

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

Agent

Mr J K Kalsi
Building Designs & Technical Services
2 Coalway Road
Penn
Wolverhampton
WV3 7LR
United Kingdom

Applicant

Mr Balvinder Singh Bal
12 Rosemary Crescent West
Wolverhampton
WV4 5AP

| | |
|------------------|---|
| Our Ref: | 22/00077/FUL |
| Site: | 12 Rosemary Crescent West Wolverhampton West Midlands WV4 5AP |
| Proposal: | Kitchen and dining room extension and internal alterations. Loft conversion |

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 |
|------------------------------|-----------|-------------|---------------|
| Location Plan and Block Plan | - | - | 24.01.2022 |
| Proposed Elevations | 92/21 | - | 24.01.2022 |
| Prop. GF Plan | Sheet 2 | - | 24.01.2022 |
| Prop. FF Plan | Sheet 3 | - | 24.01.2022 |
| Loft Plan | Sheet 4 | - | 24.01.2022 |

Reason: - For the avoidance of doubt.

3. The external materials used for the single storey rear extension shall match those of the existing building in size, colour, form and texture.

Civic Centre
St Peter's Square
Wolverhampton
WV1 1RP
Telephone 01902 550348

Authorised Officer: _____
Date.: 05.05.2022

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Ms Alisha Paul

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

4. The proposed front dormer shall be constructed in exterior PVC cladding in dark grey charcoal colour and maintained as such for the lifetime of the development.

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Reasons for Granting Planning Permission

Previous prior approval 22/00084/PDPA was granted for the proposed single storey rear extension. The proposed front dormer is acceptable in terms of its appropriate design, scale and mass. The proposal is in keeping with the character of the existing dwelling and will not cause any adverse impacts to the street scene or the amenities of neighbouring dwellings. No objections were received for this application. There is sufficient space for off-street parking for the proposed development. The proposal is in accordance with the policies of the development plan, including UDP Policies D4, D6, D7, D8, D9, AM12, 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.
3. Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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Standing Advice valid from 1st January 2021 until 31st December 2022.

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 (July 2021).

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.
- 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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