

Report to Planning Committee

22 June 2022

Application Reference	DC/21/66668
Application Received	18 February 2022
Application Description	Retention of outbuilding at rear.
Application Address	17 Beverley Road West Bromwich B71 2LP.
Applicant	Mandip Singh
Ward	Hateley Heath
Contact Officer	Mr Anjan Dey anjan_dey@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to:


- (i) Areas of exposed block work at the side elevations shall be painted in the agreed colour within 3 months of the date of the permission.
- (ii) The approved outbuilding shall be used for purposes that remain ancillary to the main dwelling house of 17 Beverley Road.



2 Reasons for Recommendations

- 2.1 It is considered the outbuilding is acceptable in its design, appearance and scale and does not result in any significant loss of amenity to neighbouring residential properties.

3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods – The design of the proposal is acceptable in respect of national and local planning policy.
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4 Context

- 4.1 This application is being reported to your Planning Committee at the request of Councillor Simon Hackett who has raised concerns about the use of the building and noise levels associated with the use of the building.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[17 Beverley Road, West Bromwich.](#)

5 Key Considerations

- 5.1 The site is unallocated within the development plan.
- 5.2 The material planning considerations which are relevant to this application are:-

Government policy (NPPF)
Design, appearance and materials
Loss of light, outlook, privacy and use.
Noise nuisance



6. The Application Site

- 6.1 The application relates to a semi-detached residential dwelling located at the northern side of Beverley Road, West Bromwich. The character of the surrounding area is residential in nature.
- 6.2 The applicant is has applied for the retention of an outbuilding that is located at the back of the rear garden of the dwelling following an investigation by the planning enforcement team which found that the building required planning permission (ref: ENF/22/11726).

7. Planning History

- 7.1 There is no planning history for the property.

8. Application Details

- 8.1 The applicant has applied for the retention of an outbuilding that is located at the back the rear garden of the property. The outbuilding comprises largely of brick, with some areas of exposed block work at the side elevation. The structure has a tiled roof and contains a single door and 2 windows.

The applicant has advised that the outbuilding is used for domestic storage of bicycles etc. but also for other purposes – leisure time – that are ancillary to the use of the main house.

Dimensions are:

6.2m deep by 5.6m wide by 3.6m high the maximum height of the dual pitched roof. The height to eaves is 2.5 metres.



9. Publicity

- 9.1 The application has been publicised by neighbour notification letter without response.

10. Consultee responses

There are no statutory consultation responses to report for this application.

11. National Planning Policy

- 11.1 National Planning Policy Framework promotes sustainable development but states that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

12. Local Planning Policy

- 12.1 The following policies of the Council's Development Plan are relevant:

ENV3: Design Quality

SAD EOS9: Urban Design Principles

- 12.2 ENV3 and SAD EOS9 encourage high quality design. On balance I consider the design of the proposed extensions to be acceptable in its appearance. However, its external appearance can be improved further by painting the small areas of exposed blockwork at the side elevations.

13. Material Considerations

- 13.1 National and local planning policy considerations have been referred to above in sections 11 and 12. With regards to the other material considerations, these are highlighted below:



13.2 Design, appearance and materials

I am satisfied the design, appearance and scale of the outbuilding that has largely been constructed using external materials (brick and tiles) that are in keeping with the existing dwelling. However, its external appearance can be improved further by painting the small areas of exposed blockwork at the side elevations. This matter has been discussed with the applicant who has provisionally agreed to paint these areas in a colour to match facing brickwork, pending a decision on the application.

13.3 Loss of light, outlook, privacy and use.

It is my view that the outbuilding does not result in significant loss of amenity to neighbouring properties. The property benefits from a large garden and the outbuilding does not reduce rear garden space to an insufficient level.

The main garden area is at higher level to the main house but it is my view that the 1.6 metre height of the building which is above the 2.5 metres that is permitted under Class E of the General Permitted Development Order does not appreciably harm the outlook from neighbouring dwellings. There is also some screening (foliage) along the boundary to number 15 Beverley Road.

Satisfactory amended plans have now been received to show the gable end roof to the outbuilding rather than the pitched roof that was shown on the original plans.

