

<p>Mr Luke Daynes Green Room Properties Limited C/o Peacock &amp; Smith Limited</p>	<p><b>Pursuant to planning application DC/18/61850 demolition of rear extension, proposed single and two storey rear extensions to accommodate an additional six bedsits together with bicycle parking facilities, refuse and recycling storage, external alterations with external staircase and proposed subdivision of retail unit at ground floor with new shop fronts.</b> 598 - 600 Bearwood Road Smethwick B66 4BW</p>
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**Date Valid Application Received:** 30 April 2019

**1. Recommendations**

Approval is recommended subject to the following conditions:-

- i) Submission and approval of a noise report;
- ii) Provision of cycle storage;
- iii) Provision of bin storage;
- iv) Submission and approval of a lighting scheme;
- v) No part of the rear access stairway shall be used as a balcony, roof garden or similar amenity area;
- vi) External materials to match existing; and
- vii) The bedsits shall not be self-contained.

**2. Observations**

This application is being brought to the attention of your Committee as three objections to the proposal have been received.

## **The Application Site**

The application relates to vacant commercial premises situated on the west side of Bearwood Road, Smethwick. The character of the surrounding area is commercial in nature, and forms part of Bearwood town centre.

## **Planning History and Current Proposal**

The application is pursuant to a previous planning application (DC/18/61850) refused by the Council but allowed at appeal for HMO accommodation above the commercial units. The applicant now seeks planning approval for a single/two storey rear extension to the premises to provide six additional bedsit units, and to replace the shopfronts of the commercial units (the subdivision of the retail units would not constitute 'development').

The extension would project 21.2m from the original rear wall of the premises at ground floor, reducing to 7.7m at first floor. The extension would replace an existing rear extension, the footprint of which currently covers the entirety of the rear of the site area.

## **Publicity**

The application has been publicised by neighbour notification letter, with three objections being received.

The main points of objection raise issues with an increase in traffic and parking issues, noise and crime as a result of the proposal, as well as an increase in density and overdevelopment.

## **Statutory Consultee Responses**

Highways raise no objection to the proposal.

Planning Policy raise no objection to the proposal.

West Midlands Police has objected to the proposal despite acknowledging that issues of crime and anti-social behaviour carried no weight at the previous appeal for a HMO at this address. I appreciate the information received, which discusses the correlation between HMOs and crime. However, no empirical evidence has been provided which would demonstrate that the additional residential floorspace proposed would worsen crime and anti-social behaviour matters locally, particularly in view of

the inspector's decision to attach little weight to the argument when setting the principle for HMO accommodation in the vicinity at appeal.

### **Responses to Objections**

In respect of the objections, the principle of HMO accommodation in this locality has been established by the previous appeal decisions relating to this and neighbouring premises. I acknowledge that concerns could still be entertained in respect of the intensification and cumulative effect of the residential use now being proposed. However, in my opinion the addition of the extension and additional bedsit units raises no appreciable concerns with regards to a cumulative effect, as the floorspace proposed is simply too minor in nature for a credible argument for harmful intensification to be upheld. The rear of the premises would have sufficient access, refuse and cycle store provision, whilst the massing and scale of the extension would be proportionate to the scale of the existing buildings; and would be of a higher design quality and lower density than the existing extension. Furthermore, the extensions would be of a sufficient distance from dwellings on Herbert Road as to have no appreciable impact on privacy or overlooking.

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

With regard to local policy, the proposal triggers no concerns in respect of policy compliance. The residential element would provide a complementary use to the town centre function, and the application site is within easy reach of transport links and other local amenities. Furthermore, the shopfronts would be of an acceptable appearance.

In respect of internal living space, the bedsit sizes would exceed the minimum space requirement of the Housing Act for HMO accommodation.

Additionally, I share the opinion of the Inspector with regards to external amenity space, in that the proximity of the application site to open space at Lightwoods Park and Warley Woods, ensures that future occupiers of the proposed HMOs would have sufficient amenity space – given that there are no minimum standards for garden areas for HMOs.

## **Conclusion**

On balance, mindful of previous appeals allowed by the Planning Inspectorate, but also given that I have no significant concerns in respect of the proposal, the application is recommended for approval.

### **3. Relevant History**

DC/18/61850      Proposed change of use of first and second floors to accommodate a House in Multiple Occupation (Class C4) with five single occupancy bedrooms – Refused 28.08.2018 (appeal allowed).

### **4. Central Government Guidance**

National Planning Policy Framework promotes sustainable development.

