

Mr Singh c/o Agent	Proposed private access way off Meadowside Close and the construction of 3 No. dwellings, parking spaces and associated facilities. Land to the rear of 62 and 64 Newton Road Great Barr Birmingham
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Date Valid Application Received: 11th October 2018

1. Recommendations

Approval is recommended subject to the following conditions: -

- i) External materials;
- ii) Boundary treatments;
- iii) Hard and soft landscaping
- iv) Development carried out in accordance with submitted tree removal/protection details;
- v) Provision and retention of manoeuvring spaces, access drive, parking spaces and garages;
- vi) Details of sliding security gate; once approved, shall be implemented in accordance with approved details;
- vii) Construction hours and no bonfires;
- viii) Electric vehicle charging points;
- ix) Precautionary contamination condition;
- x) Working method statement;
- xi) Drainage details;
- xii) External lighting details (provision and retention of);
- xiii) Removal of permitted development

2. Observations

At the last Committee meeting members resolved to visit the site.

The Application Site

This application relates to part of the rear gardens of 62 and 64 Newton Road which are two detached houses on the south side of Newton Road to the east of the junction with Meadowside Close. There are a number of mature trees within the site that are protected by a Tree Preservation Order. To the south of the site are houses in Waddington Avenue; to the west is a bungalow and houses in Meadowside Close; to the east are the houses in Newton Park Mews.

Planning History

Previously planning permission was sought in 2010 for 4 no. dwellings (ref - DC/10/52889). This was refused by the Council, but then allowed at appeal in 2012 (ref - APP/G4620/A/11/2160777). The site was never developed and another application was submitted in 2014, again for 4no. dwellings (ref - DC/14/57769). This was granted permission in 2015, but then this permission expired in February 2018. The Applicant purchased the site and this new application was submitted.

Current Application

This is a full planning application for the development of 3 new detached three (plot 1) and five bed (plots 2 & 3) dwellings. Access is formed by a continuation of the access road from Meadowside Close, with a private drive which allows access to all three properties, as well as no 17a Meadowside Close. The dwellings would be arranged around the turning area of the access drive and garages and parking spaces would be provided for each plot. The application is supported by a Design and Access Statement, Arboricultural Method Statement, Ground Investigation Report, Tree Survey and supplementary images of the proposal.

Publicity

The application has been publicised by neighbour notification letter; 3 emails of objection have been received and the objections may be summarised as follows:

- i) Highway safety/poor vehicular manoeuvrability/access and inadequate parking facilities;
- ii) Garden grab violation;

- iii) The proposed development is not in keeping with the existing style of residential housing/overbearing effect;
- iv) Unaffordable housing;
- v) Housing has previously been refused on the site;
- vi) Overlooking
- vii) Will a new fence be put to the rear of plots 2 & 3?

Statutory Consultee Responses

Planning Policy has no objections.

Following the receipt of amended plans, the Head of Highways has no objections.

Following the receipt of amended plans, my Urban Design Team has no objections.

The Council's Tree Preservation officer has no objection.

The Head of Environmental Health has no objections, subject to the imposition of conditions relating to hours of construction; electric vehicle charging points; and precautionary contamination conditions.

Responses to objections

- i) The Head of Highways has no objection to the proposal and satisfactory vehicular manoeuvrability/access and parking provision would be provided; therefore, I am satisfied that the proposal would not cause any significant highway issues.
- ii) The precedent for residential development has already been set on this site through the approval of the two previous applications (DC/14/57769 & DC/10/52889) referred to in section 3 of this report. The proposal is also smaller than these previously approved applications; which has led to a reduction in the number of dwellings proposed, from 4, 4 bedroom dwellings to 3 dwellings (1, 3 bed and 2, five bed properties). Therefore, I am satisfied that as residential development has previously been approved on this site, then this current proposal would not constitute garden grabbing in this instance.
- iii) Following the receipt of amended plans, my Urban Design Team has no objections. The Applicant has also submitted plans to indicate how the proposal would relate to the surrounding buildings/area. Therefore, I am satisfied that the

proposal could be accommodated within this area and would not be overbearing when viewed in relation to the existing context of the area.

- iv) The proposal is below the threshold for affordable housing, so is not applicable in this instance.
- v) It is noted that a previous scheme (DC/10/52889) was refused by the Council, however, this scheme was then allowed at appeal by the Planning Inspectorate (APP/G4620/A/11/2160777).
- vi) The Applicant has submitted amended plans to remove any habitable rooms from overlooking situations; therefore, I feel that this has addressed the concern of overlooking in this instance.
- vii) The Applicant has indicated on the submitted proposed boundary plan that a 2.1 metre high close boarded fence would be installed to the rear of plots 2 & 3.

Planning Policy and Other Material Considerations

In planning policy terms, the main issues are how the proposal accords with both national and local policy. In relation to the NPPF, the scheme generally accords with the provisions of this framework, providing sustainable high quality housing, which would assist in the delivery of a sufficient supply of homes.

The site of the proposed development is not allocated for residential development on the SAD Policies map, therefore it would be classed as a housing windfall site and SAD Policy H2 would be applicable; my Planning Policy colleague has confirmed that the proposal would meet the guidance contained in this policy.

Through the development of the scheme, and the amendments to the proposal which have been received through the determination of this application; it is ensuring that it meets the design and appearance requirements required through policies ENV3 of the BCCS and SAD EOS9 of the SAD Document.

Together with those above, the other relevant planning policies, which are applicable to the scheme, are highlighted within section 6 of this report; it is considered that the proposals would meet these policy considerations.

Conclusion

In my opinion, the site could adequately accommodate the proposal, whilst maintaining satisfactory internal living standards and external amenity space. The proposal would introduce a scheme that is compliant with national and local policy and would provide an acceptable living environment. The scheme would not affect the amenities of the neighbouring properties by way of loss of light, outlook or privacy and would raise no significant highway issues. Also, through the imposition of appropriate conditions, the proposal in my opinion would harmonise with its surroundings.

Conditional approval is therefore recommended.

3. Relevant History

- | | |
|-------------|--|
| DC/14/57769 | Proposed private access way off Meadowside Close and the construction of 4 No. dwellings, parking spaces, garages and associated facilities (resubmission of DC/10/52889). Grant Permission Subject to Conditions – 12.02.2015 |
| DC/10/52889 | New private access way off Meadowside Close and the construction of four new dwellings, parking spaces, garages and associated facilities. Allowed with Conditions – 06.01.2012 |
| DC/10/52088 | Proposed construction of new private access way and erection of six dwellings, parking, garages and associated facilities. Refuse permission – 05.08.2010 |
| DC/05/44207 | Construction of 2 x 3 bed bungalows. Grant Conditional Reserved Matters – 15.04.2005. |
| DC/05/43836 | Construction of 2 x 3 bed bungalows. Grant Outline Permission with Conditions – 22.02.2005 |
| DC/04/42236 | Proposed new three bedroom bungalow with internal garage. Grant Permission Subject to Conditions – 10.05.2004 |

4. Central Government Guidance

NPPF – Supports sustainable development.