With regards to the use, the applicant has clearly stated that the outbuilding is not solely used for domestic storage. It is also used for leisure purposes by various members of the family. A relevant condition will also be recommended to ensure that the use remains ancillary to the primary dwelling.



Noise Nuisance

Concerns have been raised regarding the use of the building and noise levels associated with this, when the building and garden is used by family and friends. As indicated above, a condition can be attached to limit the use of the building. Noise associated with garden parties would be a matter for either the anti-social behaviour team or public health and falls outside the scope of this planning application.

14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. In my opinion the proposal is compliant with relevant policies and there are no material considerations that would justify refusal.

15 Implications

Resources:	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None.
Social Value	None.

16. Appendices

01 Location plan

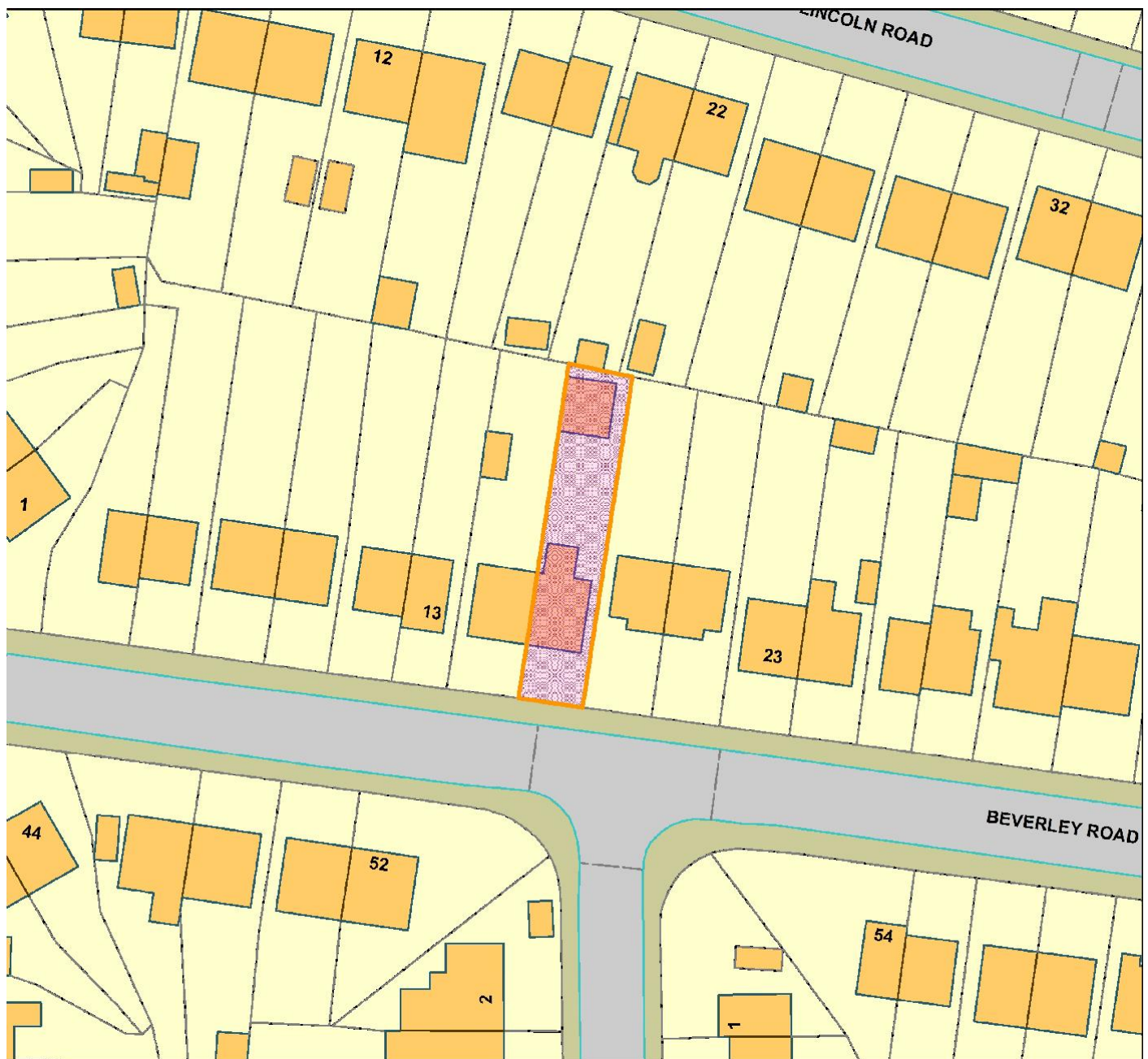
02 Floor plan

03 Elevations, general layout and roof plan



DC/22/66668

17 Beverley Road, West Bromwich

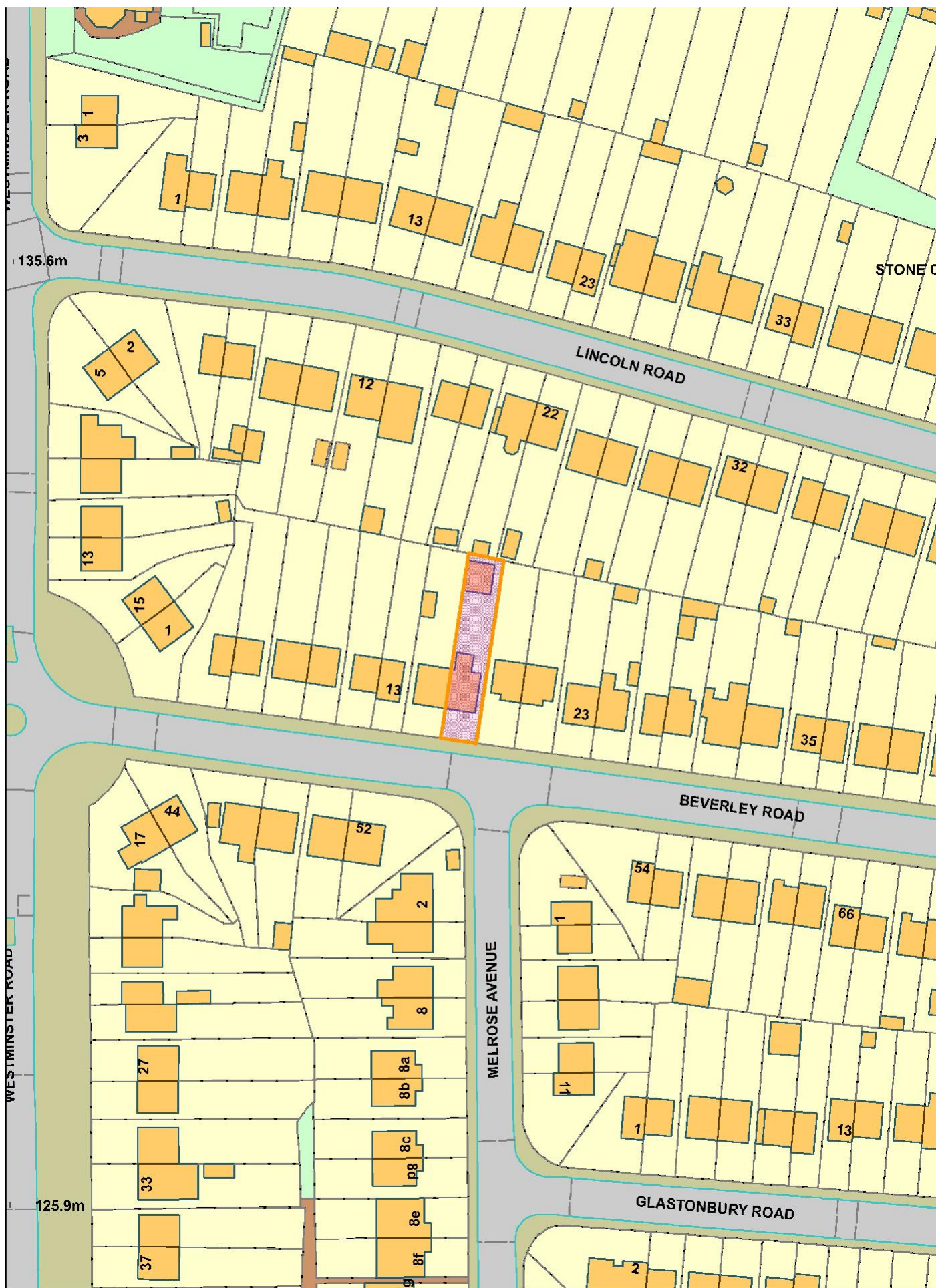


Legend	
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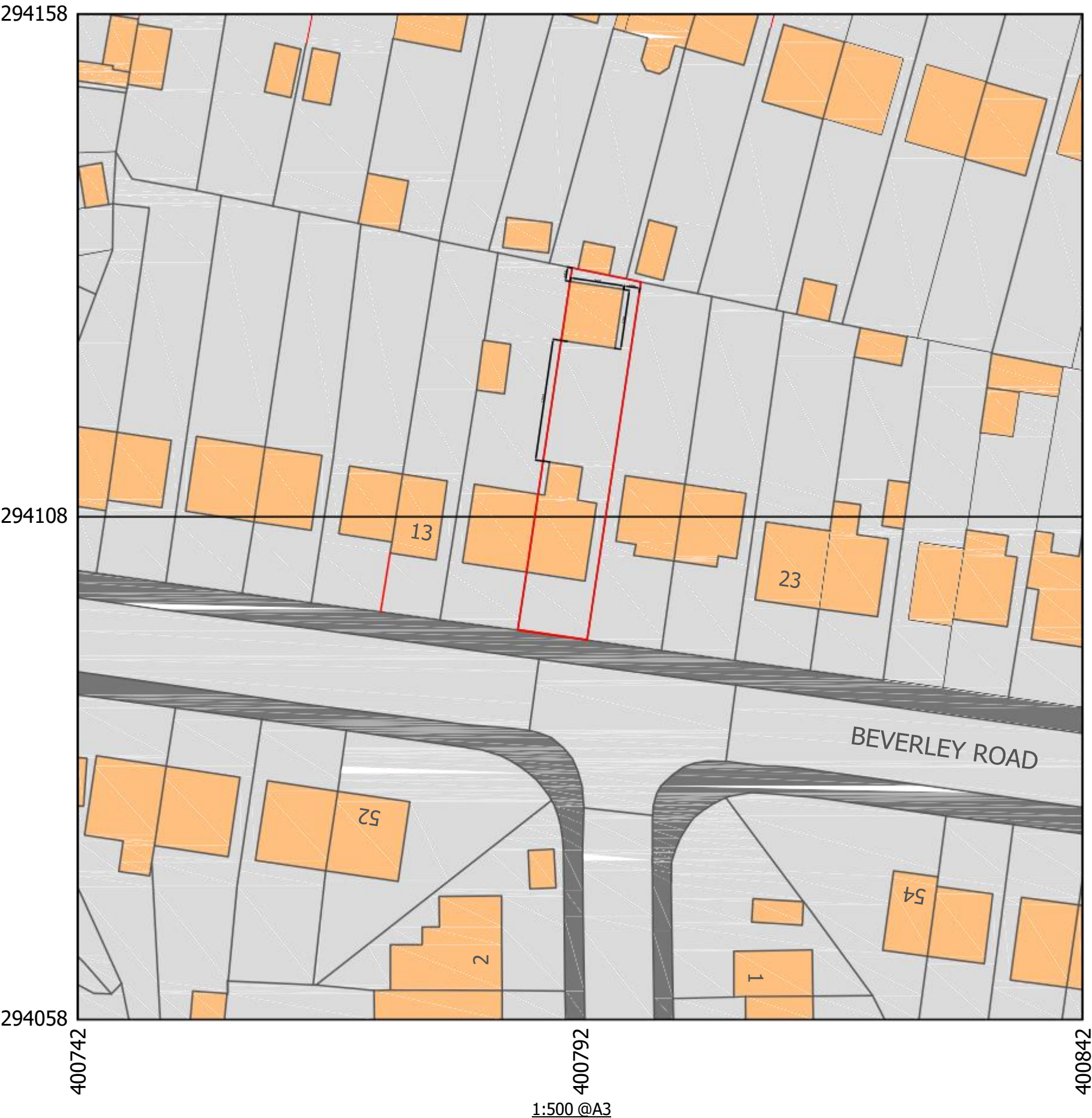
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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	07 June 2022
OS Licence No	