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

BCCS:-

CEN4 - Regeneration of Town Centres  
TRAN2 - Managing Transport Impacts of New Development  
ENV3 - Design Quality

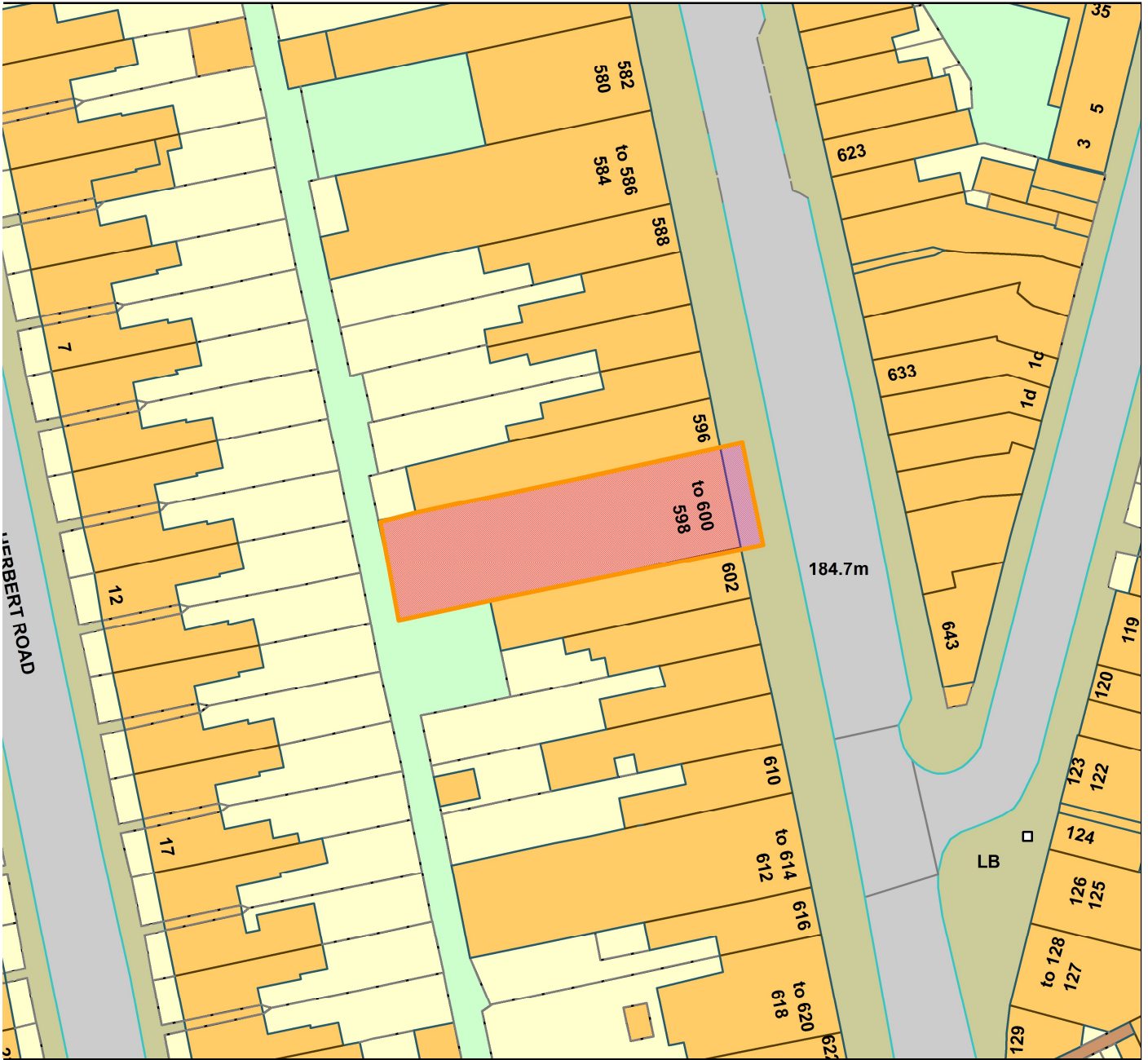
SADD:-

SAD CEN 1 - Non Retail Uses in Town Centres  
SAD EOS 9 - Urban Design Principles  
SAD DM 10 - Shop Front Design

### **6. Contact Officer**

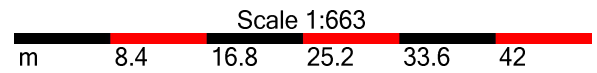
Carl Mercer  
0121 569 408  
carl\_mercer@sandwell.gov.uk