5. Development Plan Policy

CSP4 – Place Making

DEL1 – Infrastructure Provision

HOU1 – Delivering Sustainable Housing Growth

TRAN2 – Managing Transport Impacts of New Development

ENV3 – Design Quality

ENV5 – Flood Risk, Sustainable Drainage Systems and Urban Heat Island

ENV8 – Air Quality

SAD H2 – Housing Windfalls

SAD EOS9 – Urban Design Principles

6. Contact Officer

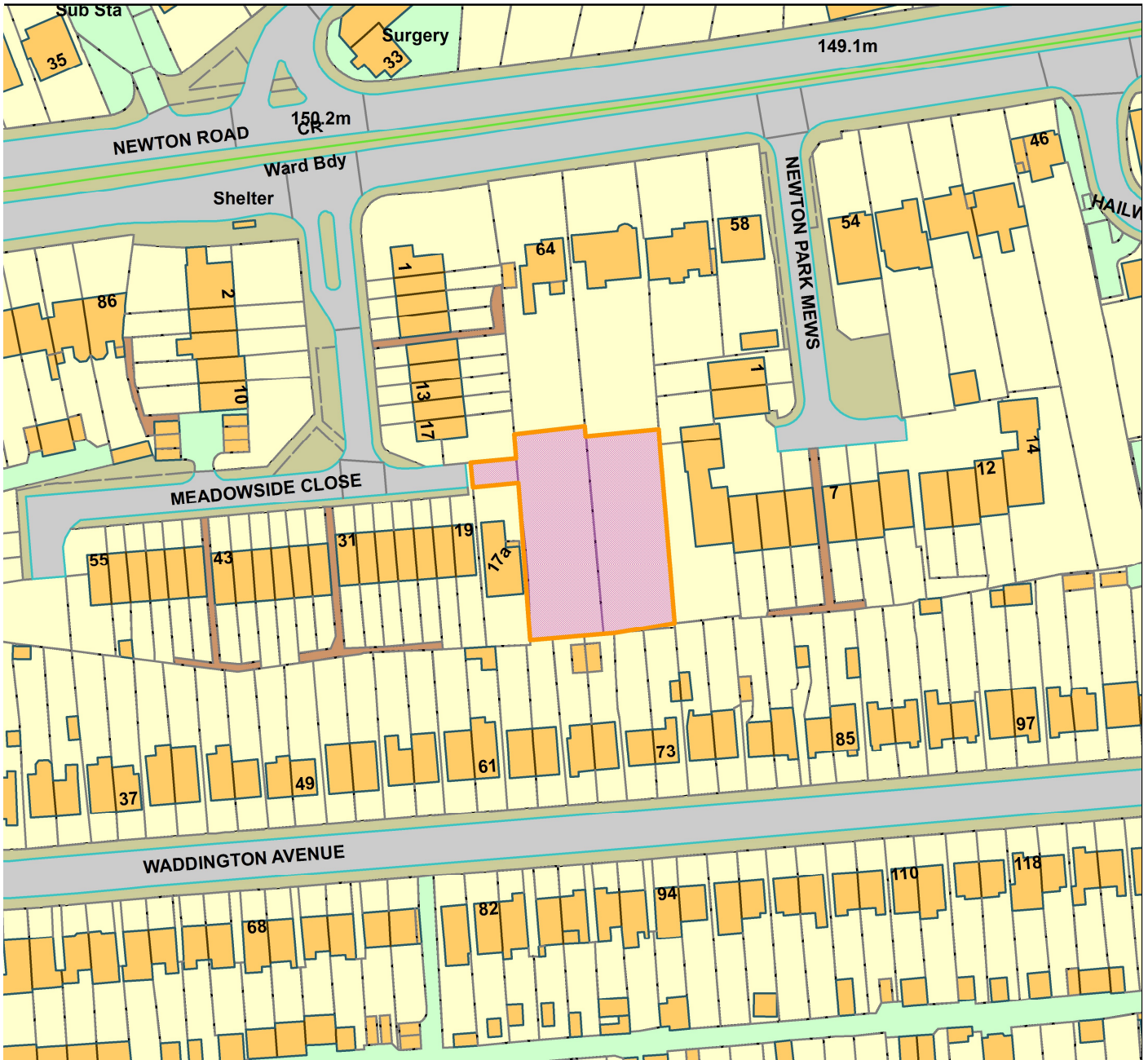
Mr Douglas Eardley

0121 569 4892

douglas_eardley@sandwell.gov.uk

DC/18/62304

Land to the rear of 62 and 64 Newton Road



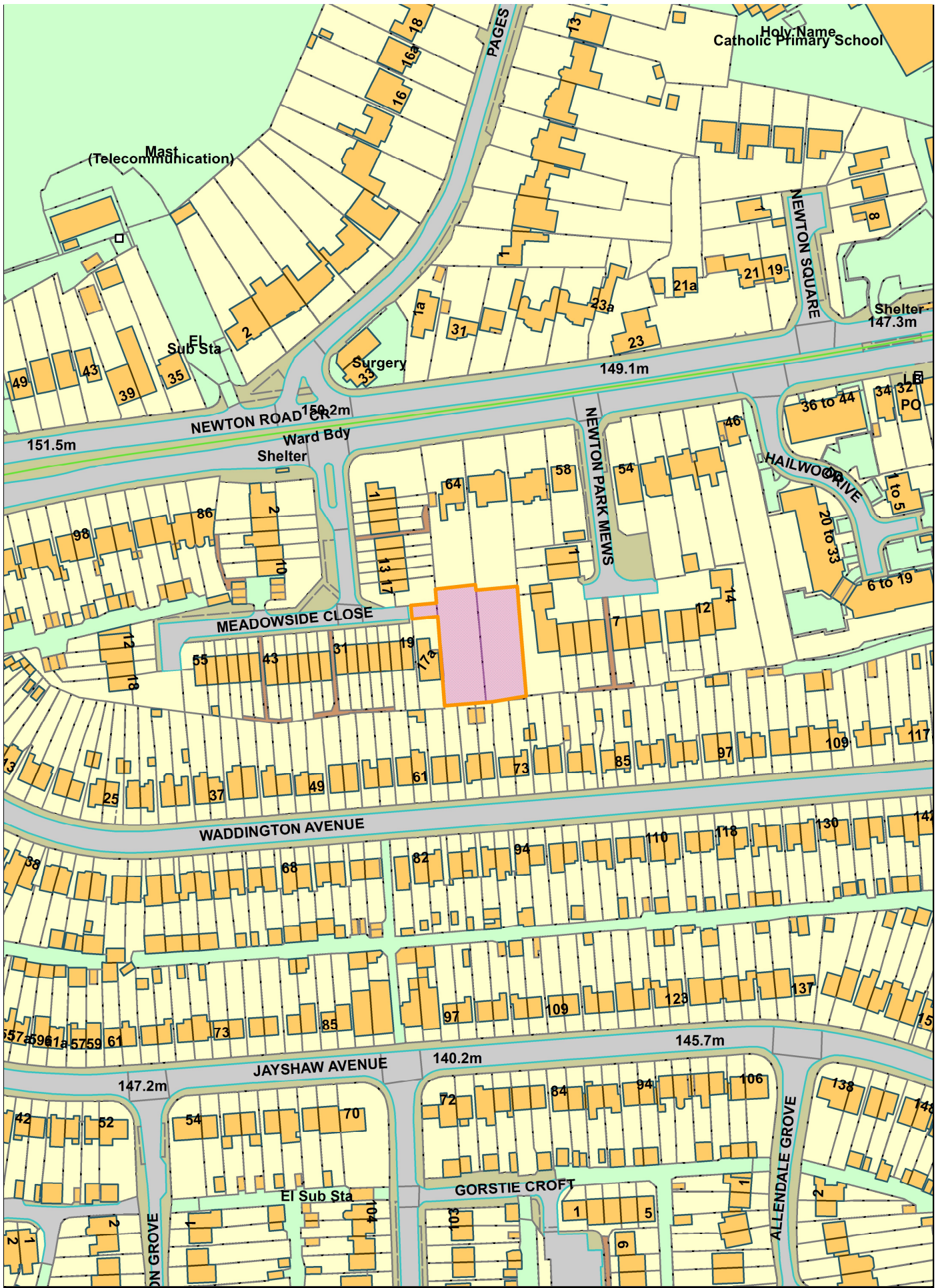
Legend

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Department	Not Set
Comments	Not Set
Date	27 February 2019
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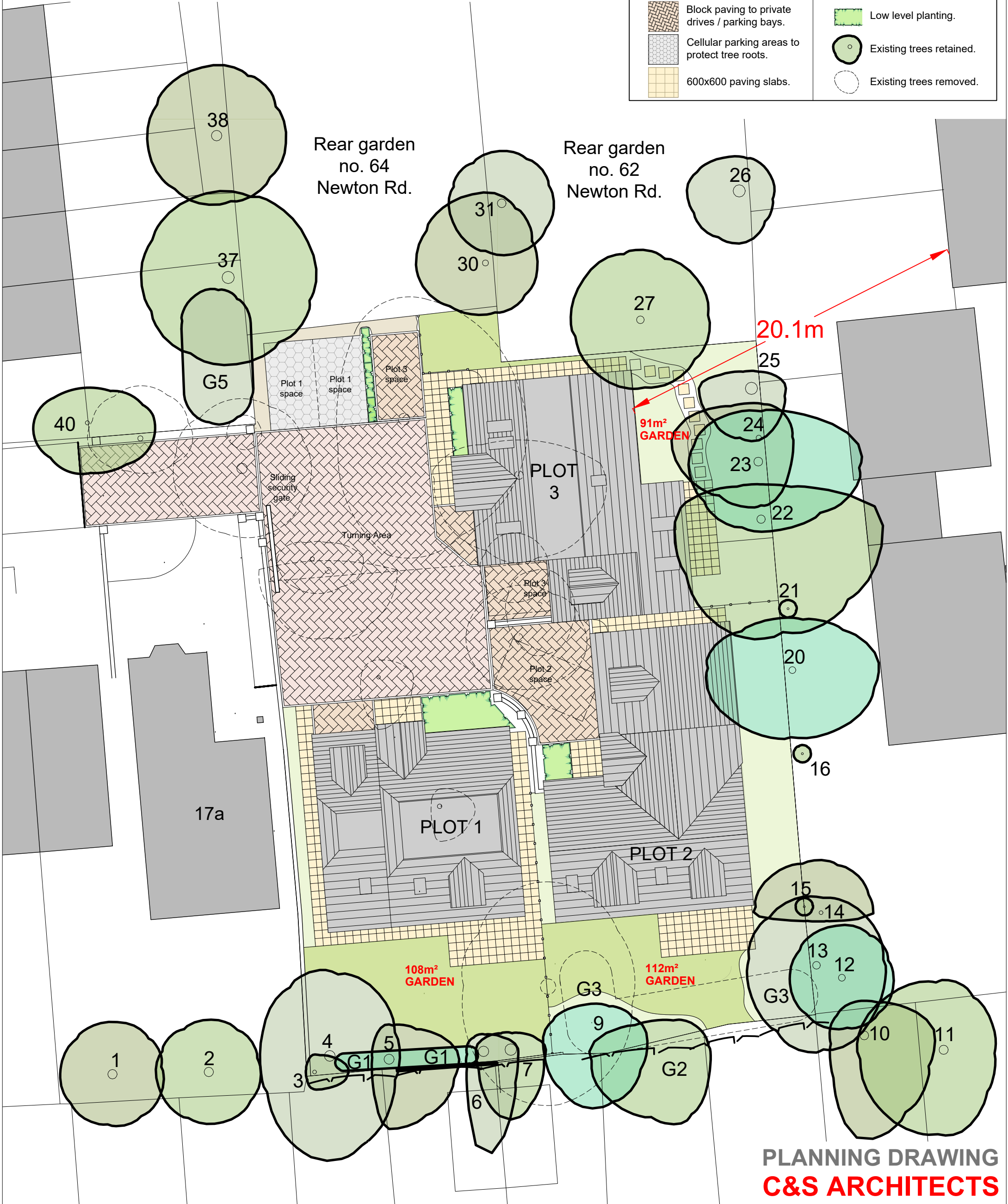
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Residential Development: Land adjacent 62 & 64 Newton Road / 17a Meadowside Close.

