

Mr Sunny Aujlha 27 Sheepwash Lane Tipton DY4 7JE	Proposed 1 No. four bedroom detached dwelling with detached garage. <b>At land adjacent To 27 Sheepwash Lane Tipton DY4 7JE</b>
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**Date Valid Application Received:** 11th January 2019

**1. Recommendations**

Subject to the receipt of satisfactory amended plans relating to fenestration of the side gable wall, internal layout clarification, provision of adequate private rear amenity space, and to parking being repositioned at the rear of the site, approval is recommended subject to the following conditions: -

- i) Approval of external materials;
- ii) Drainage including SUDs;
- iii) Boundary treatment;
- iv) Landscaping;
- v) Provision and retention of parking;
- vi) Removal of permitted development rights in relation to loft extensions, loft alterations and hard standings;
- vii) Installation of drop kerbs;
- viii) Reinstatement of footpath where appropriate;
- ix) Maintenance of visibility splays; and
- x) Provision of an electric vehicle charging point.

**2. Observations**

This application is being brought to the attention of your Committee because three material objections have been received and the application is recommended for approval.

**The Application Site**

The application refers to vacant land adjacent to 27 Sheepwash Lane on the corner of Beddoe Close, within a residential area.

The site has a frontage to Sheepwash Lane of 10m and a depth of 35m and is relatively flat.

## **Planning History**

In 2014 planning consent was granted for the erection of 2 dwellings on the application site and adjoining land (DC/13/55650 refers). Only one of the dwellings (no. 27 Sheepwash Lane) was constructed.

## **Current Application**

This application seeks to develop the site independently of the earlier approved development (DC/13/55650).

Following receipt of amended plans changing the house from a 3-storey design to 2-storey, the house now comprises of a basement with a games room, lounge and terrace, 3 bedrooms and a bathroom on the ground floor and an en-suite bedroom with cinema room on the first floor.

The house would be the same height (8.3m) as no. 27 with a footprint of 11.4m x 7.5m. It would be built on the same building line as no. 27. When the application was originally submitted two off-street parking spaces were to be provided within a double length garage at the rear of the proposed garden accessed off Beddoe Close. However, amended plans now show two parking spaces at the front of the site accessed off Sheepwash Lane, close to the junction with Beddoe Close.

## **Publicity**

Both the original and amended submissions have been publicised by neighbour notification. I have received three objections to the application, summarised as follows: -

- i) Problems with parking as Beddoe Close is a narrow road.
- ii) No details of the proposed garage.
- iii) Overlooking of houses in Beddoe Close.
- iv) Loss of light to houses in Beddoe Close.
- v) The unsightly fencing around the perimeter of the site should be removed.
- vi) There is no current vehicular access/drop kerb off Beddoe Close for access purposes.

- vii) In respect of the original submission, the size and height of the dwelling was over powering and out of keeping with properties nearby.

## **Consultee Responses**

**Highways** - Object to the relocated parking at the front of the site because of its proximity to the junction with Beddoe Close and the risk that parked cars within the drive would obscure visibility. Also, there is concern that the dwelling could accommodate more than 4 bedrooms if the games room and cinema room were used as bedrooms. The applicant has been asked to clarify this matter because the recently submitted amended plan does not provide any notation to show that the additional first floor room would be used as a cinema room whereas this was noted on the originally submitted layout plans. However, the description of development clearly specifies that a 4-bed dwelling is proposed.

**Planning Policy** – The application site is unallocated in the adopted development plan and is therefore assessed as Windfall Site (Policy SADH2). The proposal is compliant with this policy given the residential nature of the area and the previous consent for residential development. The proposal should incorporate sustainable drainage in accordance with ENV5 and an electric vehicle charging point in line with ENV8. The development is liable to the Community Infrastructure Levy (CIL).

**Urban Design** – In relation to the amended submission, although the reduction in height of the house and its design in relation to no. 27 is acceptable, there are concerns that insufficient fenestration has been provided on the gable wall facing Beddoe Close to enliven the street scene. Also, that the front drive/hardstanding covering the entire frontage is contrary to the Revised Residential Design Guide, and that the amended plans do not demonstrate that adequate private rear amenity space has been provided. Amended plans have therefore been requested to address these points including relocating the parking to the originally proposed position at the rear of the site.