DC/18/63086  
 598 - 600 Bearwood Road



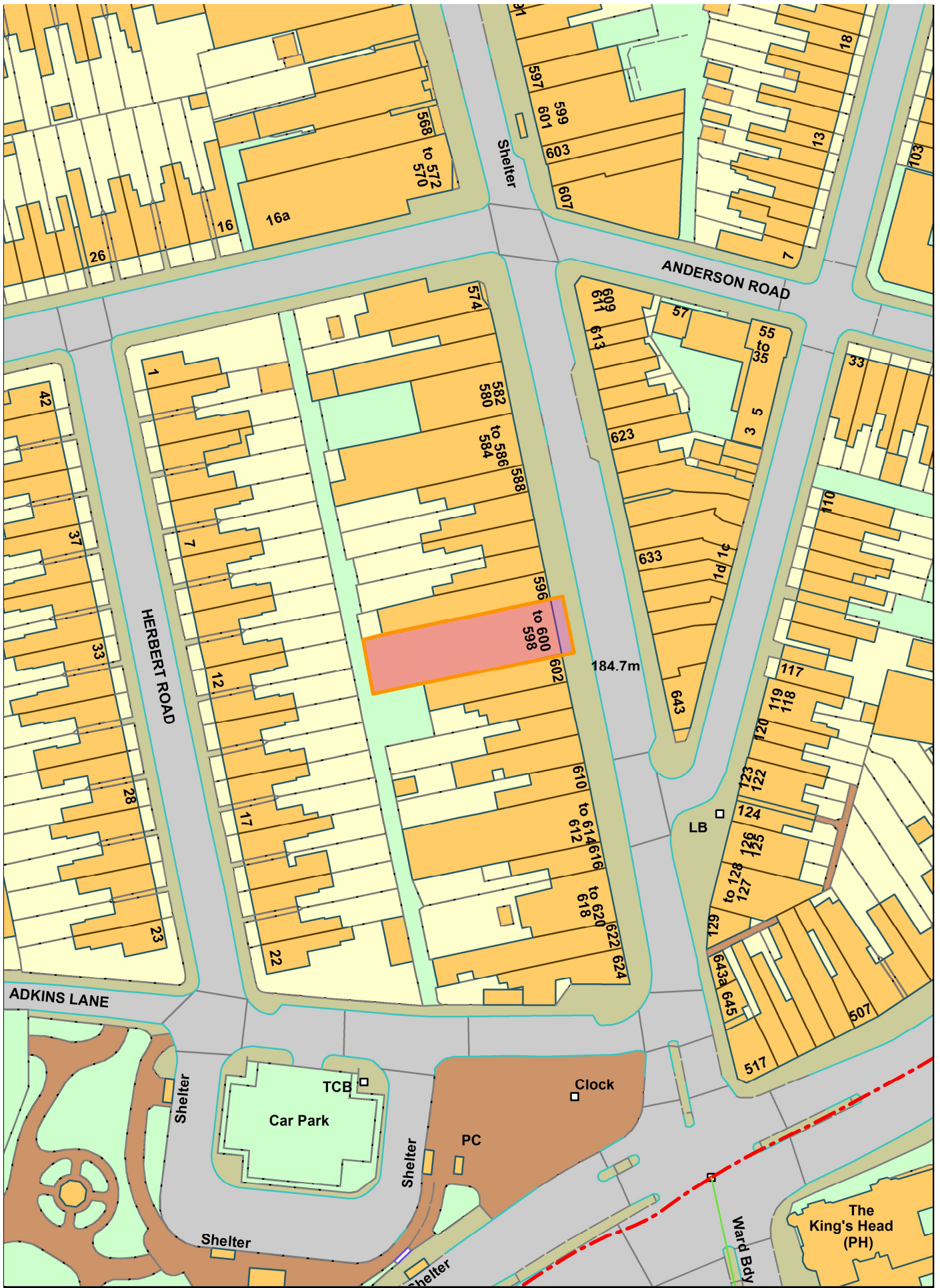
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Scale 1:662



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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	
<b>Date</b>	21 June 2019
<b>OS Licence No</b>	