Proposed Site Plan

KEY	
	Proposed Houses (outline).
	Block paving to shared access drive.
	Block paving to private drives / parking bays.
	Cellular parking areas to protect tree roots.
	600x600 paving slabs.
	Grass
	Planting area with shade loving plants below trees.
	Low level planting.
	Existing trees retained.
	Existing trees removed.



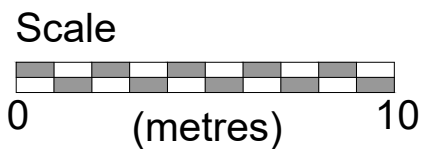
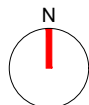
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Revision	Date	Details
A	09-12-18	Updated following Planner comments.

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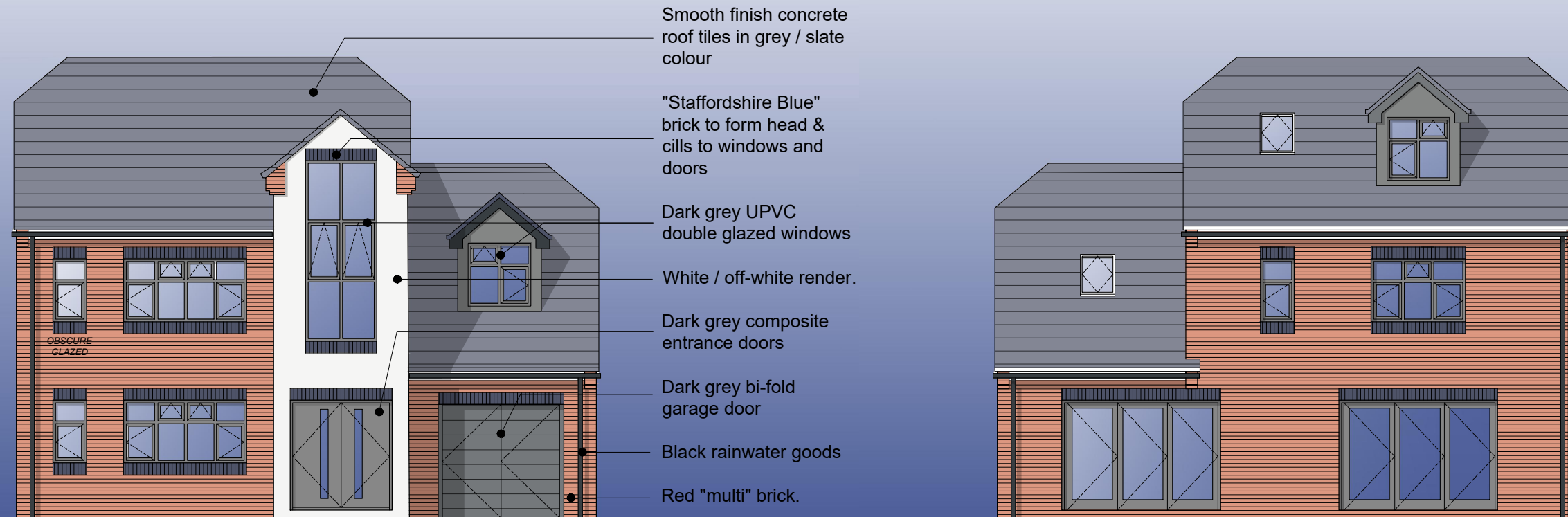
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Client:	Mr. Singh		
Job:	Land Adj. 62 & 64 Newton Rd / 17a Meadowside Cl.		
Drawing title:	Proposed Site Plan		
Drawing Number:	V8127	PL	02
(Job number)			Revision: A
Scale:	1:200@A3		
Date:	September 2018		
Drawn by/ checked by:	DSW / LC		

Land to rear 62 & 64 Newton Road / 17a Meadowside Close.

PLOT ONE - ELEVATIONS



Front Elevation.

Rear Elevation.



Side Elevation.

Side Elevation.

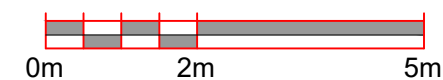
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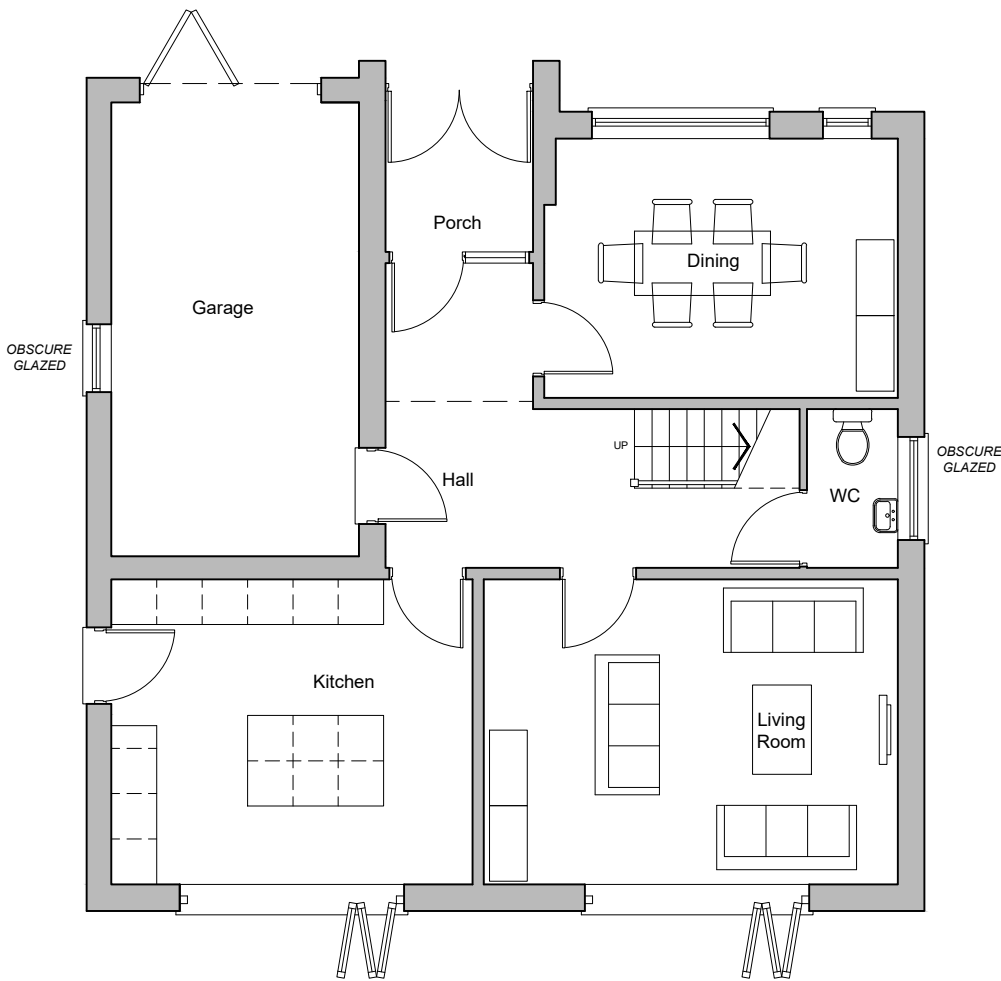
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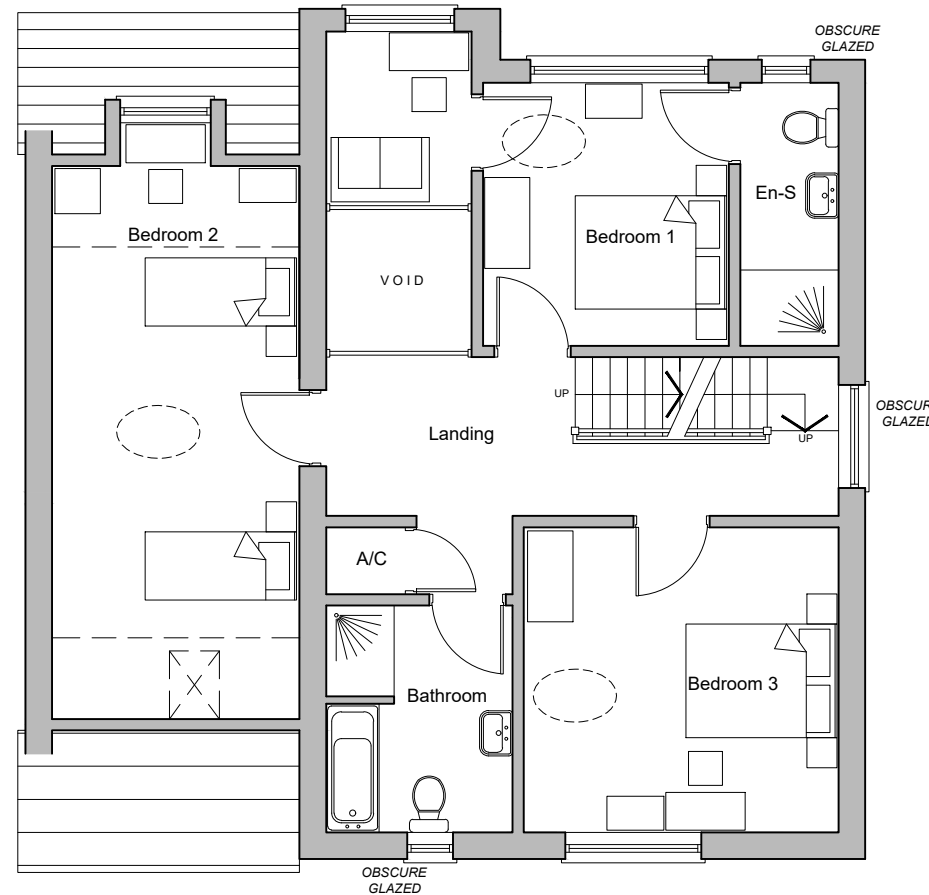
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Drawing Number:	V8127	PL	05	Revision: A
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Date:	September 2018			
Drawn by/ checked by:	DSW / LC			

Land to rear 62 & 64 Newton Road / 17a Meadowside Close.

