

**21/00069/FUL
NON MAJOR**

Mrs Victoria Mitchell

PERTON

Cllr Anthony Bourke

17 Elmley Grove Perton WOLVERHAMPTON WV6 7RW

First floor side extension

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1 Site Description

1.1.1 The application relates to a detached property on Elmley Grove, a cul-de-sac leading from Richmond Drive on the outer edge of Perton. The dwelling sits at the very bottom of the cul-de-sac and makes up a row of 4 houses who share a private drive. It has off-road parking to the front and garden space to the rear which backs on to open space.

1.2 Planning History

1979 Construction Of 956 Houses and Garages, approved (79/00649)

2. APPLICATION DETAILS

2.1 The Proposal

2.1.1 The application proposes a first-floor extension over the existing garage and kitchen on the east side of the property (9.5m x 2.8m) with a pitched roof to match existing and small gable feature to the front.

3. POLICY CONTEXT

Within the Perton Development Boundary.

Adopted Core Strategy

Core Policy 3: Sustainable Development and Climate Change

Policy EQ9: Protecting Residential Amenity

Appendix 6: Space about Dwellings Standards

Core Policy 4: Promoting High Quality Design

Policy EQ11: Wider Design Considerations

Policy EQ12: Landscaping

Core Policy 11: Sustainable Transport

Policy EV12: Parking Provision

Appendix 5: Parking Standards

Adopted local guidance

South Staffordshire Design Guide [2018]

Sustainable Development SPD [2018]

National Planning Policy Framework

12. Achieving well-designed places

4. CONSULTATION RESPONSES

One **Councillor** comments (received 28.01.2021) - *I support this Application*

Parish Council comments (received 17.02.2021) - *No objections*

No neighbour comments (expired 17.02.2021)

5. APPRAISAL

5.1 The application is brought before the Planning Committee as the Applicant for the proposal is related to a member of the Senior Management Team.

5.2 Key Issues

Principle of development
Impact on the character of the area
Space about Dwellings
Highways/parking

5.3 Principle of development

5.3.1 The property is within the development boundary where alterations to dwellings such as this can be considered to be an acceptable form of development, providing there is no adverse impact on neighbouring properties or the amenity of the area.

5.4 Impact on neighbouring properties

5.4.1 In accordance with Local Plan Policy EQ9, all development proposals should take into account the amenity of any nearby residents, particularly with regard to privacy, security, noise and disturbance, pollution, odours and daylight.

5.4.2 I do not consider there will be any material impact on the neighbouring property to the south (No. 11) as the proposal is 14 metres from the flank side wall. Although the first floor will protrude 1.27 metres, due to the separation distances and the properties being south facing, I do not consider that there will be any material impact on the neighbouring properties to the east and west side (Nos 15 & 19) either.

5.4.3 I also note there have been no neighbour comments and as such, I consider that the proposal is in accordance with the aims of policy EQ9.

5.5 Impact on the character of the area

5.5.1 'Wider Design Considerations' of the South Staffordshire Local Plan states

'in terms of volume, scale, massing and materials, development should contribute positively to the street scene and surrounding buildings, whilst respecting the scale of spaces and buildings in the local area'.

5.5.2 The Council's adopted Design Guide elaborates on these principles and with regard to householder extensions is states generally:

'extensions should be subservient to the main building. The extension should respect the scale and form of the main building and its relationship to adjacent buildings, including the gaps in between them. Developers should consider the overall effect of the extension on the appearance of the building as a whole, and extensions should not detract from the original building or nearby buildings by overshadowing. Extensions to principal elevations are not usually considered acceptable.'

5.5.3 Although the extension will come forward of the principal elevation at first floor level, there are similar design extensions within the area and as such, on balance, I consider that it would be sympathetic with the appearance and character of the surrounding area, appropriate in scale, mass, design, materials, layout and siting and would therefore comply with Policy EQ11 of the Core Strategy.

5.6 Space about Dwellings

5.6.1 Garden length will remain at 12.8 metres, more than adequate for this dwelling. There is a separation distance of 14 metres between the proposed front window and the flank side wall to the property at number 11. The proposal does not infringe any other Councils normal Space about Dwellings standards.

5.7 Highways/parking

5.7.1 Although the property will become a 4-bedroom dwelling, the garage will remain and there is sufficient off-road parking for a further 2 car parking spaces, there are no other highway concerns with the proposal.