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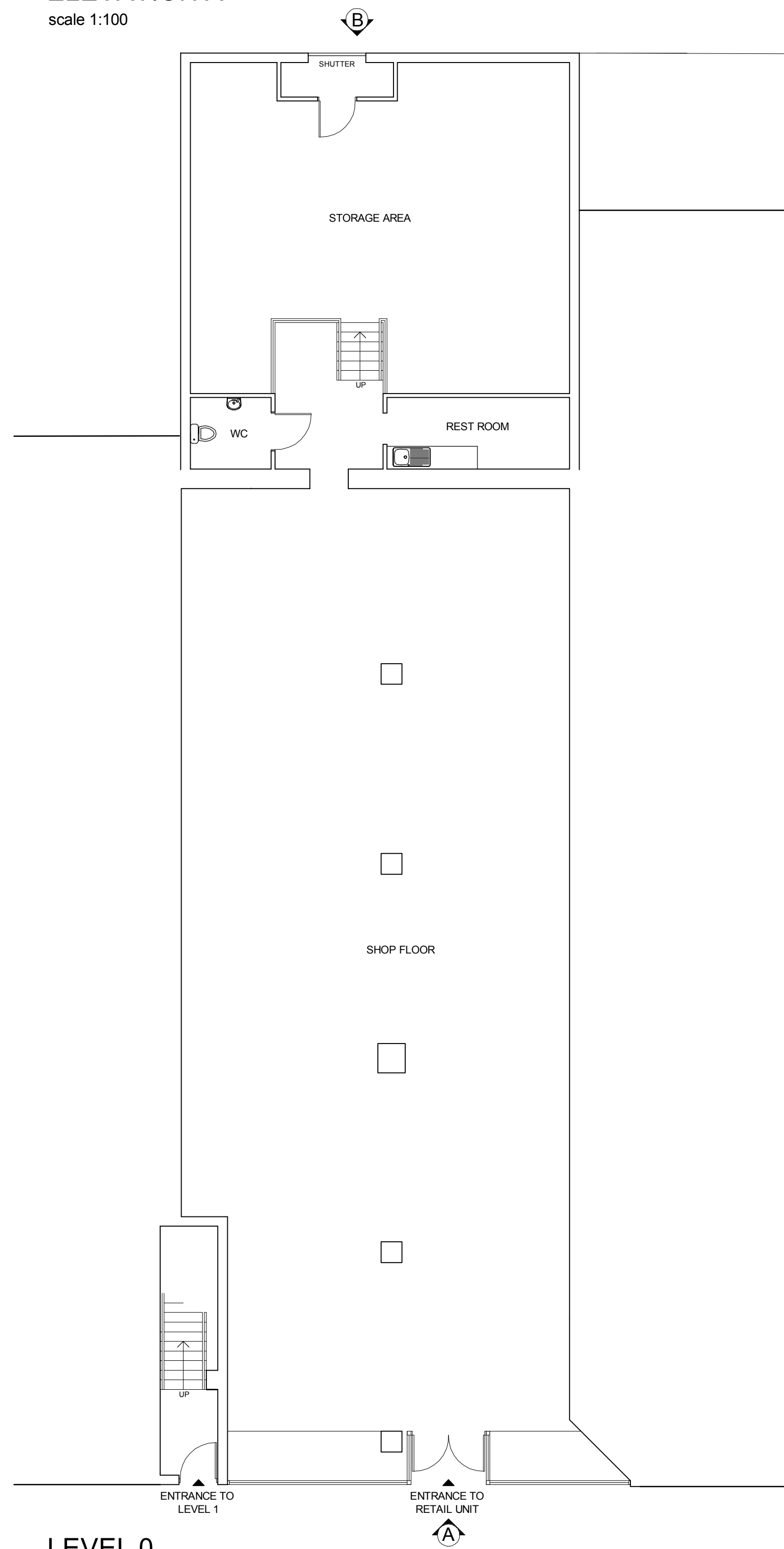




