

Planning Committee

Tuesday, 17 January 2023

Planning application no.	22/01099/FUL	
Site	116 Linden Lea, Wolverhampton, WV3 8BE	
Proposal	Proposed two storey roof extension, single storey rear extension, new porch, boundary treatment & landscape works.	
Ward	Tettenhall Wightwick	
Applicant	Jacob Lowe	
Cabinet member with lead responsibility	Councillor Stephen Simkins Deputy Leader: Inclusive City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Stephen Alexander	Head of Planning
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1.0 Summary recommendation

1.1 Grant subject to conditions.

2.0 Application site

2.1 The site is a brick and tile bungalow on a corner plot with a large front and side garden. It is in a residential area with a similar property on the opposite corner. The area is characterised by typical 1960s brick and tile houses with spacious front gardens. The houses on Linden Lea are mostly two storeys. There are other examples along the road of corner bungalows either side of cul-de-sacs. There is a mix of dormer bungalows and single storey dwellings in the adjacent cul-de-sac.

3.0 Application details

3.1 The proposal is to enlarge the existing bungalow to create a two storey dwelling. The proposed first floor element would create three bedrooms on the corner part of the existing bungalow, set away from the adjoining neighbour, with relatively steep roofs typical of the area and dormer style windows. The proposal includes a large single storey rear extension, a new porch and new boundary treatments and landscaping.

4.0 Relevant policy documents

- 4.1 National Planning Policy Framework (NPPF). This encourages high quality design and “beautiful” buildings.
- 4.2 The Development Plan: Wolverhampton Unitary Development Plan (UDP), Black Country Core Strategy and the Tettenhall Neighbourhood Plan (TNP).
- 4.3 UDP policy D8 “Scale - Massing” aims to ensure that proposals make a positive contribution to an area through appropriate scale buildings that do not harm people's amenities.
- 4.4 UDP policy D9 “Appearance” encourages high quality architecture, individual expression and a variety of architectural style. It is proper to reinforce local distinctiveness, but if a design is of a sufficiently high standard it will help create urban richness and diversity.
- 4.5 TNP policy 12A “New Development to Respect Existing Local Character” aims to ensure that extensions are of a scale and form in keeping with the surrounding area, including roof profiles, and they should aim to match the existing materials and detailing of surrounding buildings.

5.0 Publicity

- 5.1 Nine representations have been received objecting on the following grounds:
 - Adverse impact on street scene as the 1960s layout was clearly designed with bungalows on the corners and introducing a two storey dwelling would be out of keeping with rest of street;
 - Increase in roof height is excessive. Design, scale and form inappropriate, and out of scale and character;
 - Impact of proposed boundary wall on drivers’ visibility coming around the corner;
 - Impact on neighbours’ amenities: loss of light, impact on outlook and loss of privacy from overlooking;
 - Two storey obtrusive on the corner and forward of building line of the two storey properties in the cul-de-sac;
 - Boundary wall and tiered landscaping out of character with low walls and open frontages in the area;
 - Insufficient parking;
 - Proposed building materials out of character in size, form, colour and texture with appearance of the street scene. Style of windows in porches and dormers inappropriate.
 - Loss of a much needed bungalow.

6.0 Consultees

- 6.1 Transportation - The vehicle access to the proposed house will be reusing the vehicle access to the existing house, and that the existing vehicle access will be widened to accommodate the additional parking space that is being delivered within the curtilage of the property.
- 6.2 The proposed boundary treatment along the back of footway of Linden Lea (main carriageway) and the initial section of Linden Lea (cul-de-sac) should not exceed 0.6 metres in height. This is required so that the proposed boundary treatments do not impact on the visibility of pedestrians (including children) using the adjacent footways of vehicles exiting the driveway of 116 Linden Lea and exiting Linden Lea (cul-de-sac). The proposed box hedge boundary treatment along the back of footway of Linden Lea (cul-de-sac) appears to be set back far enough from Linden Lea (main carriageway) so that it does not create visibility issues for vehicle turning into Linden Lea (cul-de-sac) or leaving Linden Lea (cul-de-sac). However, the proposed box hedge boundary treatment should not exceed 0.9 metres in height so that it does not impact on the visibility of vehicles travelling along Linden Lea (cul-de-sac) and pedestrians using the footway of vehicles exiting the driveway of 114 Linden Lea.
- 6.3 According to the standards that are set out in the City of Wolverhampton Councils Highways and Transportation Technical Guidance Note, houses with four (and above) bedrooms outside of a 'highly accessible' location should be delivering three off-street parking spaces. The submitted layout of the proposed house accommodates the amount of car parking that would meet the standards set out by the Council, for this size of house at this location.

