

CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 24 May 2022
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Planning application no.	21/01275/FUL	
Site	273 Tettenhall Road, Wolverhampton, WV6 0DE	
Proposal	Change of use from dwellinghouse (Use Classes C3) to Provision of medical or health services (Use Class E(e)).	
Ward	Park;	
Applicant	Mr Singh C/o Agent Mr Christopher Jones Whitebox Architecture Design	
Cabinet member with lead responsibility	Cabinet Member for City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Laleeta Butoy	Assistant Planner
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1.0 Summary recommendation

1.1 Grant planning permission, subject to conditions.

2.0 Application site

2.1 273 Tettenhall Road is a large, detached dwelling house situated close to the junction of Newhampton Road West.

3.0 Application details

3.1 The proposed development is for change of use from dwellinghouse (Use Classes C3) to Provision of medical or health services (Use Class E(e)).

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 9 letters of objection and a petition with 4 objections received. Their concerns include the following:

- Noise and disturbance
- Loss of privacy
- Increase of vehicles on site
- Proposal out of character
- Loss of dwelling
- No necessity for the use
- Increase in crime
- Pollution from vehicles

6.0 Consultees

6.1 Transportation – No objections subject to conditions

6.2 Tree Officer – No objections subject to conditions

7.0 Legal implications

7.1 There are no Legal implications arising from this report KR/16052022/D

8.0 Appraisal

8.1 The application site is a large, detached dwelling house situated close to the junction of Newhampton Road West and consists of large grounds specifically to the front of the property. The adjacent dwellings on both sides front Marlborough Gardens with their rear gardens backing onto Tettenhall Road. The property is situated in the vicinity of commercial and residential properties along the main Tettenhall Road, adjacent to Newbridge Local Centre on a well-served public transport route.

8.2 We are aware that a two-storey rear extension has been constructed under permitted development when the property was in the use class as a dwelling house.

8.3 The proposed internal layout consists of four treatment rooms as well associated medical, office and staff rooms.

8.4 The proposal includes the provision of 15 car parking spaces and motor and cycle parking for staff and visitors in the front courtyard to accommodate the demand likely to be generated by the proposed use. There is no parking proposed to the rear of the premises, to alleviate noise and disturbance to neighbouring properties.

8.5 The proposal includes the widening of the existing vehicular access point to facilitate a two-way traffic and the existing front boundary wall reduced in height. This would allow for the safe and free flow of road traffic and improve the visibility splay. Lowering the wall will also improve the visual aspect of the property in the street scene.

9.0 Conclusion

9.1 The proposals and associated works will bring an empty property back into use. The scale of the development is considered not to have any unnecessary adverse impact on residential amenities, nor highway or pedestrian safety.

9.2 The host building is set well back from the main road. Therefore, the change of use would not adversely affect the character of the street scene and locality.

9.3 The front courtyard area designated for car parking is unlikely to exacerbate any significant increase in noise at the site than existing. The boundary fence and trees will offer some protection to neighbour amenity from the proposed use.

9.4 The proposal provides adequate protection to trees protected by a Tree Preservation Order. This will be conditioned to ensure there is no harm to the trees or their roots, and that there will be no damage during site preparation to protect and enhance the appearance and character of the site and locality.

9.5 The proposal is in accordance with the policies of the development plan.

10.0 Detail recommendation

10.1 That planning application 21/01275/FUL is granted subject to conditions including:

- Notwithstanding any details shown on the approved plans or other submitted documents, prior to the commencement of any works within the Root Protection Area of the trees shown to be retained on the submitted tree survey (including demolition, existing surface removal and all preparatory work), an arboricultural method statement (AMS), in accordance with BS 5837:2012, shall be submitted to and approved in writing by the Local Planning Authority.
- Prior to the commencement of development, existing and proposed levels of land shall be submitted and agreed in writing by the local planning authority.
- The parking facilities shall be provided in accordance with the details shown in the approved plans and thereafter be kept available for the parking of vehicles in connection with the use hereby approved at all times.
- The bin stores shall be provided in accordance with the details shown in the approved plans and thereafter retained.
- 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.

- Operational hours for the proposed use including commercial vehicle movements to or from the site shall be restricted to 08:00 to 18:00 Mondays to Saturdays and at no time on Sundays or Bank and Public Holidays.
- Any external lighting scheme (to include design, siting, direction and avoidance of glare and spillage) shall be submitted to and approved in writing by the local planning authority.