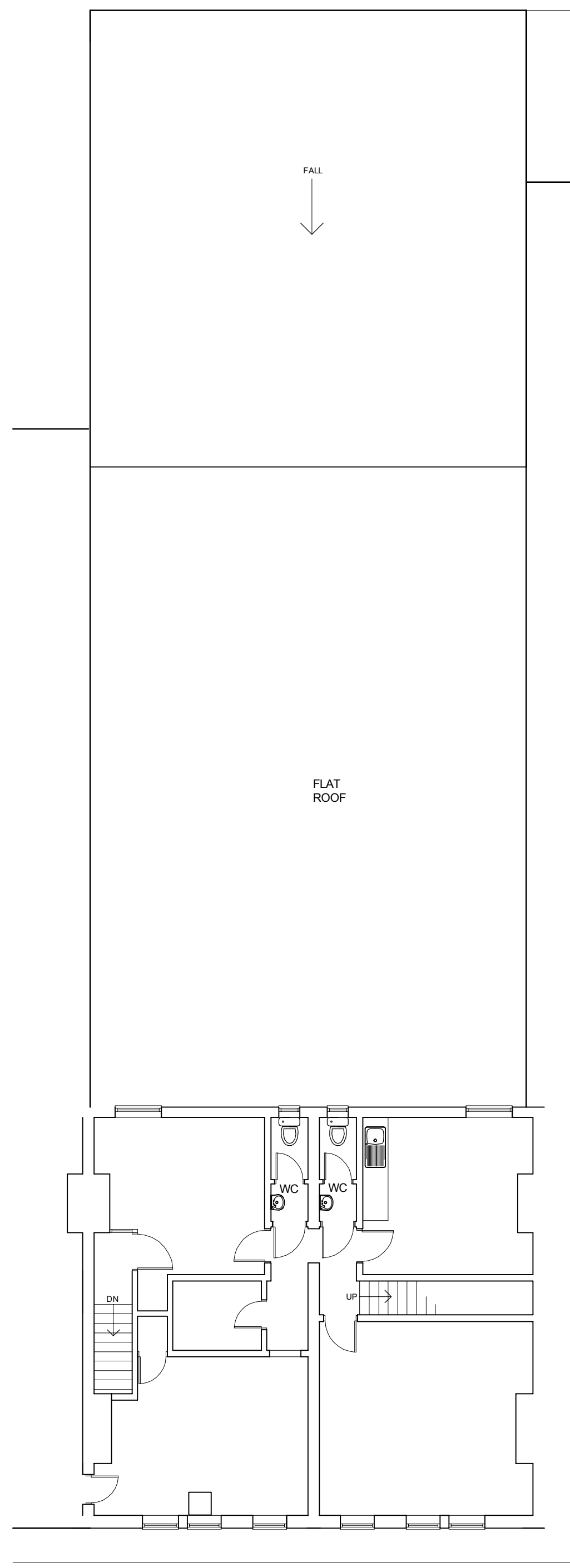
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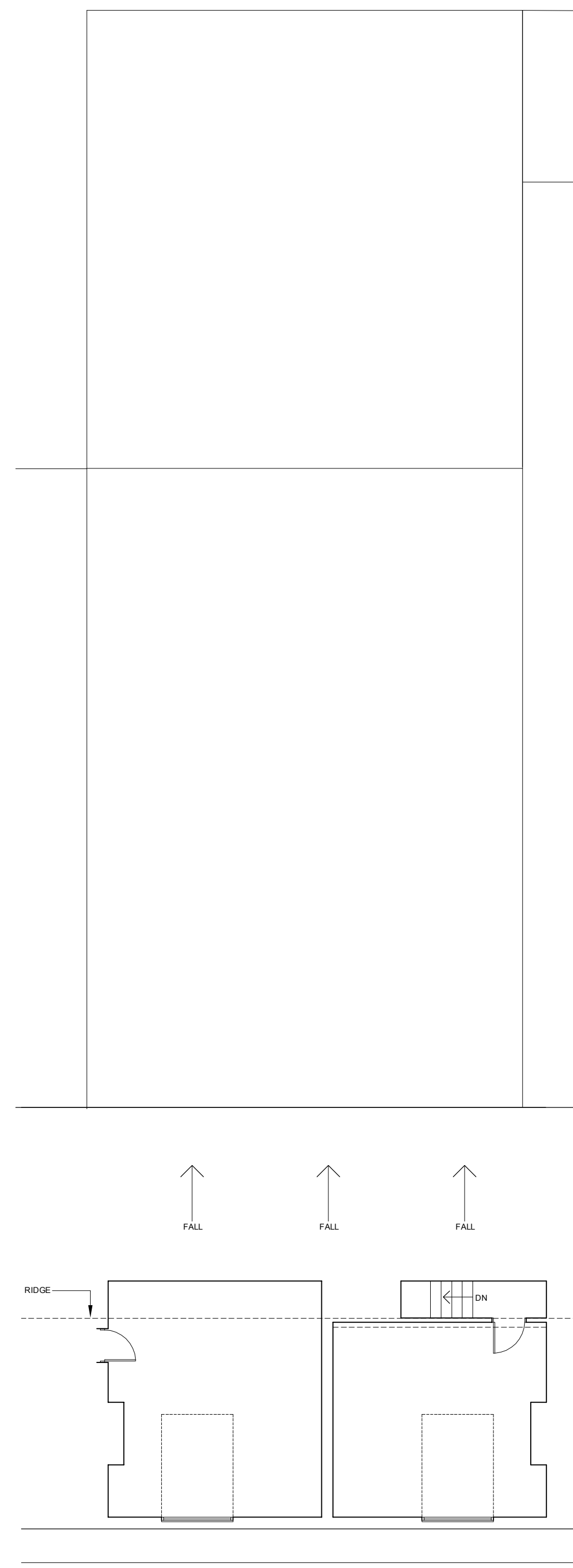
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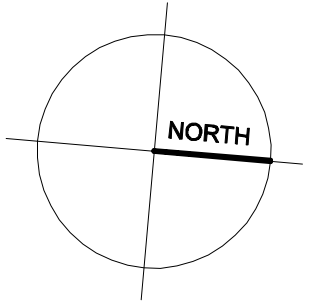
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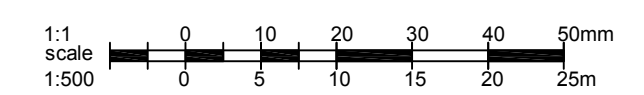
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scale 1:100