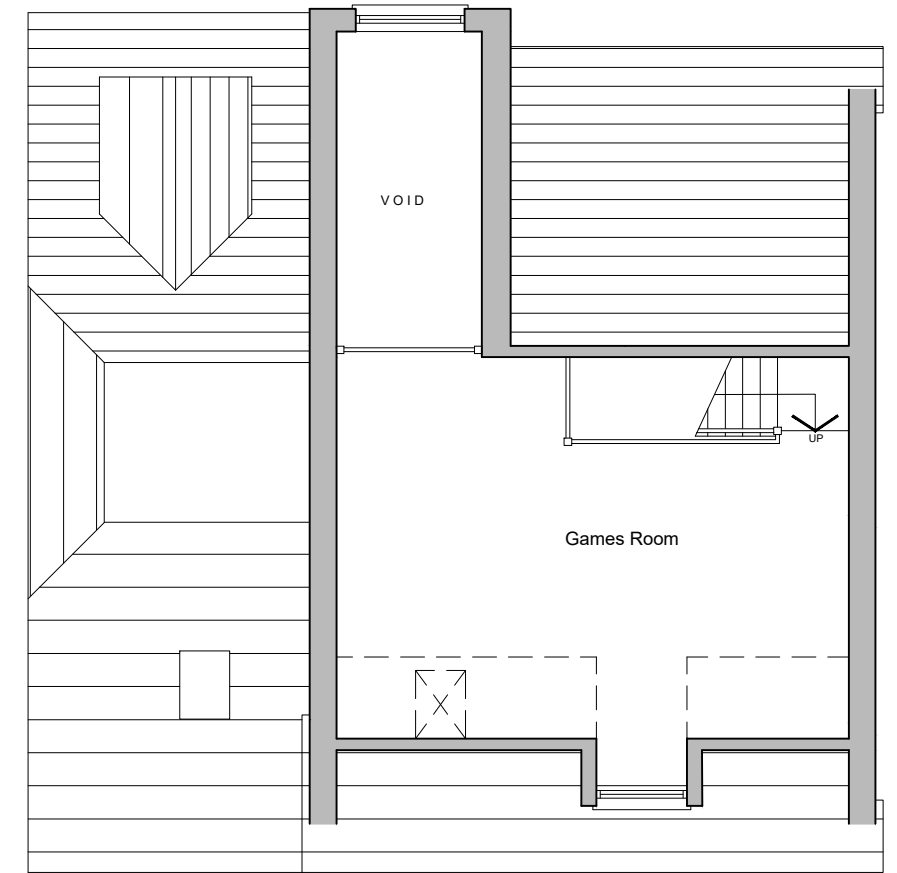
PLOT ONE - FLOOR PLANS



Ground Floor Plan.



First Floor Plan.



Second Floor Plan.

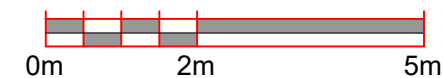
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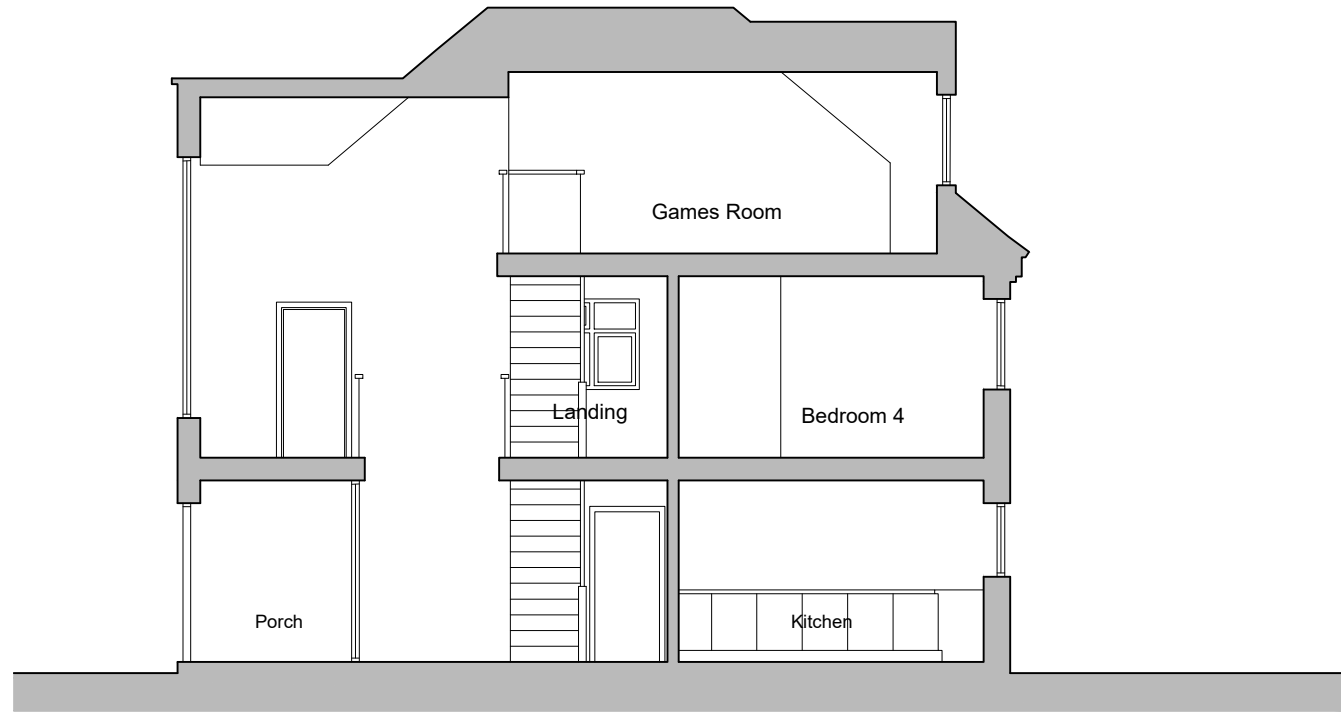
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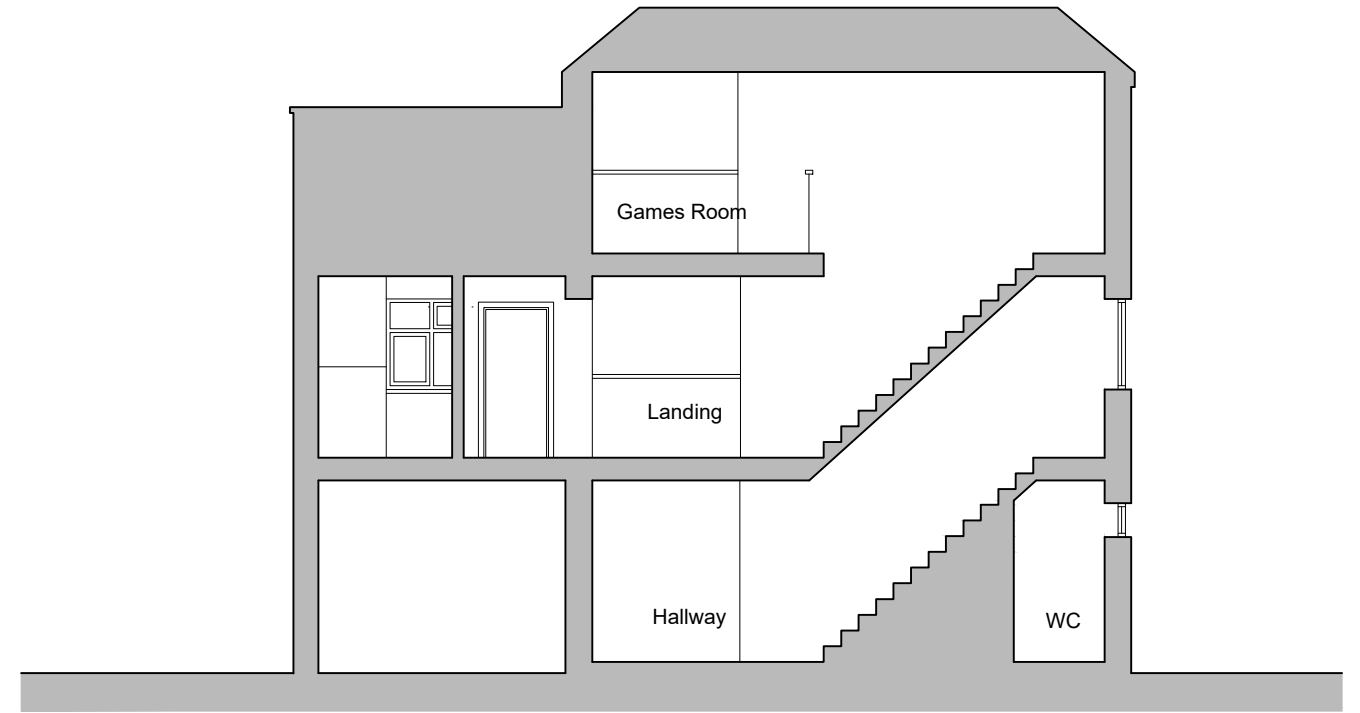
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Drawing Number:	V8127	PL	04	Revision: A
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Date:	September 2018			
Drawn by/ checked by:	DSW / LC			

Land to rear 62 & 64 Newton Road / 17a Meadowside Close.

