

**20/00401/FUL
NON-MAJOR**

Robert Spencer

**CODSALL
Councillor John K Michell
Councillor Robert Spencer**

43 Princes Gardens Codsall WOLVERHAMPTON WV8 2DH

To replace the current flat roof of an outbuilding attached to the main dwelling with a pitched tiled roof. The outbuilding measures 2.7m wide by 1.6m deep by 2.3m high.

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1. Site description

1.1.1 This application relates to a two-storey detached dwelling situated on the northern side of Princes Gardens in the south of the main service village of Codsall. It has amenity space to the front and rear, with off road parking at the front of the property.

1.2. Planning history

1974 - A Two Bedroom Extension To Dwelling, Refused [74/00238]
1974 - A Two Bedroom Extension To Dwelling, Approved [74/00617]
1997 - Extensions, Approved [97/00661/FUL]
2004 - Conservatory, Approved [04/01192/FUL]

2. APPLICATION DETAILS

2.1. The Proposal

2.1.1. The applicant seeks to add a tiled pitched roof to the existing flat roofed storage outbuilding attached to the rear of the property (2.7 x 1.6 metres). The existing building is 2.3 metres high and the proposal would add a pitched roof at 30 degrees with a height of 3.6 metres where it meets the rear wall of the main dwelling. The tiles to be used on the new roof would match those of the main dwelling.

3. POLICY CONTEXT

Within the Codsall and Bilbrook 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

No **Councillor** comments (expired 29/06/20)

Codsall Parish Council comments (received 11/06/20) The Chairman proposes as the applicant is a fellow Parish Councillor and the Parish Council is only a consultee we make no recommendation, but defer the decision to the arbiter. Councillors unanimously approved. Resolved the Council makes no comment on this application.

No **Neighbour** comments (expired 23/06/20)

5. APPRAISAL

5.1 The application is brought before the Planning Committee as the Applicant for the proposal is an elected Member.

5.2. Key Issues

- Principle of development
- Impact on the character of the area
- Impact on neighbouring properties
- Space about dwellings
- Highways/parking

5.3 Principle of development

5.3.1. The property is within the development boundary where outbuildings 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 the character of the area

5.4.1. Policy EQ11 of the Core Strategy requires that new development *"respect local character and distinctiveness, including that of the surrounding development and landscape [...] by enhancing the positive attributes whilst mitigating the negative aspects"*, and that

"in terms of scale, volume, 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."

5.4.2. The Council's 2018 Design Guide has been adopted and amplifies the principles set out in Policy EQ11 of the Core Strategy.

5.4.3. The proposal is at the rear of the property and would not be visible from the street scene. I consider that it would be sympathetic with the appearance and character of the surrounding area and would therefore comply with Policy EQ11 of the Core Strategy.

5.5. Impact on neighbouring properties

5.5.1. Policy EQ9 states that new development

"should take into account the amenity of any nearby residents, particularly with regard to privacy [...] and daylight."

5.5.2. I do not consider that the proposal will cause any undue impact on the amenity of the neighbouring properties. The footprint of the property would remain unaltered. The proposed roof, which at its highest would only be 1.3 metres higher than the existing, would be approximately 0.8 metres from the boundary with the neighbouring property to the eastern side (No.45). I note that there have been no neighbour objections to the application and consider that it would comply with Policy EQ9 of the Core Strategy.

5.6. Space about dwellings

5.6.1. The proposal does not infringe the LPA's 'Space about dwellings' standards.

5.7. Highways/parking

5.7.1. There are no parking or highways issues in respect of this application.

6. CONCLUSIONS

6.1. I consider that the proposal complies with Policies EQ9 and EQ11. As such I recommend this application for approval.