**LEVEL 2**  
scale 1:100



**BLOCK PLAN**  
scale 1:500



rev	date	description	by
drawn by	checked by	date	
DRWN BY	CHKED BY	MAY 18	



ACP Architecture Ltd  
Roma Parva, Second Floor, 9 Waterloo Road,  
Wolverhampton West Midlands, WV1 4DJ  
T: 01902 423428 F: 01902 427189  
E: acp@acpractice.co.uk

client  
**GREEN ROOM PROPERTIES LTD**

project title  
**PROPOSED USE AS HMO**  
**598 - 600 BEARWOOD ROAD, SMETHWICK, B66 4BW**

drawing title  
**EXISTING**  
**PLANS & ELEVATIONS**

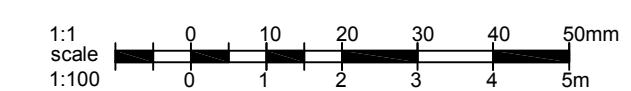
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project number  
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drawing number  
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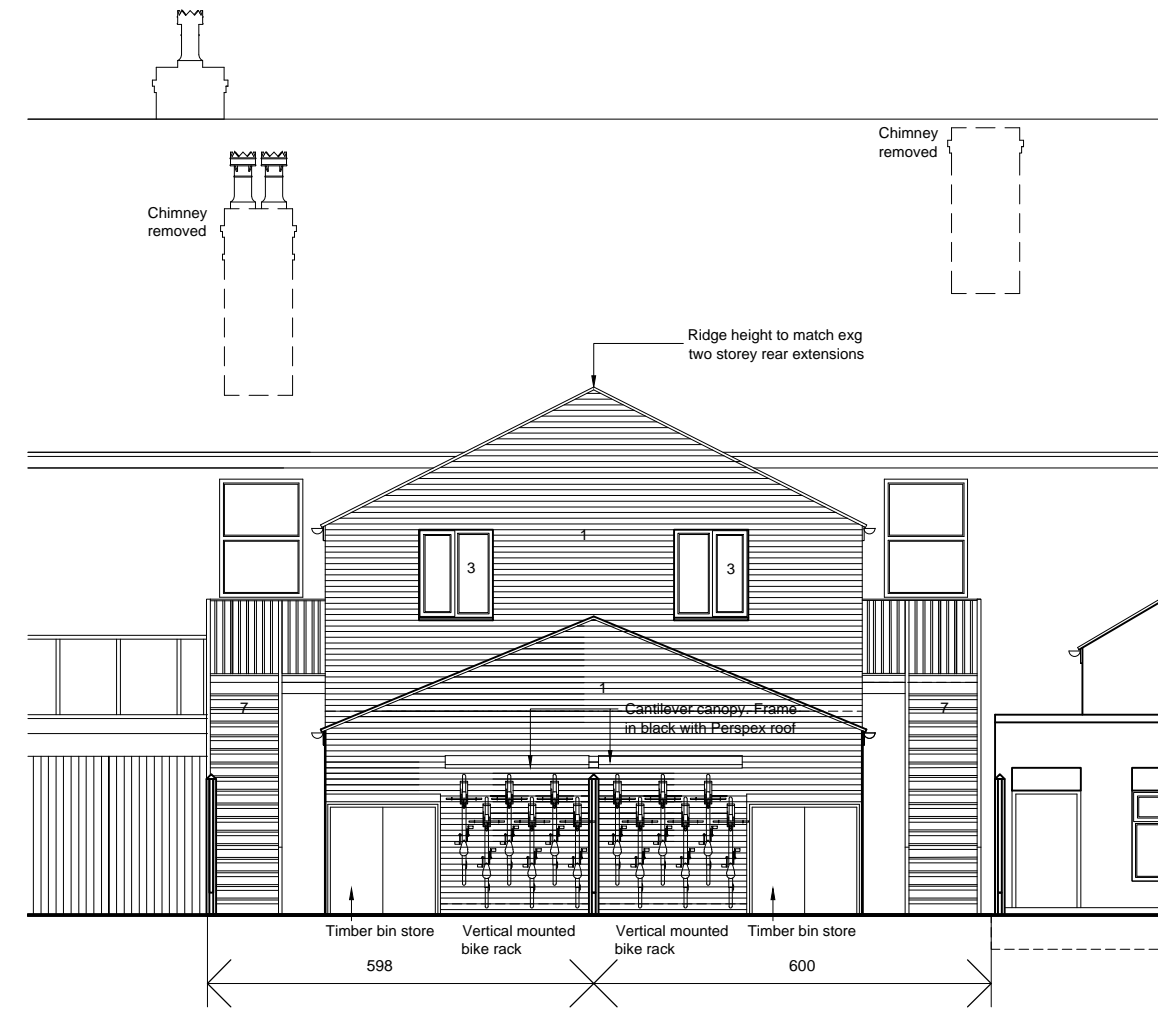
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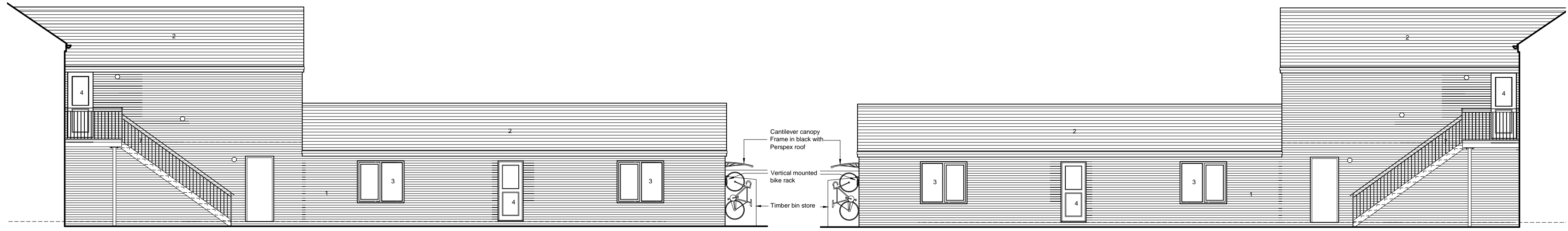
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ELEVATION B  
scale 1:100