PLOT ONE - SECTIONS

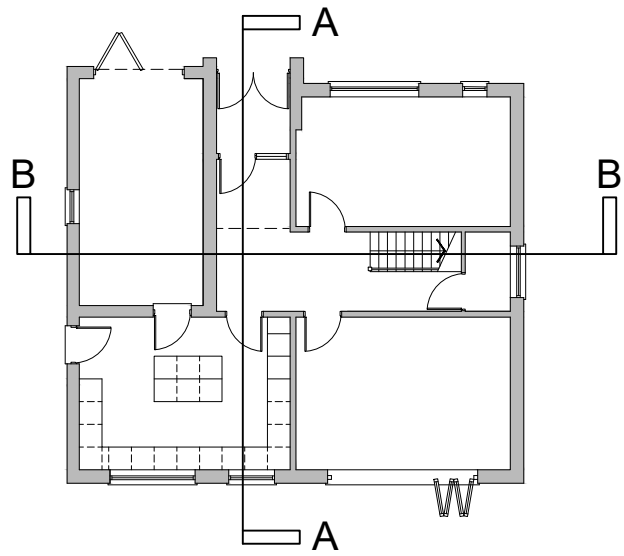


Section AA (hallway / porch).



Section BB (garage / staircase).

Section Key Plan



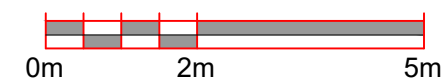
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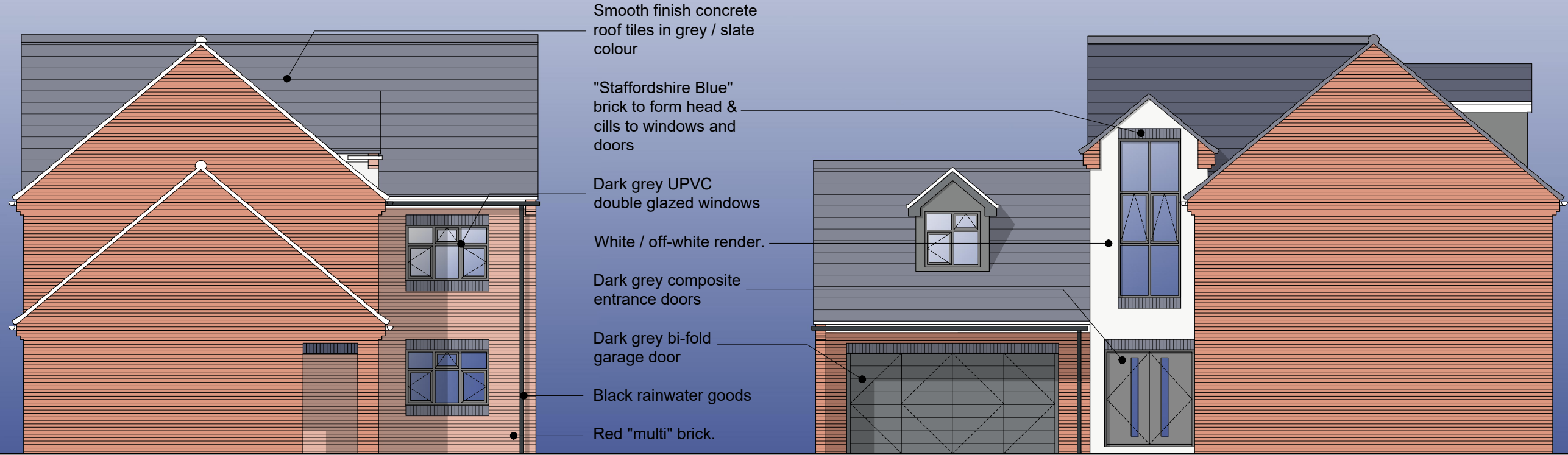
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Scale:	1:100@A3			
Date:	September 2018			
Drawn by/ checked by:	DSW / LC			

Land to rear 62 & 64 Newton Road / 17a Meadowside Close.

PLOT TWO - ELEVATIONS



Front Elevation.

Side Elevation.



Rear Elevation.

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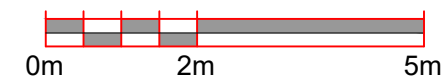
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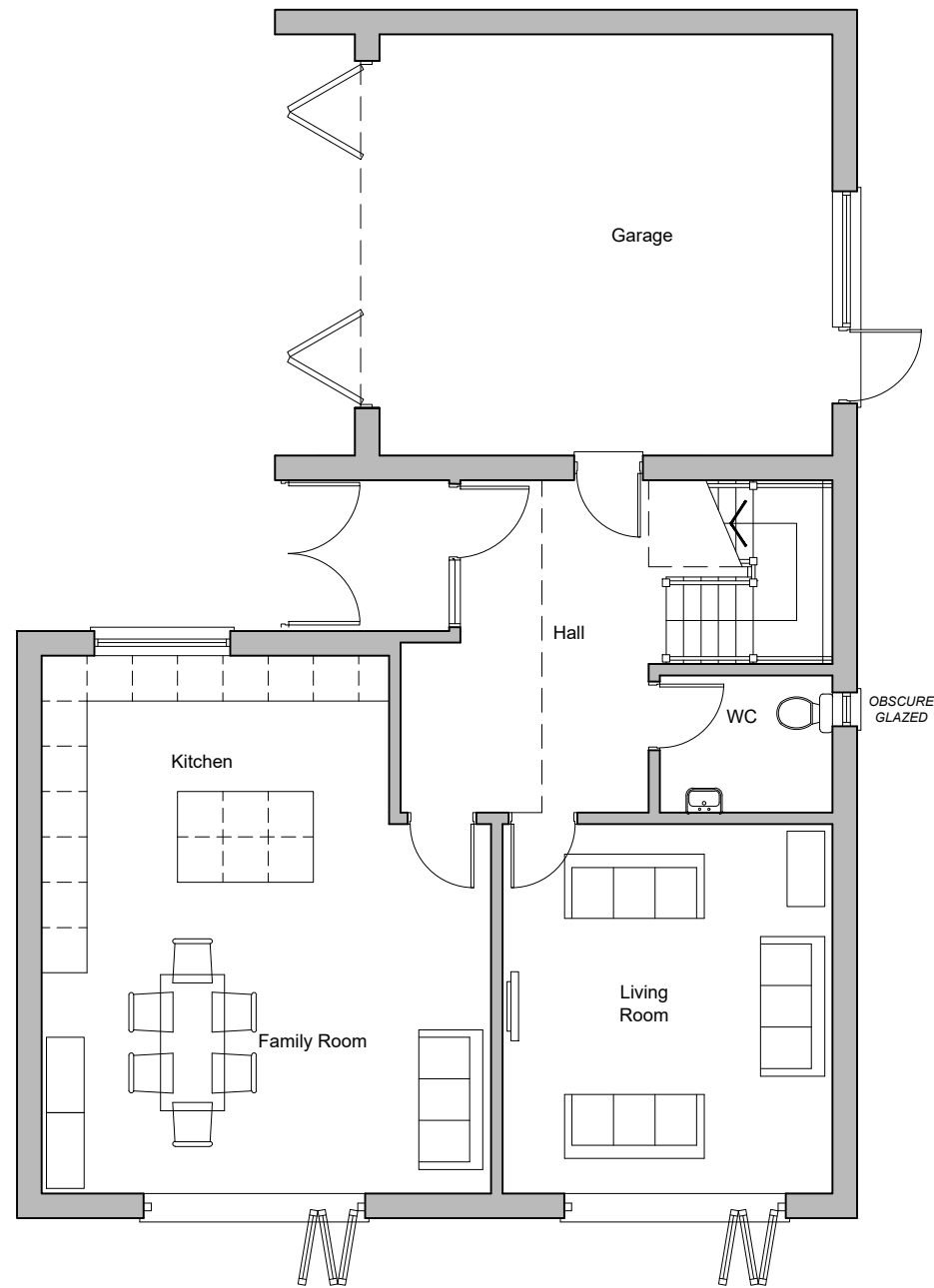
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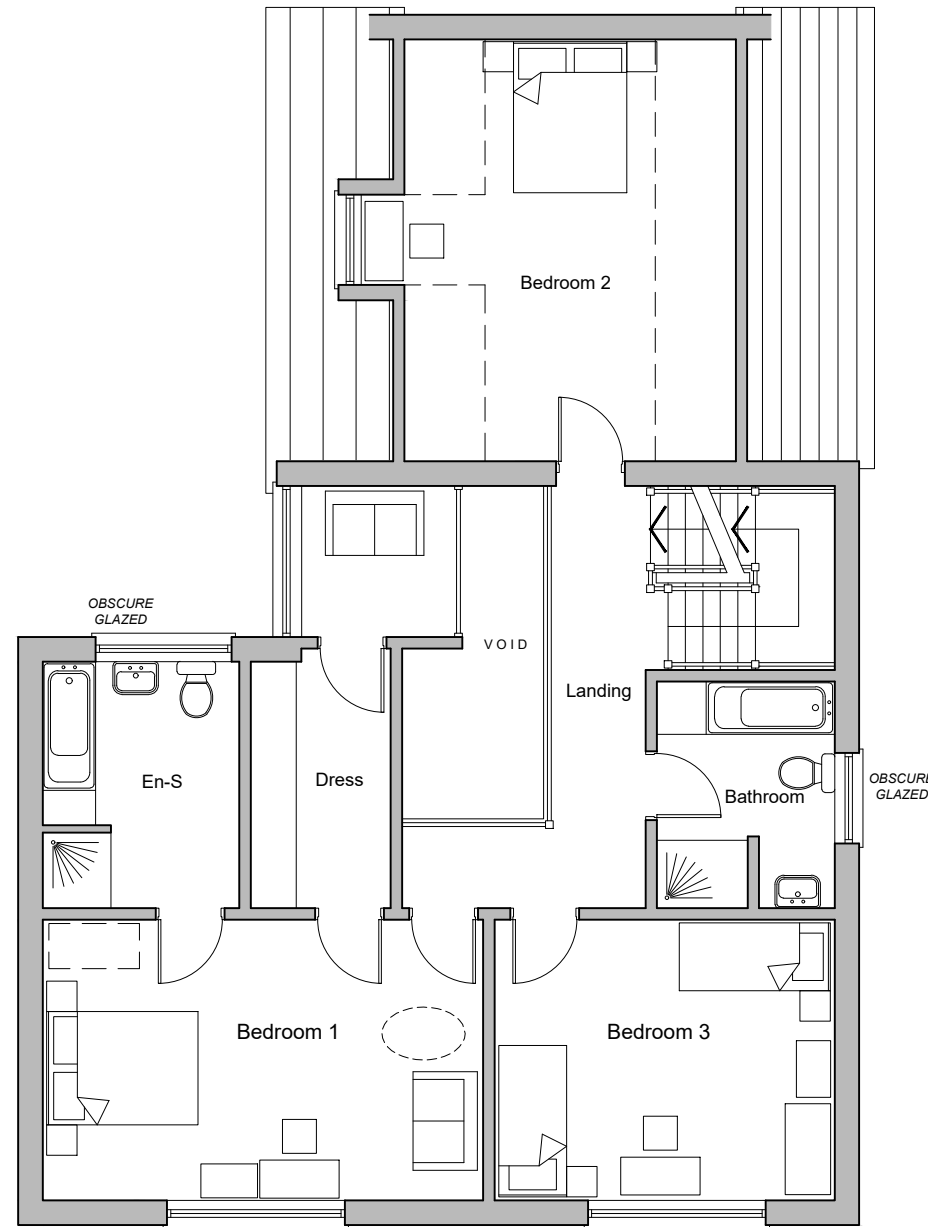
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Date:	September 2018			
Drawn by/ checked by:	DSW / LC			