## **Responses to objections**

Responding to each point raised I comment as follows:-

- i) Highways has raised concerns regarding parking and access issues. Amended plans have been requested.
- ii) Details of the garage will be required should this form part of the proposal. At this stage of the application process parking is currently identified at the front of the site, although, from highway safety and design perspective, it would be better sited at the rear either on a drive way or in a garage. Your Committee will be verbally updated on this matter and detailed plans will be requested if a garage is proposed.
- iii) The side gable wall of the proposed house would contain a bathroom window at ground level and a shower room at first floor level. Therefore, it is not considered that an appreciable loss of privacy from overlooking would occur.
- iv) The distance between the proposed side elevation and the front elevations of houses in Beddoe Close would range between 18m-20m. A material loss of light is unlikely to occur on this basis. As a general guideline a reasonable distance between a primary and secondary elevation is 14m.
- v) It is anticipated that new boundary treatment would be provided which can be controlled by planning condition.
- vi) There would be a requirement to install a drop kerb with the formal agreement of Highways should your Committee be minded to approve the application.
- vii) The height of the original dwelling has been reduced from 11.6m to 8.3m to match that of the existing dwelling no. 27.

## **Planning Policy and Other Material Considerations**

National planning policy promotes sustainable development. The application site is in a residential area close to Great Bridge Centre in a highly sustainable location and is therefore supported by national policy. The proposal is also supported by locally adopted planning policies and it is recognised that the principle of residential development of the site was established when planning consent DC/13/55650 was approved and partially implemented.

As mentioned earlier in this report there are issues relating to the material considerations of design and highway matters. Amended plans have been requested to address these concerns.

## **Conclusion**

Residential development of the site is acceptable in principle and is welcomed as it would complete an unfinished and somewhat unsightly plot of land bringing it into beneficial use. However, this is subject to the receipt of satisfactory amended plans addressing highway and design issues.

### **3. Relevant History**

DC/13/55650	Proposed 2 No. Dwellings (revised application - DC/12/54838).	Approved 24/4/2014
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### **4. Central Government Guidance**

National Planning Policy Framework promotes sustainable development

### **5. Development Plan Policy**

SADH2 – Housing Windfalls

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

ENV3 – Design Quality

SADEOS9 – Urban Design Quality

ENV8 – Air Quality

### **6. Contact Officer**

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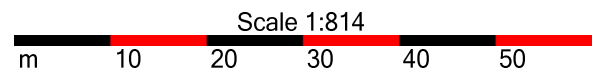
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Land adj 27 Sheepwash Lane