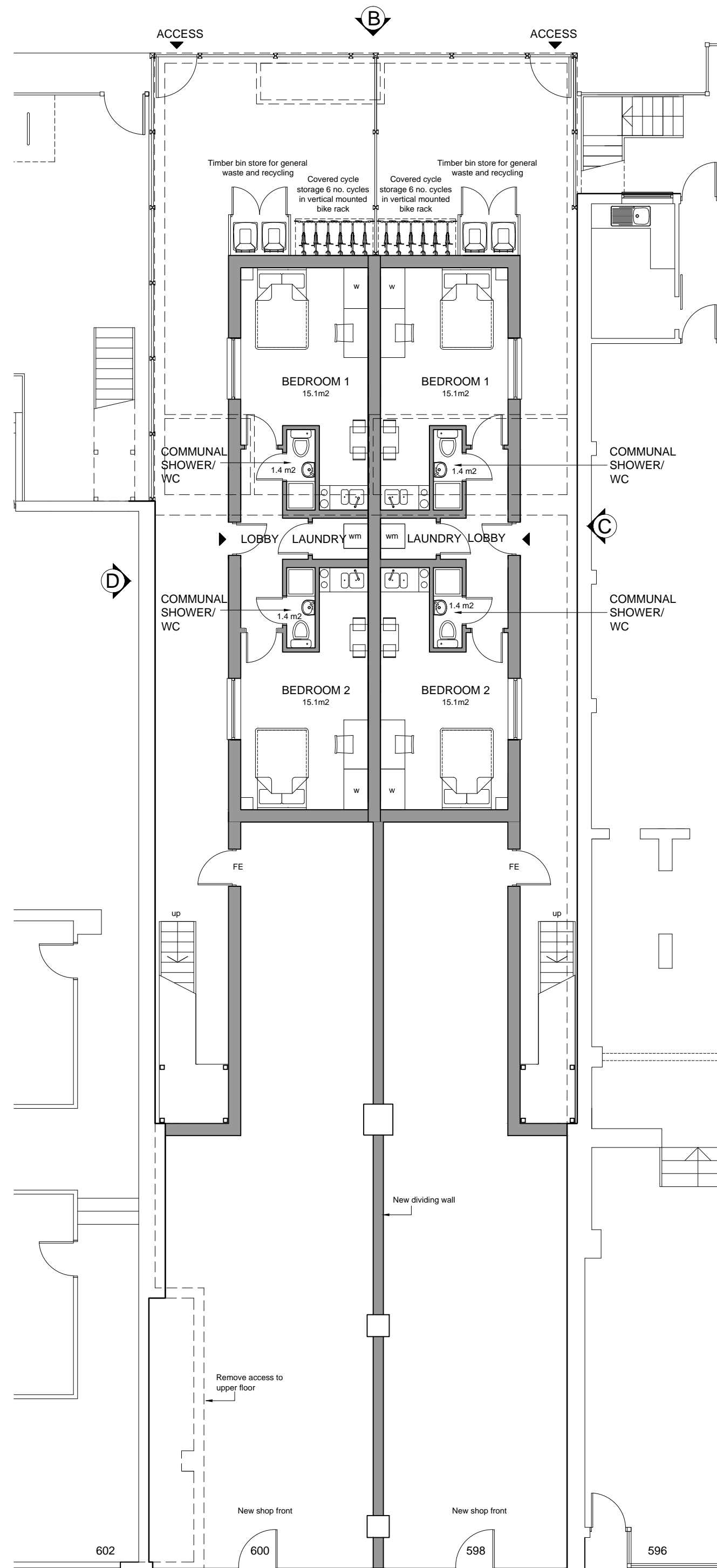
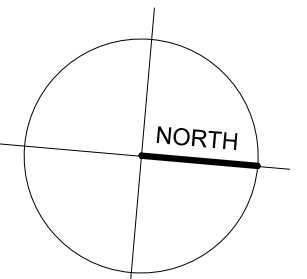