Site Plan For Information Only



NOTES:

C	17.03.22	SCALE BAR SCALE AMMENDED
B	08.03.22	SCALE BAR ADDED TO DRAWING
REV	DATE	COMMENTS

DRAWING STATUS
FOR INFORMATION

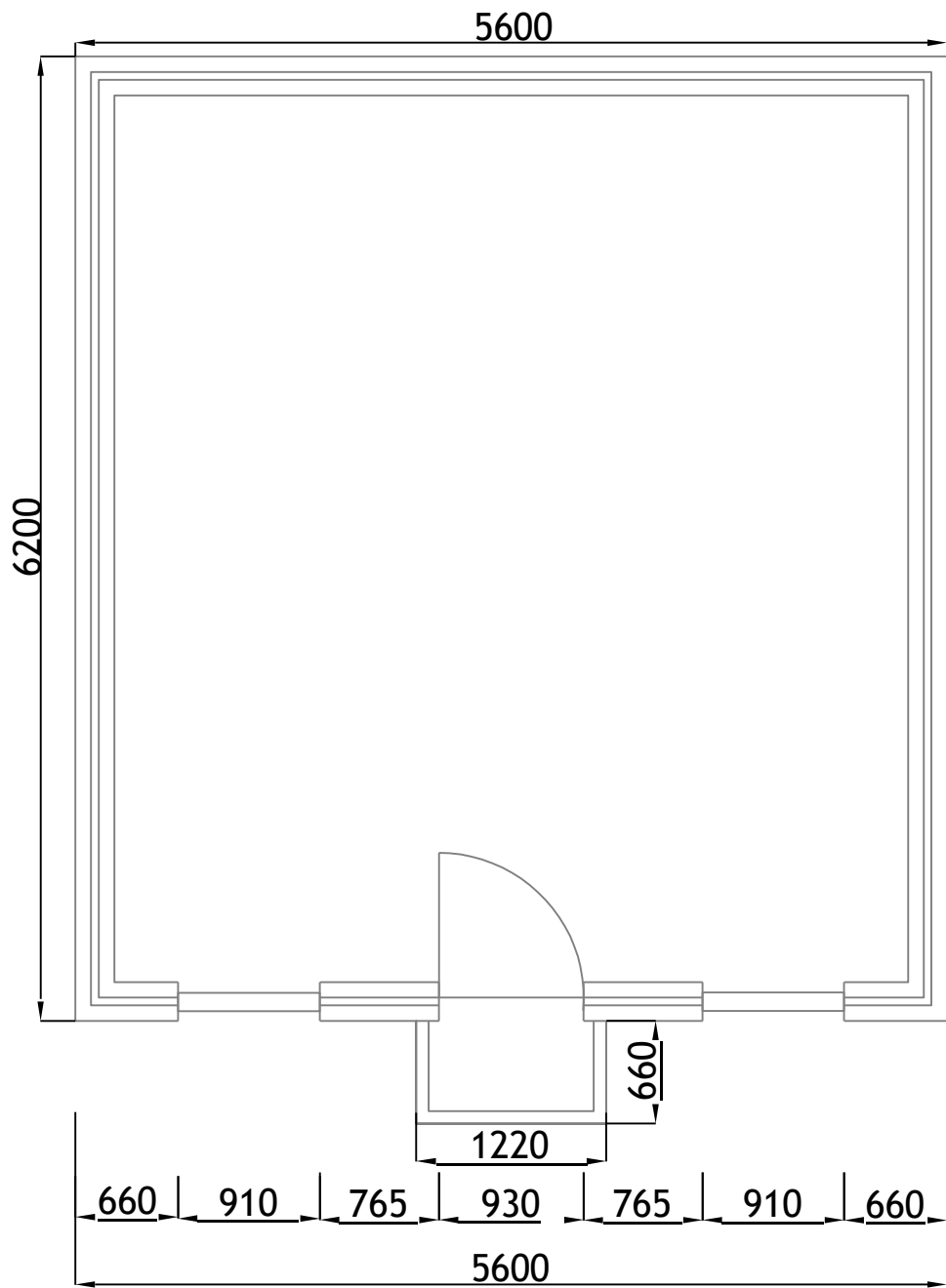
PROJECT
17 BEVERLEY ROAD - PLANNING PERMISSION