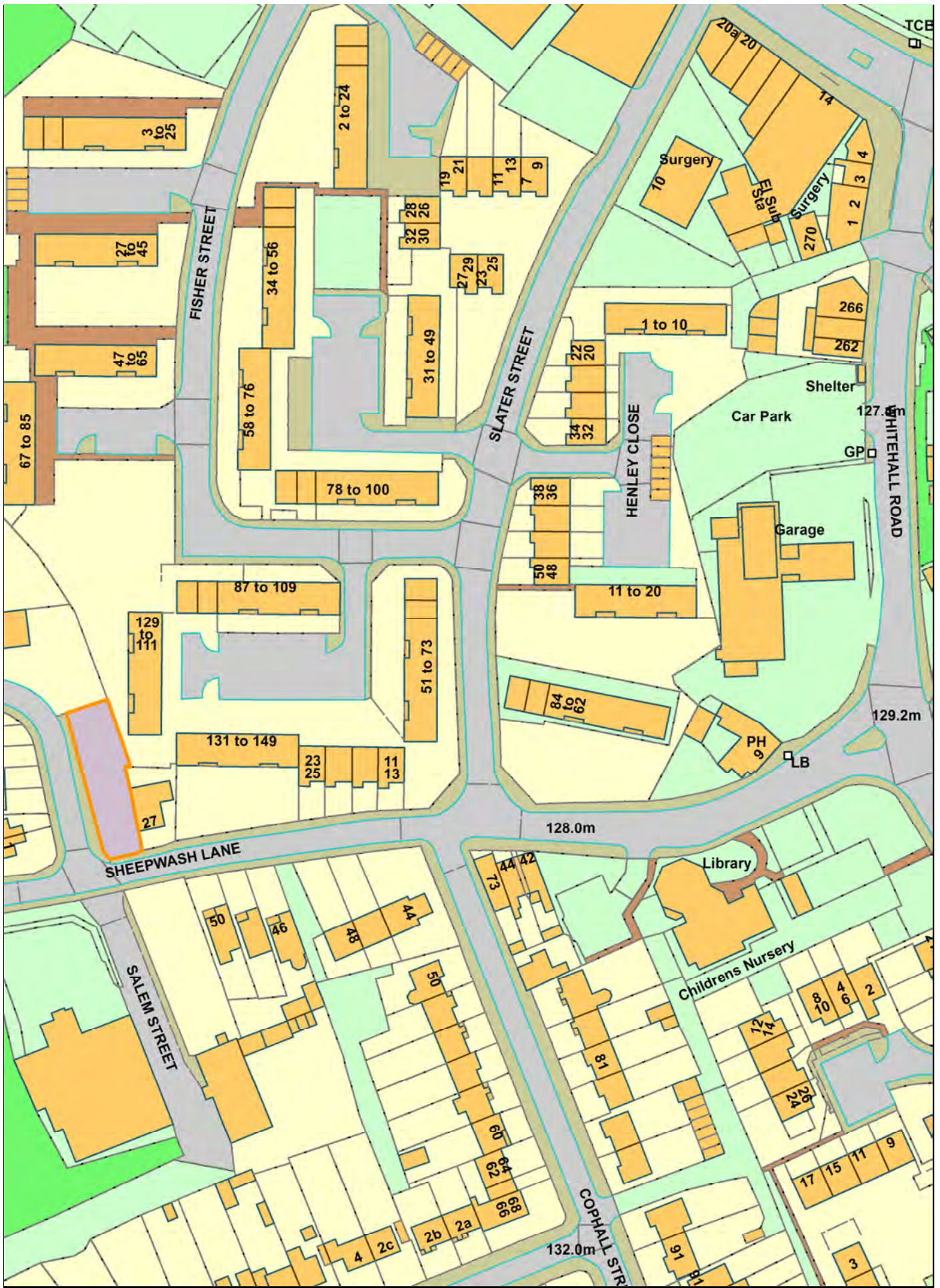
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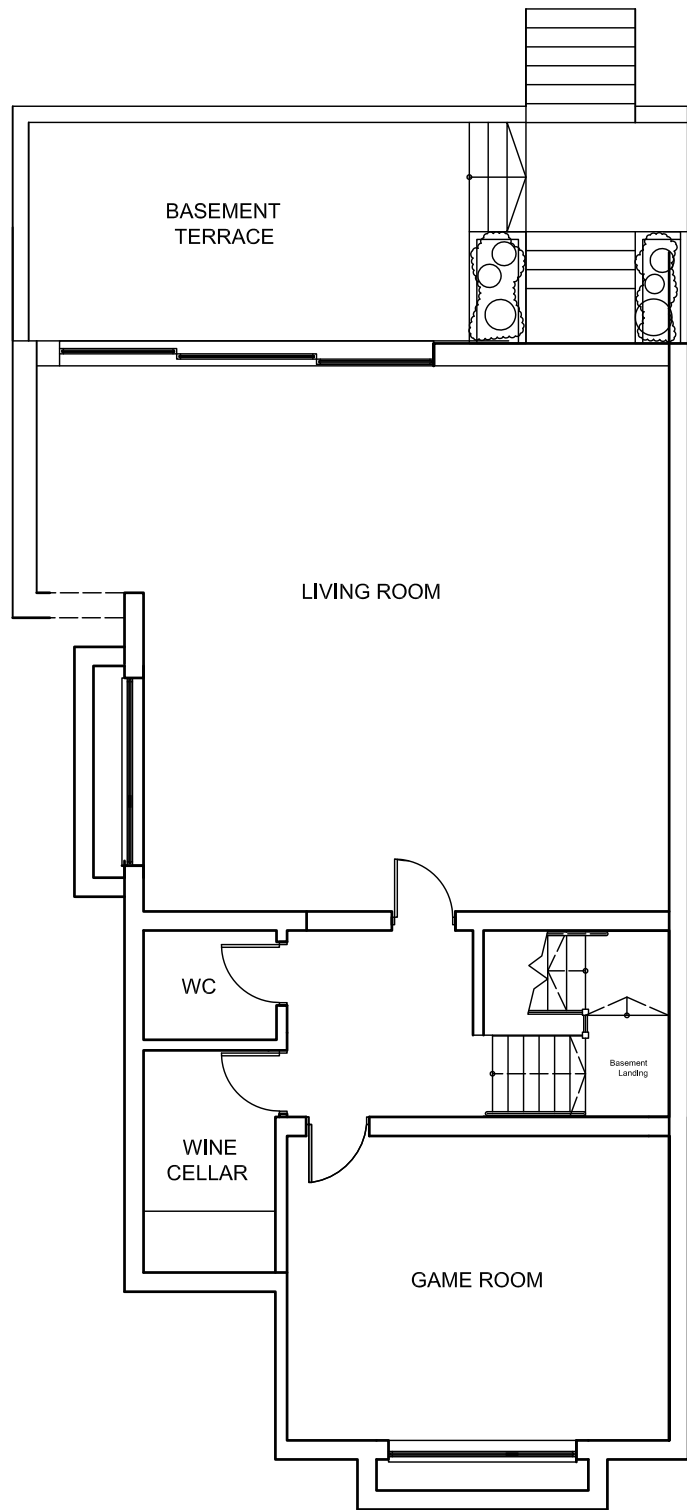
