

23/00833/FULHH
NON MAJOR

Imre Tolgyesi

CODSALL
Councillor Megan L Barrow
Councillor Valerie M Chapman
Councillor John K Mitchell

68 Wolverhampton Road Codsall WOLVERHAMPTON WV8 1PE

Single storey rear kitchen extension and side bathroom extension.

Pre-commencement conditions required: n/a	Pre-commencement conditions Agreed: n/a	Agreed Extension of Time until: n/a
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SITE DESCRIPTION AND APPLICATION DETAILS

1.1 Site Description

1.1.1 The application relates to one of the pair of caretaker houses for the Council Offices in Wolverhampton Road, Codsall.

1.1.2 The properties adjoin the staff car park to the West with a 1.8m high fence and shrubs enclosing the rear garden. There is a large, grassed area at the front of the properties, given the set back of 8.7m from the road, enclosed by a hedge which abuts the pavement. Beyond the rear of the site is the railway line and to the East lies Birches Bridge

1.2 The Proposal

1.2.1 The application proposes a 4m deep single storey extension to the rear of the property to create a new kitchen/dining area and a small extension to the side/front elevation to enlarge the downstairs w.c., which will project around 500mm beyond the existing porch. The extensions will be constructed from matching brickwork with a flat roof.

1.2.2 Identical extensions have been submitted for the adjoining dwelling (application 23/00834/FULHH).

1.3 Agents Submission

1.3.1 Not applicable

Date of site visit - 19 October 2023

SITE HISTORY

Planning Applications

75/00399 A Pair Of Houses Including Caretakers House For Council Offices **Approve Subject to Conditions** 5th June 1975

76/01028 Double Garage To Rear Of Caretakers Dwellings **Approve Subject to Conditions** 27th October 1976

74/00249 The Erection Of A Caretakers House **Approve Subject to Conditions** 30th October 1974

23/00770/LHSHLD Single storey rear kitchen extension **Withdrawn** 2nd October 2023

23/00773/LUP Single storey side extension and associated amendments to the porch. Please see (1460 - P - 005 - FD CLD) for more details. **Withdrawn** 29th September 2023

POLICY

Constraints

Within Development Boundary
Great Crested Newt Green Impact Zone
C Class Road C0006

Policies

National Planning Policy Framework
National Planning Practice Guidance

Core Strategy

CP1: The Spatial Strategy
NP1: The Presumption in Favour of Sustainable Development
CP4: Promoting High Quality Design
Core Policy 4: Promoting High Quality Design
Policy EQ4: Protecting and Enhancing the Character and Appearance of the Landscape
Policy EQ9: Protecting Residential Amenity
Policy EQ11: Wider Design Considerations
Policy EV12: Parking Provision
Appendix 5: Parking Standards
Appendix 6: Space about Dwellings

Supplementary Planning Documents

Design Guide

CONSULTATION RESPONSES

All consultation periods have expired unless noted otherwise.

Site Notice Expires	Press Notice Expires
N/A	N/A

Councillor Megan Barrow - Codsall Ward

No Response Received

Councillor Val Chapman - Codsall Ward

No Response Received

Councillor John Mitchell - Codsall Ward

No Response Received

Codsall Parish Council

27th October 2023

Recommend approval

Contributors

No Response Received

APPRAISAL

The application is to be heard at Planning Committee as the Council are the landowner and applicant.

1. Policy & principle of development
2. Layout, design & appearance
3. Access, parking & highway safety
4. Residential Amenity
5. Ecology & biodiversity
6. Arboriculture
7. Human Rights

1. Policy & principle of development

1.1 The property is within the development boundary where extensions and alterations to residential properties 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.

2. Layout, Design and Appearance

2.1 Policy EQ11 of the Core Strategy states that proposals should respect local character and distinctiveness including that of the surrounding development and landscape. The South Staffordshire Design Guide provides that extensions should be subservient to the main building, respecting the scale and form and relationship to adjacent buildings.

