

17/00187/FUL

Mr Andy Pyphers

**Cllr Val Chapman
Cllr Paul Fieldhouse**

BILBROOK

**11 Withers Road Bilbrook Wolverhampton South Staffordshire
WV8 1JF**

Proposed single storey rear extension

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1 Site Description

- 1.1.1 The application property is 11 Withers Road which is a two storey semi-detached property within Bilbrook Development Boundary. The property benefits from a single storey side garage extension (that links to no.9) and a single storey rear extension that has a depth of 2.4m.
- 1.1.2 The neighbour to the south is no.9 and this property has a single storey rear extension that abuts the shared boundary. The neighbour to the north is the adjoining semi no.13 and this property has a two storey rear extension with a single storey extension coming off it adjacent to the shared boundary.
- 1.1.3 To the rear the property adjoins the boundaries with no.35 and 36 Homefield Road.

1.2 Relevant planning History

- 1.2.1 None.

1.3 Pre-application Discussions.

- 1.3.1 None.

2. APPLICATION DETAILS

- 2.1 The proposal is for a single storey rear extension that would come off the original rear wall at a depth of 5.4m and also extend off the rear wall of the existing rear extension by 3m. It would have a width of 8m where a space of 0.1m would be maintained to the shared boundary with both neighbours. The extension would have a flat roof at a height of 2.8m and to the front there would be a parapet wall giving a final height of 3m.

2.2 Agent Submission

- 2.2.1 None.

3. POLICY CONTEXT

- 3.1 The application site is within Bilbrook Development Boundary
- 3.2 Core Strategy Development Plan Document, December 2012:
 - EQ9 – Protecting Residential Amenity
 - EQ11 - Wider Design Considerations

4. CONSULTATION RESPONSES

- 4.1 Cllrs V. Chapman & P. Fieldhouse (no comments received: expired 29/03/17)
 - Bilbrook Parish Council (received 05/04/17): no objection.
- 4.2 Representations
 - 4.2.1 None (expired 29/03/17).

5. APPRAISAL

- 5.1 The application has been presented to Planning Committee because the applicant's spouse is an employee of the Council.
- 5.2 Principle of development
 - Design and layout
 - Impact on neighbouring properties
 - Representations

5.3 Principle of development

- 5.3.1 The application site is within Bilbrook Development Boundary where domestic extensions are generally acceptable as long as they do not detrimentally harm the amenity of neighbouring properties or the character of the local area.

5.4 Design and layout

- 5.4.1 Policy EQ11 seeks high quality design of development that reflects local character. The proposed single storey rear extension reflects the host dwelling and will have matching fenestrations. The general design is considered acceptable and the proposal will not be seen from the streetscene.

5.5 Impact on neighbouring properties

- 5.5.1 Policy EQ9 seeks to protect the amenity of residents. The proposed extension would be screened from the neighbour no.9 by their existing extension which will have a depth of 1.35m beyond the proposal's rear wall. Therefore there would be no material impact

upon the amenity of this neighbour by way of loss of light or overbearing impact.

5.5.2 The proposal would extend 0.95m beyond the rear wall of the extension at no.13. This distance would not detrimentally impact upon the amenity of this neighbour and it is considered there would be no undue loss of light or overbearing impact.

5.5.3 The proposed extension would be sited 19m to the rear boundaries with no.35 and 36 Homefield Road. Considering the separation distance and that the proposal would be single storey, there would be no material loss of privacy, overbearing impact or loss of light.

5.6 Representations

5.6.1 None.

6. CONCLUSION

6.1 The proposed extension would not detract from the appearance of the host dwelling nor detrimentally impact upon the amenity of neighbouring properties. The proposal is therefore recommended for approval, complying with policies EQ9 and EQ11 of the adopted Core Strategy.

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:

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Location Plan on single A4 sheet
Block Plan on single A4 sheet
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.