Land to rear 62 & 64 Newton Road / 17a Meadowside Close.

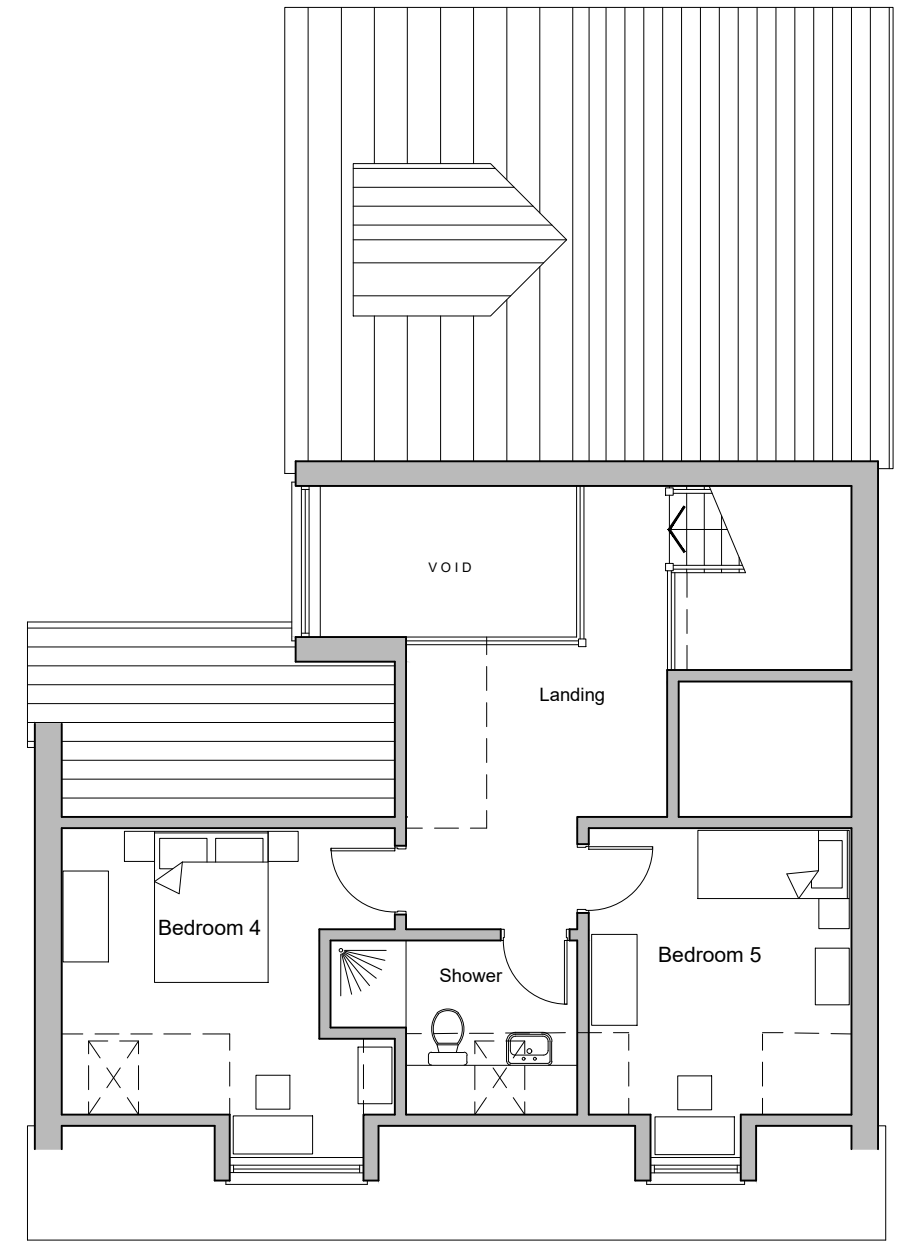
PLOT TWO - FLOOR PLANS



Ground Floor Plan.



First Floor Plan.



Second Floor Plan.

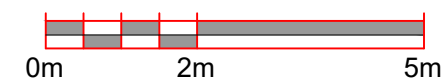
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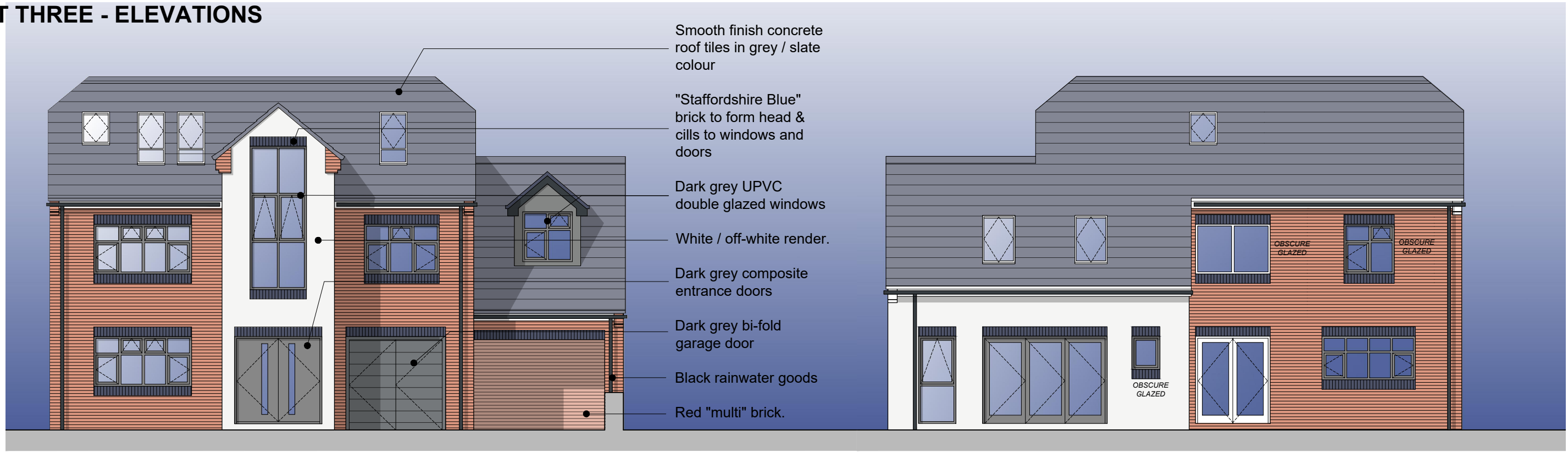
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Job:	New residential development - Newton Road.			
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Date:	September 2018			
Drawn by/ checked by:	DSW / LC			