7.0 Legal implications

No legal implications (MAK/SE/06/01/2023/1).

8.0 Appraisal

- 8.1 There is no planning objection in principle to enlarging an existing bungalow in a residential area and creating a two storey dwelling if it does not cause demonstrable harm. The loss of one bungalow to the area's housing stock would not justify a planning reason for refusal. The key issues are the impact of the proposal on the character and appearance of the area, the impact on neighbours' amenities and highway safety.

Character and Appearance

- 8.2 The two storey extension is in on the corner above the existing ground floor of the property. It is well proportioned and designed to create a cohesive dwelling. Whilst it would be larger than the existing bungalow and the bungalow opposite it would not appear obtrusive in the street scene. The building would be smaller than many of the houses on the street. A two storey dwelling on the corner would be a change from the original 1960s design, however, the attractive character of the street derives principally from the relatively large verdant front gardens, and these would be preserved.

- 8.3 The existing original 300mm stone wall would be retained. A second and third sleeper wall 800mm in height would be placed behind this to the side of the house set back from the corner and connecting to the front corner of the house. Boundary treatments under one metre in height are permitted development and the proposal would appear acceptable in the street scene. The highway safety aspects of the proposed boundary treatments are considered below.
- 8.4 Dwellings in this section of Linden Lea are mostly of red brick with hanging tiles in dark green, and red or grey roofing tiles. A few of the houses have been rendered and many have replacement windows, but the prevailing appearance is characterised by the predominance of redbrick. The application form does not specify materials, but the submitted illustration suggests hanging tiles would be black or grey and the existing walls would be rendered in a light colour. The windows in the neighbouring properties are rectangular in shape, typical of the 1960s. The proposed style of porch and window are pointed which is unusual in this area. The window design, render and colours have been proposed by the architect to create a comprehensive design that would juxtapose with the 1960s design of the neighbours. In my view this cohesive design on this corner plot would add visual interest and variation to the street scene. In this case, the architect has designed a well-proportioned building that will enhance the character of the area by introducing a contrast on a corner building. The proposed form of the building and the steeply pitched tiled roof with dormer windows are in keeping with the area. A condition can ensure that high quality materials are used, including good roof tiles, windows and the proposed render which should be a pale through colour render.
- 8.5 The single storey extension will not adversely impact the street scene.

Neighbours' amenities

- 8.6 It is acknowledged there will be an impact on the outlook from the side facing first floor bedroom window of the adjacent house, no 118. The roof of the proposed two storey element slopes away from this window and would be more than three metres higher than the existing roof. It would be approximately 16m from the window to the pitch of the roof. This will change the outlook from the bedroom window but would not be so close as to appear overbearing. The single storey roof near this window would be raised by 37cm but this would not be significant or obtrusive.
- 8.7 There would be no significant loss of daylight or sunlight to any of the neighbours' habitable room windows that would justify a planning reason for refusal.
- 8.8 A concern has been raised by a neighbour that the proposed second floor bedrooms would overlook the bedrooms of 98 Linden Lea, the bedroom/bathroom of 118, and the windows of 114. The relationship between the windows of the proposed extension and the neighbours' windows is such that there would not be a significant loss of privacy that would justify a planning reason for refusal.