6. CONCLUSIONS

6.1 The application is considered acceptable as it will not cause any undue harm to the amenity of neighbouring residential properties and will be sympathetic to the character of the surrounding area. Therefore, the proposal is in accordance with Local Plan Policies EQ9 and EQ11 and I recommend the application for approval.

7. RECOMMENDATION - APPROVE

Subject to the following condition(s):

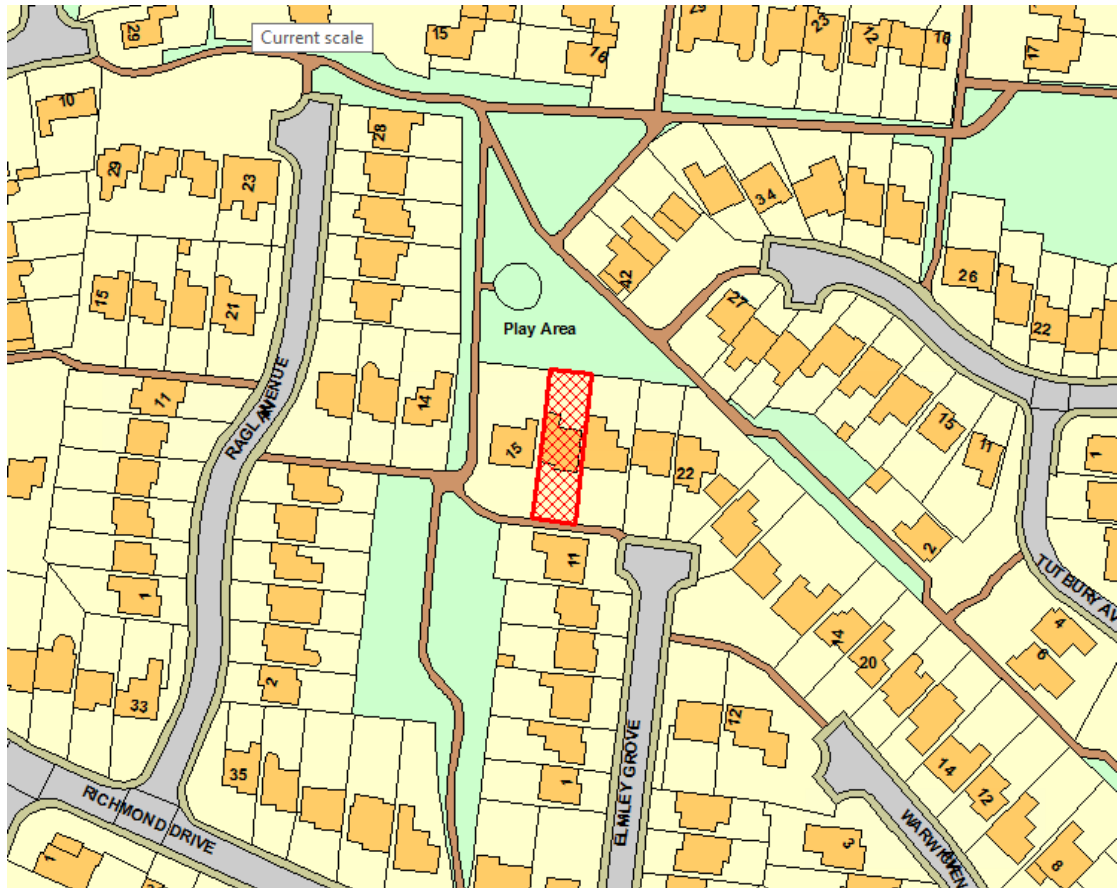
1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.
2. The development shall be carried out in accordance with the approved drawings: Block Plan 01, Proposed Floor Plans 04 Proposed Elevations 05 received 22.01.2021
3. The materials to be used on the walls and roof of the extension shall match those of the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1. The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. In order to define the permission and to avoid doubt.
3. To safeguard the visual amenity of the area and the existing building in particular in accordance with policy EQ11 of the adopted Core Strategy.

Proactive Statement - In dealing with the application, the Local Planning Authority has approached decision making in a positive and creative way, seeking to approve sustainable development where possible, in accordance with paragraph 38 of the National Planning Policy Framework, 2019.



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