

CITY OF WOLVERHAMPTON COUNCIL
Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)
(England) Order 2015

Agent

Mr Jonathan Boxley
The Design Box
1 Berkley Drive
Kingswinford
West Midlands
DY6 9DX

Applicant

Mr & Mrs Goldson
28 Allan Glen Gardens
Bishopbriggs
Glasgow
G64 3BG

Our Ref:	20/01331/FUL
Site:	48 Mount Road, Tettenhall Wood, Wolverhampton, West Midlands, WV6 8HW
Proposal:	Two storey rear and first floor side extension and new bay windows and canopy

City of Wolverhampton Council as Local Planning Authority **Grant Permission** for this development, in accordance with the approved plans and drawings, subject to the following conditions:

1. This development shall commence before the expiration of three years from the date of this permission.

Reason: - Pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (PCPA).

2. This development shall accord with the following drawings: -

Plan Type	Reference	Version No.	Date Received
Block Plan	410-04		01.12.2020
Proposed floor plans and elevations	410-02		01.12.2020
Location plan	410-01		01.12.2020

Reason: - For the avoidance of doubt.

3. The external materials used in the development shall match those of the existing building in size, colour, form and texture.

Reason: To ensure the satisfactory appearance of the development. Relevant UDP policy D9 and BCCS policy ENV3

Civic Centre
St Peter's Square
Wolverhampton
WV1 1RP
Telephone 07779974685

Authorised Officer:
Date: 11.01.2021



Ms Jennifer Nicholds

Reason for decision

The proposed extension is at the front, side and rear of the property, within the curtilage. It will be visible within the street scene but would not have an unreasonable detrimental impact upon the character of the area. The proposal would not have an unreasonable negative impact upon the occupiers of the neighbouring dwellings in terms of over bearing impact, privacy, or loss of light due to the tall trees separating properties and the solid wall at the side of the balcony. The proposed development is in accordance with the policies of the development plan, including UDP Policies D4, D6, D7, D8, D9, H6 and BCCS Policy ENV3

Notes for Information

1. Any policies referred to on this decision notice are the policies of the Black Country Core Strategy (BCCS), adopted 3rd February 2011 and the saved policies of the Wolverhampton Unitary Development Plan (UDP), adopted in June 2006, unless otherwise stated. The BCCS and UDP can be viewed at the Planning and Building Control Reception on the second floor of the Civic Centre or alternatively on the Council's Website, at www.wolverhampton.gov.uk
2. Please note that conditions attached to this consent may require details to be submitted to and approved by the Council. Submissions will need to be made with the appropriate fee using the form from www.planningportal.gov.uk. Also, please note that some conditions must have been discharged in writing, **before** any work on site can commence.

In dealing with the application, the local planning authority has worked with the applicant in a positive, creative and proactive manner to secure a development that will improve the economic, social and environmental conditions of the area, in accordance with paragraph 38 of the National Planning Policy Framework (February 2019).

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to grant subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. You must do so within 6 months of the date of this notice on a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 0000) or online at <https://www.gov.uk/appeal-planning-decision>.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

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- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If your proposed project requires **Building Regulations Approval** or you are unsure whether it does please contact us on **01902 55595**, email building.control@wolverhampton.gov.uk or visit our website www.wolverhampton.gov.uk for pre-application advice.

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