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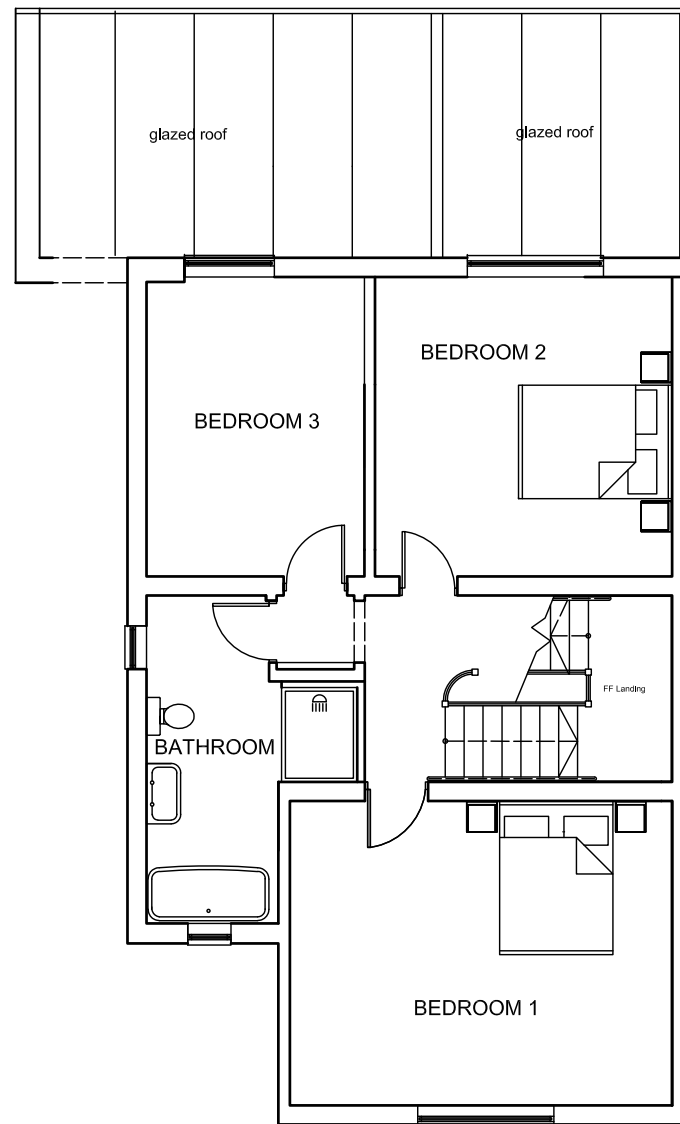