7. RECOMMENDATION - APPROVE

Subject to the following condition(s):

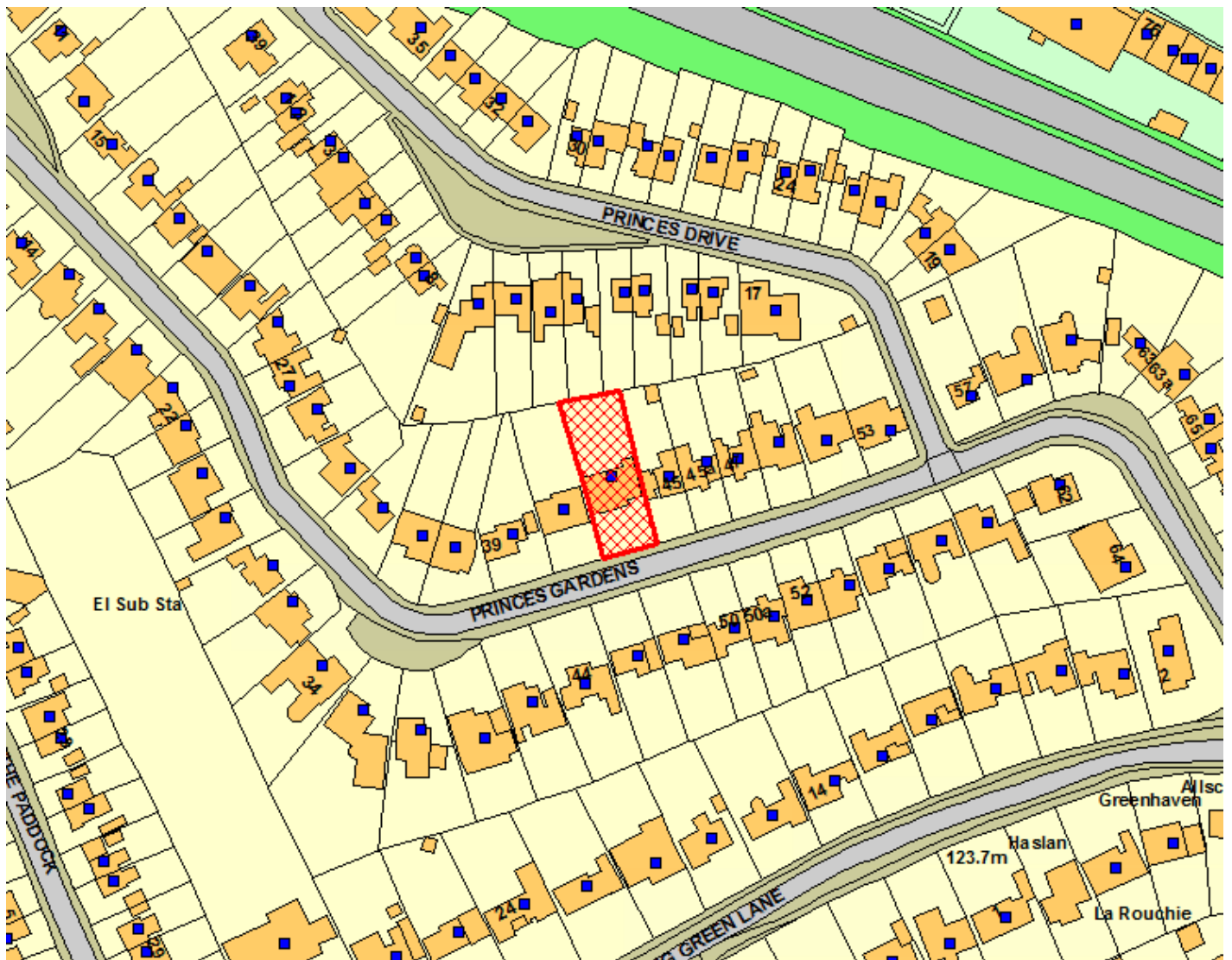
1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.

2. The development shall be carried out in accordance with the approved drawings: Block Plan, Proposed Rear Elevation received 24/05/2020
3. The materials to be used on the proposed roof 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.
4. 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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