2.2 The proposed extensions are subservient in nature and matching materials will be used. Whilst the flat roof for the W.C extension is not aesthetically pleasing; no demonstrable harm will be caused to the character of the area given its scale and distance from Wolverhampton Road. Matching materials will also be used. The proposal is compliant with policy EQ11.

3. Access, Parking & Highway Safety

3.1 Policy EV12 and Appendix 5 sets out the parking requirements for new and existing developments.

3.2 The proposal does not affect the existing car parking arrangements. There is allocated parking for the dwellings on the staff car park.

4. Residential Amenity

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.

4.2 The proposed extensions raise no amenity concerns given their single storey nature and low height, not also withstanding the fact that identical extensions are also proposed for the adjoining dwelling (application 23/00834/FULHH).

4.3 The property would retain a rear amenity area of around 88sqm.

5. Ecology & Biodiversity

5.1 The Wildlife and Countryside Act (as amended) 1981 covers the protection of a wide range of protected species and habitats and provides the legislative framework for the designation of Sites of Special Scientific Interest (SSSIs). To comply with the guidance contained within Paragraphs 9, 108 and 118 of the NPPF and the Council's biodiversity duty as defined under section 40 of the NERC Act 2006, new development must demonstrate that it will not result in the loss of any biodiversity value of the site.

5.2 There are no ecological constraints. It is noted that the site is in a Green Impact Risk Zone for Great Crested Newts, however given the nature of the proposal and there being no nearby ponds, an informative is reasonable.

6. Arboriculture

6.1 Paragraph 175 of the NPPF advises that permission should be refused for development resulting in the loss of aged or veteran trees, unless the benefits of the development outweigh the harm. Strategic Objective 3 and 4 seek to protect, conserve and enhance the District's natural environment, whilst Policy EQ4 states that "The intrinsic rural character and local distinctiveness of the South Staffordshire landscape should be maintained and where possible enhanced. Trees, veteran trees, woodland, ancient woodland and hedgerows should be protected from damage and retained, unless it can be demonstrated that removal is necessary and appropriate mitigation can be achieved".

6.2 There are no arboricultural considerations.

7. Human Rights

7.1 The proposals set out in the report are considered to be compatible with the Human Rights Act 1998. The proposals may interfere with an individual's rights under Article 8 of Schedule 1 to the Human Rights Act, which provides that everyone has the right to respect for their private and family life, home and correspondence. Interference with this right can only be justified if it is in accordance with the law and is necessary in a democratic society. The potential interference here has been fully considered within the report in having regard to the representations received and, on balance, is justified and proportionate in relation to the provisions of the policies of the development plan and national planning policy.

8. **CONCLUSIONS**

8.1 The proposed extensions are an acceptable form of development within the Development Boundary. There would be no material harm to neighbouring amenity and there would be no adverse effect on the street scene. The development also raises no material concerns in relation to parking or highway safety. The proposal is therefore considered compliant with both national and local planning policy and associated guidance. Approval is recommended.

9. **RECOMMENDATION - APPROVE Subject to Conditions**

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 authorised by this permission shall be carried out in complete accordance with the approved plans and specification, as listed on this decision notice, except insofar as may be otherwise required by other conditions to which this permission is subject.
3. The facing brickwork to be used on the walls 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 amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.