Highway Safety

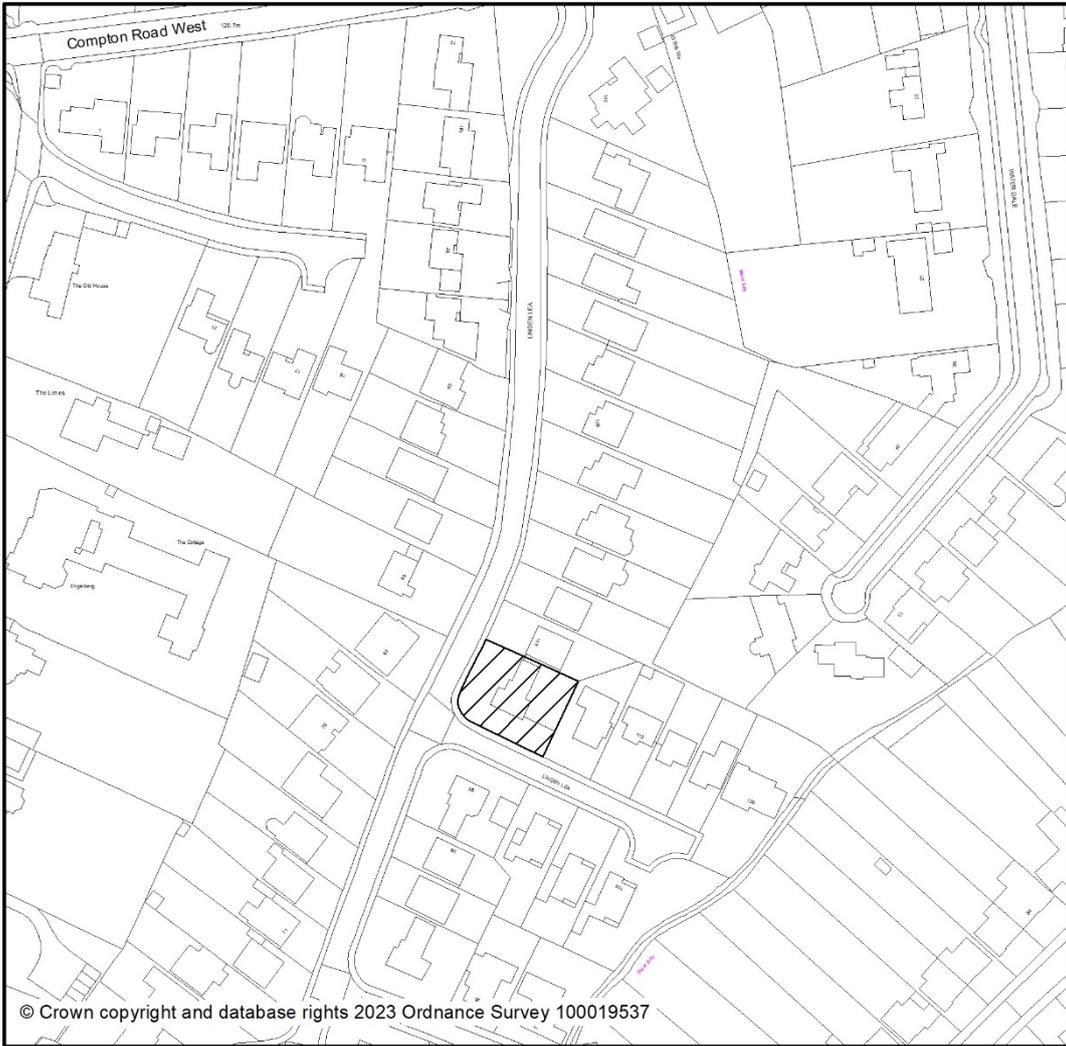
- 8.9 The proposed boundary treatments and planting will not obscure highway visibility. A condition can ensure that any future planting does not obscure highway visibility.
- 8.10 There is sufficient off road car parking for the proposed development.

9.0 Conclusion

- 9.1 This is an enlargement of an existing bungalow to create a two storey house. The proposal has been carefully designed in a contemporary style. The form of the proposed dwelling is like many of the dwellings in the street. Whilst the introduction of new extensions will result in a larger building, this change would not harm the attractive and verdant character of the area. The house is well designed, and the proposed materials will add to the visual interest of the street scene on this corner plot.
- 9.2 There will be no harm to the amenities of the existing and future occupiers of the neighbouring properties and there is no planning reason that would justify a reason for refusal in this case.
- 9.3 The parking provision is acceptable and there would be no adverse impact on highway safety.
- 9.4 The proposal is in accordance with the Development Plan and is acceptable.

10.0 Detailed recommendation

- 10.1 Grant subject to any necessary conditions including:
- Materials;
 - Maintenance of landscaping at low levels for vehicle visibility in areas specified.



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