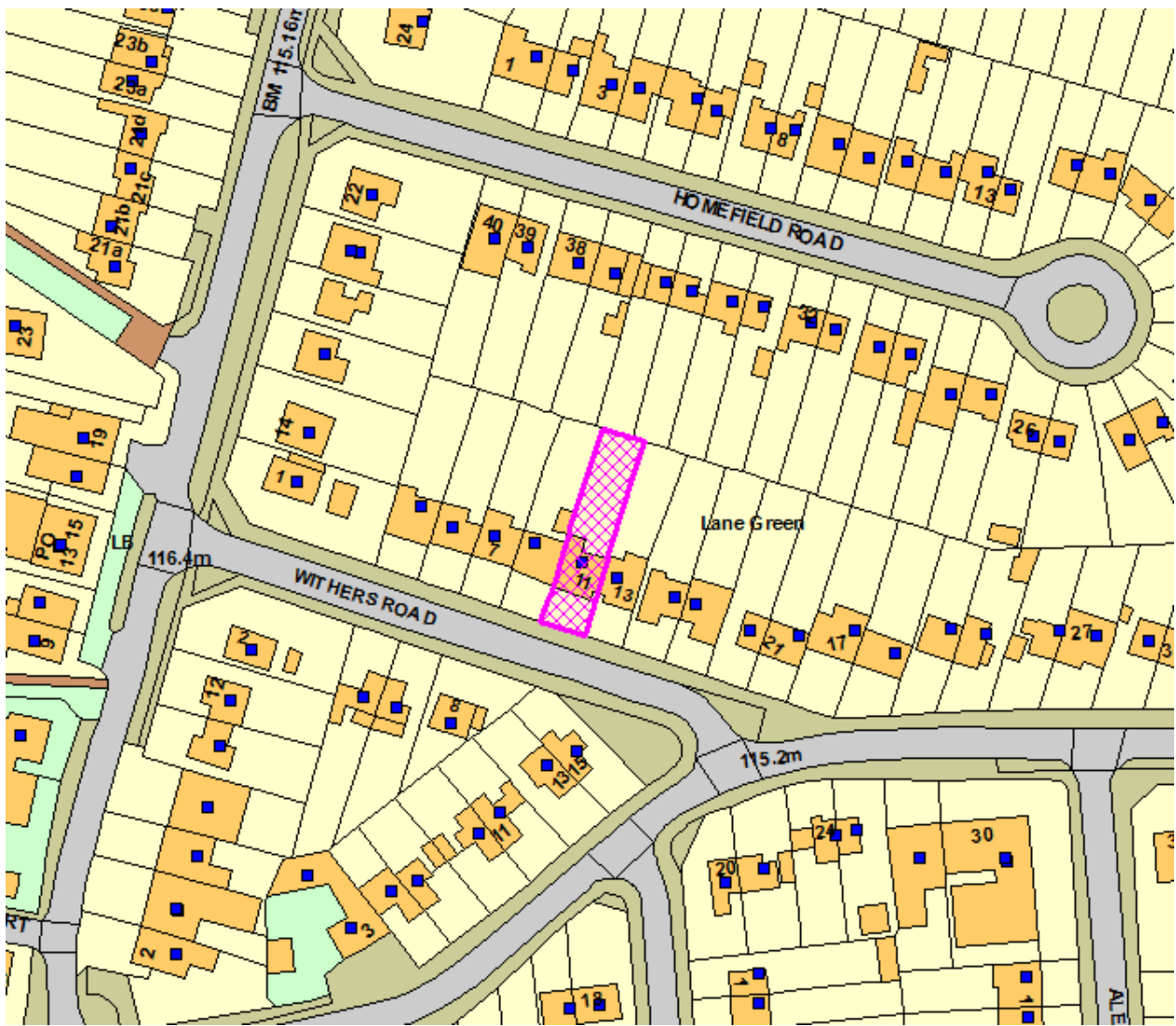
Reasons

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.

4. Proactive Statement

In dealing with the planning application the Local Planning Authority has worked in a positive and proactive manner in accordance with paragraphs 186 and 187 of the National Planning Policy Framework 2012.



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