CLIENT
MR SINGH

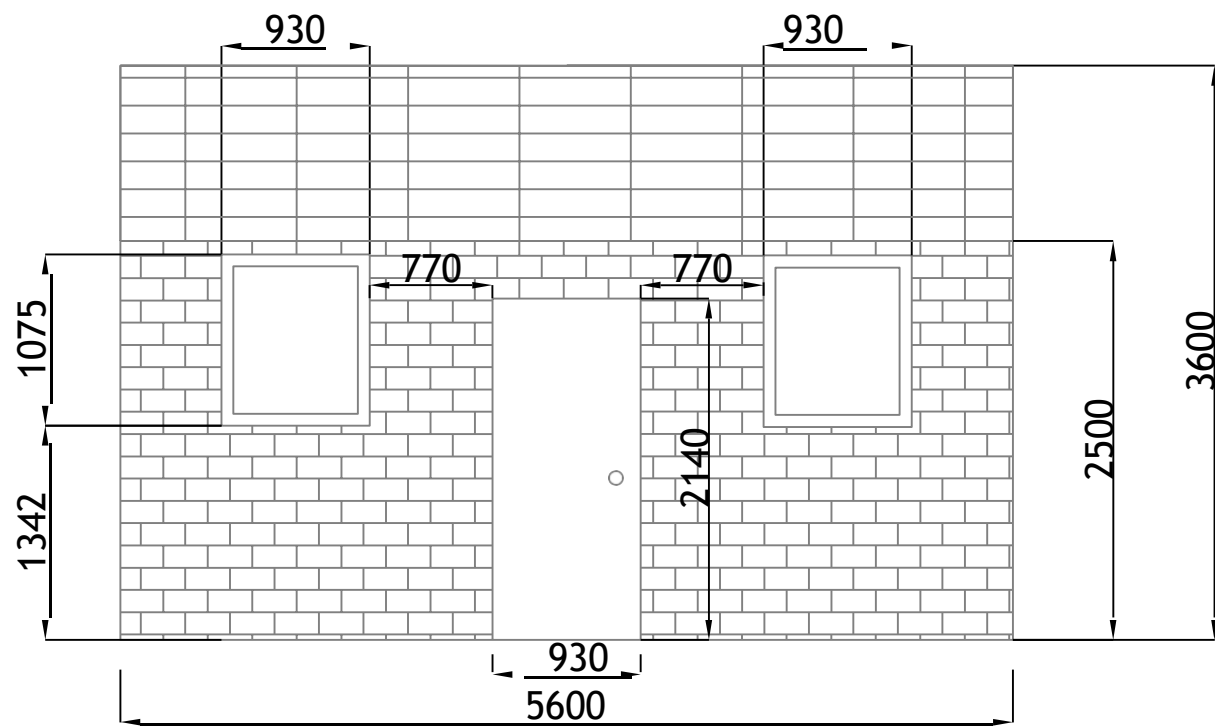
IN ASSOCIATION WITH
MR T COOPER

DRAWING TITLE
SITE PLAN

DRAWN BY TC	CHECKED BY LR	APPROVED BY TC
START DATE 17.02.22	SCALE 1:500 @A3	DRAWING SIZE A3
JOB No.	DRAWING No.	REVISION C



1:50 @ A3



1:50 @ A3

NOTES:

C	21/05/22	REVISED TO REFLECT APPROPRIATE ROOF
B	03/03/22	ELEVATION ADDED
REV	DATE	COMMENTS

DRAWING STATUS
FOR INFORMATION

PROJECT
17 BEVERLEY ROAD - PLANNING PERMISSION

CLIENT
MR SINGH

IN ASSOCIATION WITH
MR T COOPER

DRAWING TITLE
FLOOR PLAN & ELEVATIONS

DRAWN BY TC	CHECKED BY LR	APPROVED BY TC
START DATE 17.02.22	SCALE DO NOT SCALE	DRAWING SIZE A3
JOB No.	DRAWING No.	REVISION C