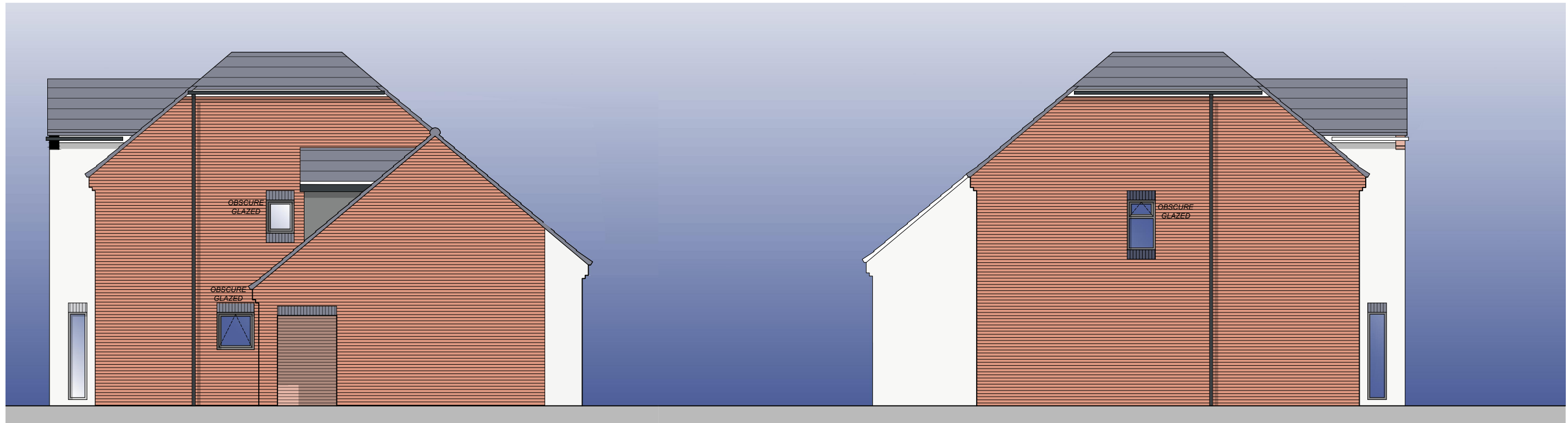
Land to rear 62 & 64 Newton Road / 17a Meadowside Close.

PLOT THREE - ELEVATIONS



Front Elevation.

Rear Elevation.



Side Elevation.

Side Elevation.

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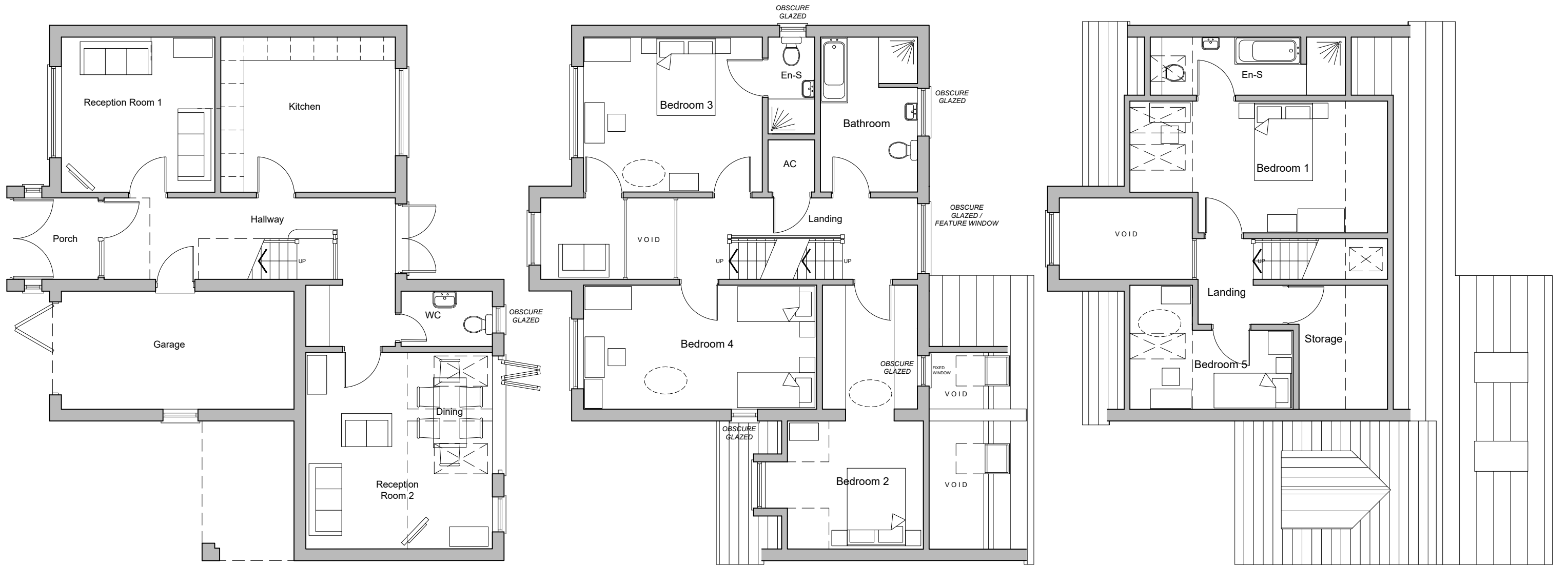
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Client:	Mr. Singh.			
Job:	New residential development - Newton Road.			
Drawing title:	Plot 3 - Proposed Elevations.			
Drawing Number:	V8127	PL	11	Revision: A
Scale:	1:100@A3			
Date:	September 2018			
Drawn by/ checked by:	DSW / LC			

Land to rear 62 & 64 Newton Road / 17a Meadowside Close.

PLOT THREE - FLOOR PLANS



Ground Floor Plan.

First Floor Plan.

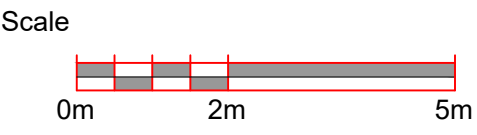
Second Floor Plan.

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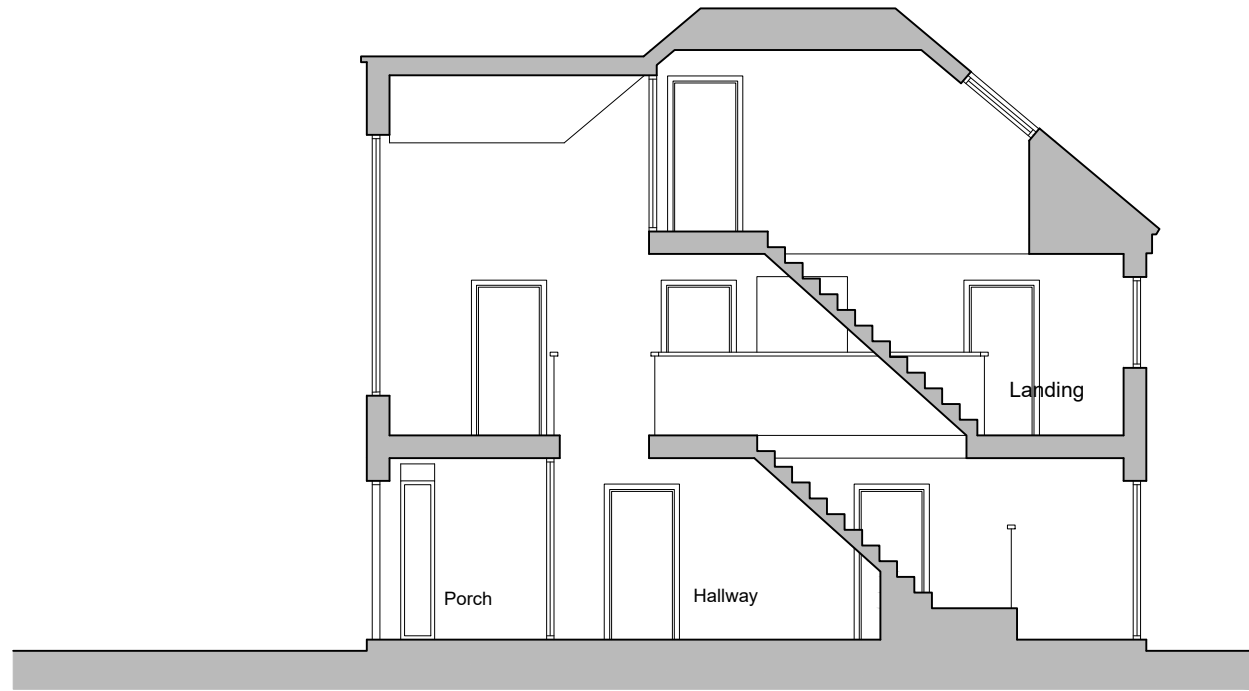
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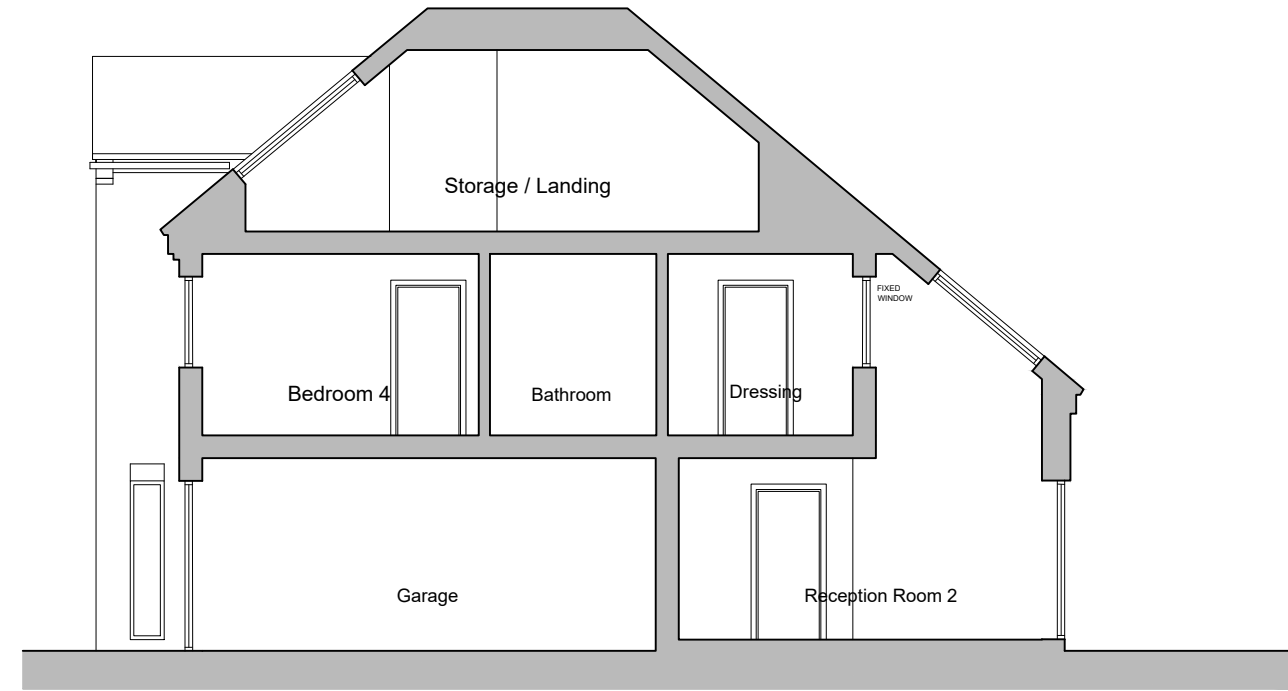
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Job:	New residential development - Newton Road.			
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Scale:	1:100@A3			
Date:	September 2018			
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Land to rear 62 & 64 Newton Road / 17a Meadowside Close.