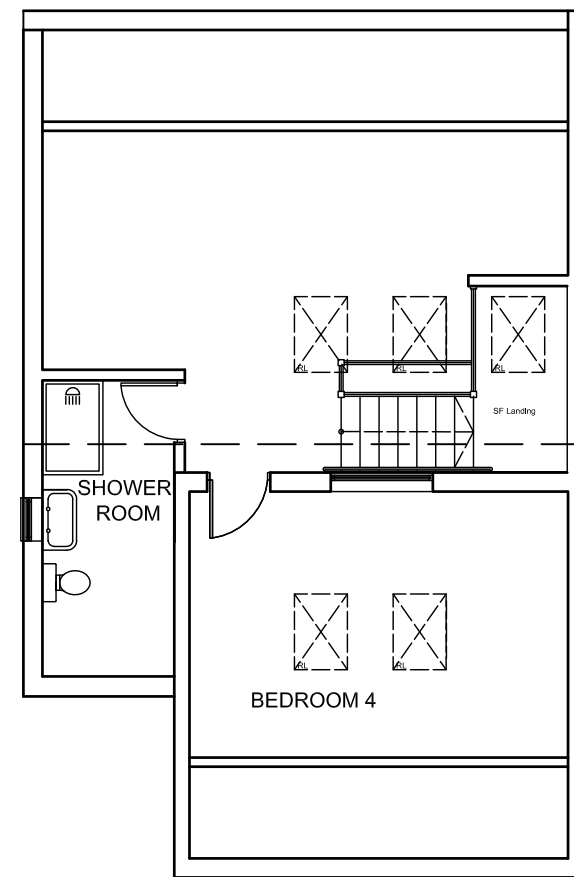




B A S E M E N T



F I R S T F L O O R P L A N



S E C O N D F L O O R P L A N



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Client  
Mr Sunny Aujha

Project Name & Address  
27 Sheepwash Lane Tipton DY4 7JE

Drawing Title  
PROPOSED FLOOR PLANS

Scale  
1:100 @ A3

Date  
April 2019

Drawing No.

Sheet No.

REV.  
H



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



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Client  
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Project Name & Address  
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Drawing Title  
**PROPOSED ELEVATIONS**

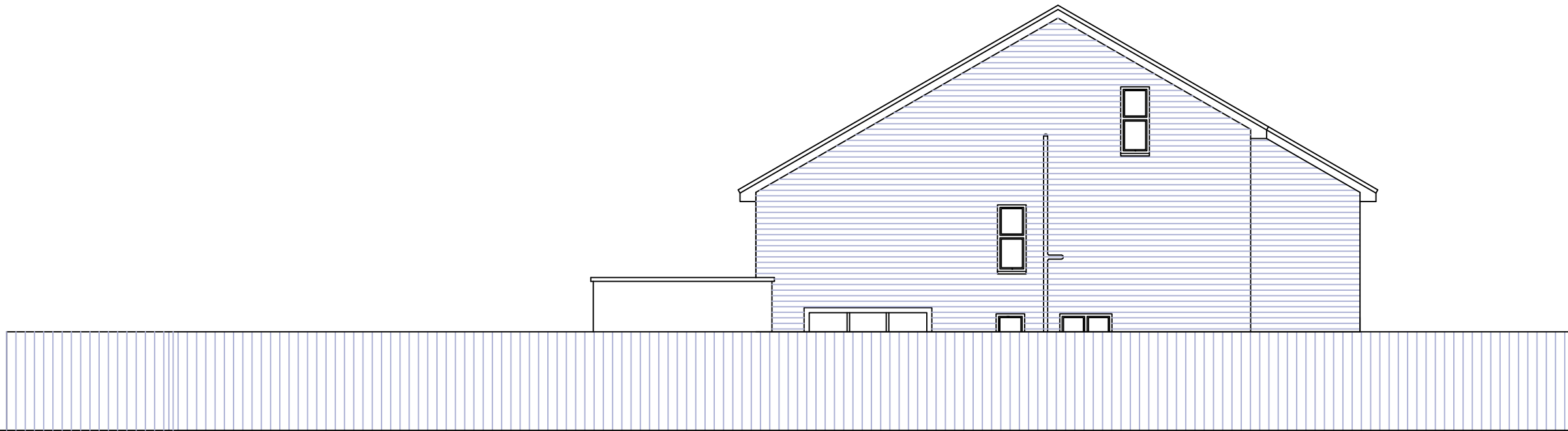
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**April 2019**

Drawing No.

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**D**



PROPOSED SIDE ELEVATION



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Project Name & Address  
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Drawing Title  
**PROPOSED SIDE ELEVATION**

Scale  
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Date  
**April 2019**

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Sheet No.

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**D**



NO 27 SHEEPWASH LANE



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Drawing Title  
STREET SCENE

Scale  
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Date  
April 2019

Drawing No.

Sheet No.

REV.

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