

**15 Sytch Lane Wombourne Wolverhampton South Staffordshire
WV5 0NF**

First floor and single storey rear extensions

1. SITE DESCRIPTION AND PLANNING HISTORY

Not applicable

2. APPLICATION DETAILS

Not applicable

3. POLICY CONTEXT

Within the Development Boundary

- Adopted Core Strategy
- Core Policy 4: Promoting High Quality Design
- Policy EQ9 Protecting Residential Amenity
- Policy EQ11 Wider Design Considerations
- Appendix 5 Car parking standards
- Appendix 7 Space about Dwellings

National Planning Policy Framework
7. Requiring good design

4. CONSULTATION RESPONSES

Comments received:

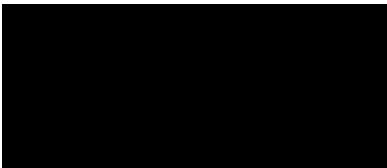
Councillor	No
Parish Council	Yes - No objection
Neighbour	No
Site Notice	No

5. APPRAISAL

Principle of development

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.

Impact on neighbouring properties



22.06.13

The proposed extension will not cause any undue impact through the loss of privacy, loss of light or overlooking to neighbouring properties. It is 4 metres away from the nearest boundary and there are no properties to the north and east of the site and the proposal would not be visible from the south.

Impact on the character of the area

The proposal is sympathetic with the appearance and character of the surrounding area and appropriate in scale, mass, design, materials, layout and siting and does not involve the loss of any trees.

Space about Dwellings

The proposal does not infringe the Councils normal Space about dwellings standards.

Highways/parking

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

7. RECOMMENDATION PERCON

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: DWG_1001 received 27/11/2012..
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 92 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. SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

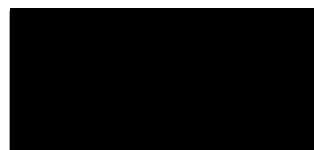
The decision to grant permission has been taken as the principle of residential extension development is considered acceptable as the site lies within the Development Boundary and within a residential area. The District Council is satisfied that the layout and design are acceptable and (subject to the imposition of conditions) the development will not have an adverse impact on the character of the surrounding area, or the amenity of neighbouring residents.

The decision to grant planning permission has also been taken having regard to all relevant material planning considerations, comments received and the following relevant policies and proposals in the Development Plan:

Adopted Core Strategy
EQ9: Protecting Residential Amenity
EQ11: Wider Design Considerations

Proactive Statement

The Council has considered the application submitted, but did not consider amendments to the proposal were necessary. The application is considered to be acceptable in accordance with the reasons for granting planning permission above. The Local Planning Authority has therefore worked in a positive and proactive manner in relation to dealing with the planning application, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, 2012.



22.07.13