

CITY OF <b>WOLVERHAMPTON</b> COUNCIL	<b>Planning Committee</b> Tuesday, 24 May 2022
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<b>Planning application no.</b>	22/00073/FUL	
<b>Site</b>	5 Saxonfields, Wolverhampton, WV6 8SX	
<b>Proposal</b>	Single storey rear extension	
<b>Ward</b>	Tettenhall Regis;	
<b>Applicant</b>	Mr Singh	
<b>Cabinet member with lead responsibility</b>	Cabinet Member for City Economy	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Nussarat Malik	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 detached property with a projecting single storey garage garden and parking to the front and an enclosed rear garden.

2.2 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.

## 3.0 Application details

3.1 The proposal is for a single storey rear extension which will replace the existing conservatory. The proposal will extend across the entire width of the existing rear of the house, projecting out approximately 4.9 metres. The roof will be flat with a glass roof lantern to be installed at one section.

3.2 The proposed extension would project 0.9 metres over the limit of permitted development for this type of property.

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

- 4.1 National Planning Policy
- 4.2 Black Country Core Strategy
- 4.3 Wolverhampton Unitary Development Plan
- 4.4 Tettenhall Neighbourhood Plan

#### **5.0 Relevant Planning History**

- 5.1 This proposal has been submitted following the previous application (21/01173/FUL) for a two storey rear extension and single storey rear extension with a, new window to side which was refused under officer delegation on 4 November 2021.
- 5.2 The previous application was refused on the grounds of overdevelopment of the site unacceptable impact on neighbouring dwellings and loss of amenity to these dwellings.

#### **6.0 Publicity**

- 6.1 Four Letters of objection received, the main concerns are;

- Overdevelopment
- Reduction of garden size
- Possible flooding issues
- Detrimental impact on neighbourhood
- Setting precedent

- 6.2 The issues raised by the neighbouring residents have been carefully considered and taken into account whilst assessing the proposal. However, on this occasion it was deemed that as this proposal had been significantly reduced in size from a two storey side and single storey extension with a window to the side, to a single storey rear extension the previous reasons for refusal have been overcome.

#### **7.0 Legal implications**

- 7.1 There are no legal implications arising from this report [SE/16052022/C]

#### **8.0 Appraisal**

##### Design

- 8.1 The proposal will replace the existing conservatory with a single storey rear extension with a flat roof and glass roof lantern. The design of the proposal is in keeping with the existing house.

#### Layout

- 8.2 The proposal is to the rear of the house and will extend the living area into open plan with a larger kitchen.

#### Neighbouring Amenities

- 8.3 The proposed extension will not have any detrimental impact on neighbouring dwellings.

### **9.0 Conclusion**

- 9.1 This revised application consists of a substantial reduction in scale from the previous proposal which was refused planning permission, now reduced to single storey only.
- 9.2 The proposal will have some impact on the size of the garden amenity remaining, however this would not reduce the overall amenity to less than 50% of the whole plot. It is therefore not considered to dramatically affect the amenity of the current residents or future residents of this dwelling.

### **10.0 Detail recommendation**

- 10.1 Grant subject to conditions
- Matching materials.