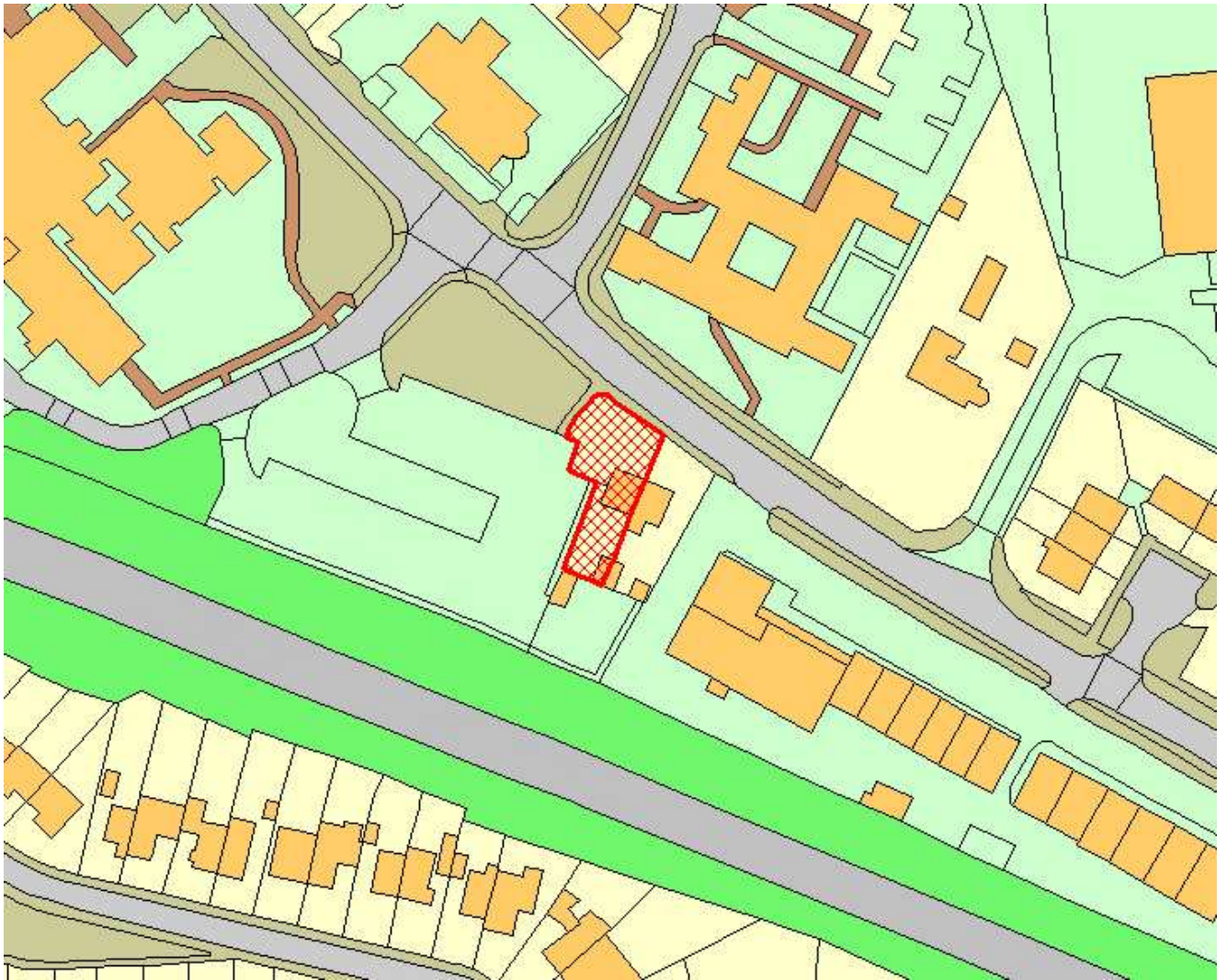
Informative

Please note that the application site is within a Green Impact Risk Zone for Great Crested Newts. Whilst the proposal is considered to be low risk, there is the possibility that those species may be encountered once work has commenced. The gaining of planning approval does not permit a developer to act in a manner which would otherwise result in a criminal offence to be caused. Where such species are encountered it is recommended the developer cease work and seek further advice (either from Natural England or NatureSpace) as to how to proceed.

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, 2021.

Plans on which this Assessment is based

Plan Type	Reference	Version	Received
Proposed Plans and Elevations	1460 - P - 001 - FD PROPOSED		2 October 2023



68 Wolverhampton Road, Codsall, WOLVERHAMPTON WV8 1PE