufficient garden space to support the extensions. There is no significant impact to neighbouring amenities, the proposal is compliant with planning policies/development plan.

## 9.0 Detail recommendation

- 9.1 Grant subject to conditions:
- Matching Materials
  - First floor windows to be fixed and obscurely glazed.