PLOT THREE - SECTIONS

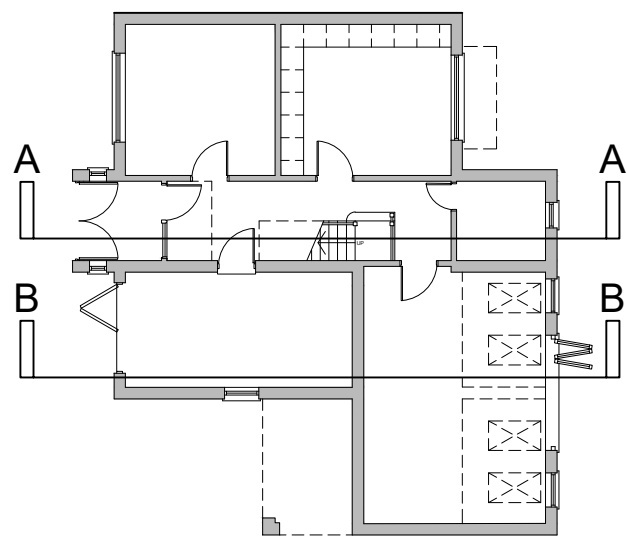


Section AA (hallway / staircase).



Section BB (reception 2).

Section Key Plan



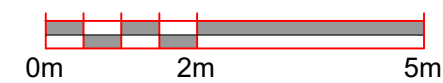
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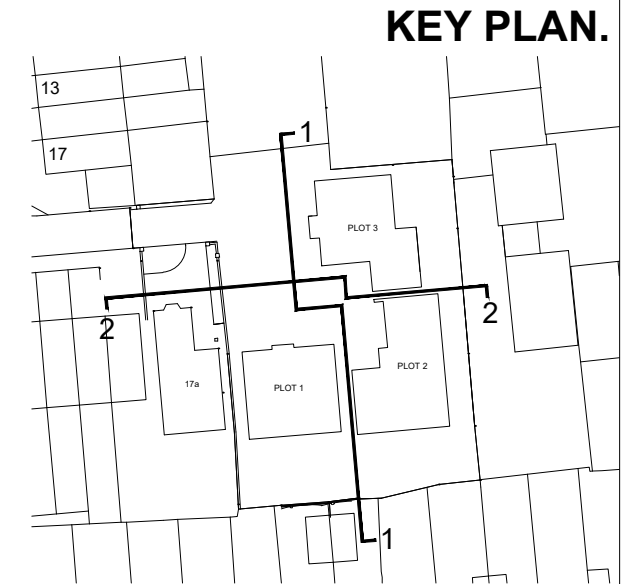
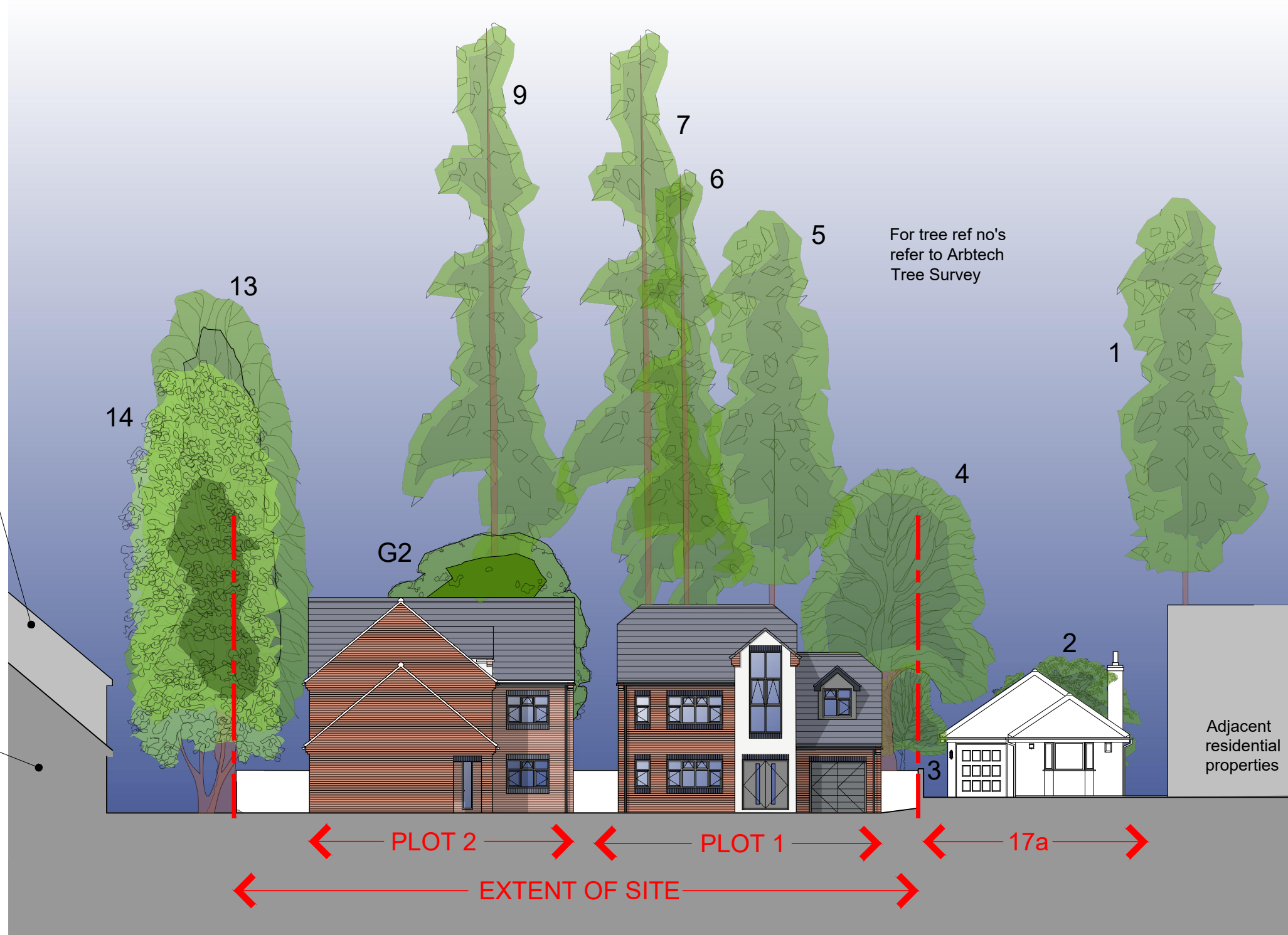
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Client:	Mr. Singh.			
Job:	New residential development - Newton Road.			
Drawing title:	Plot 3 - Proposed Sections.			
Drawing Number:	V8127	PL	12	Revision: A
Scale:	1:100@A3			
Date:	September 2018			
Drawn by/ checked by:	DSW / LC			

Land to rear 62 & 64 Newton Road / 17a Meadowside Close.

STREET SCENE 2: Section through access road (inc frontage of 17a).



Adjacent residential properties (behind proposed site)

Adjacent single storey garage block (behind proposed site)

Adjacent residential properties

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Client:	Mr. Singh.			
Job:	New residential development - Newton Road.			
Drawing title:	Street Scene 1: Section through Access Road			
Drawing Number: (Job number)	V8127	PL	14	Revision: A
Scale:	1:200@A3			
Date:	September 2018			
Drawn by/ checked by:	DSW / LC			