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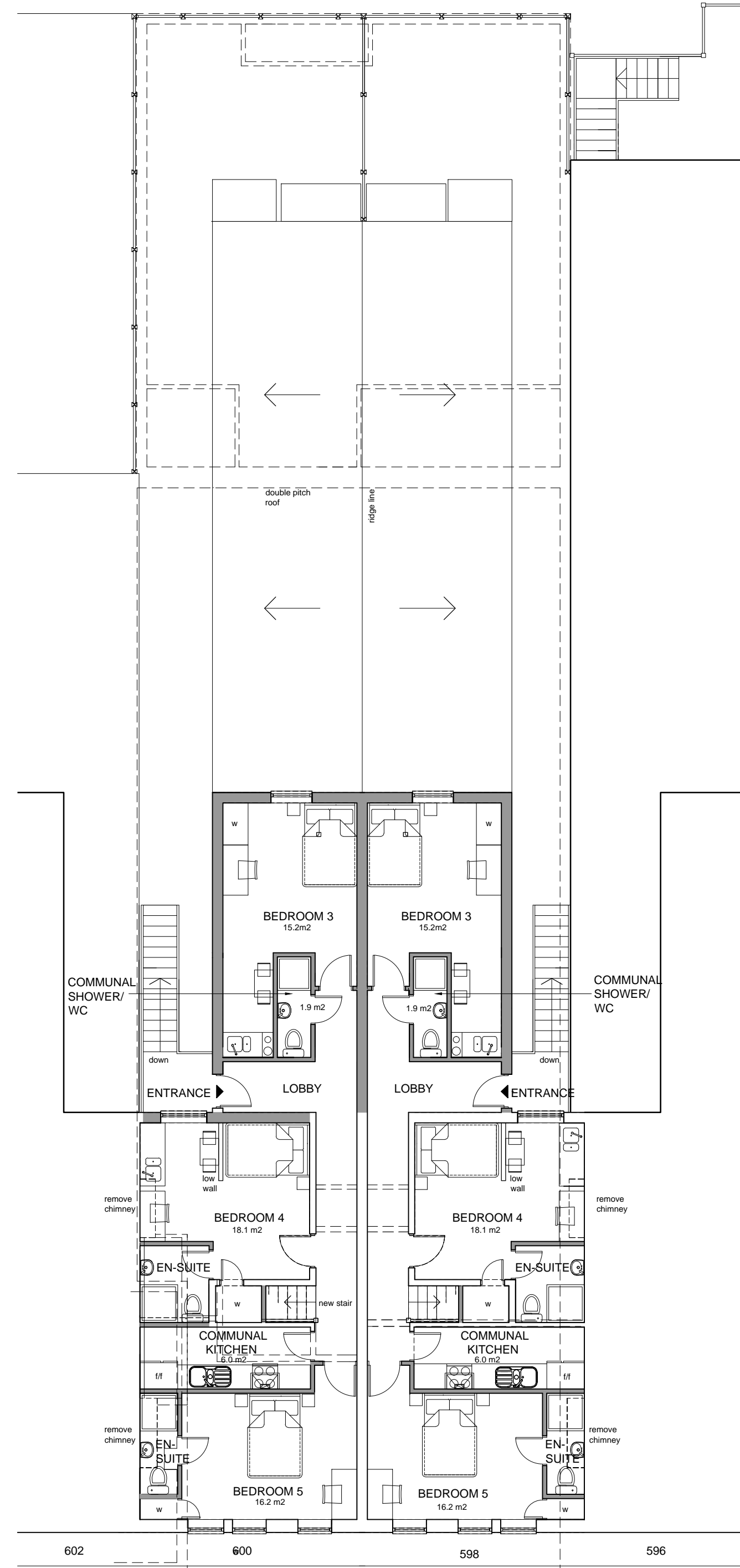
ELEVATION D  
scale 1:100

- Materials Schedule**
- 1 Facing brickwork to match existing
  - 2 Rendvale roof tiles by Marley in blue/grey colour
  - 3 Double glazed windows in white uPVC frames
  - 4 White uPVC door with glazed upper panel and solid lower panel
  - 5 Solid steel door and frame
  - 6 Fixed window non-operable, fire resisting glass and frame
  - 7 New galvanised metal staircase

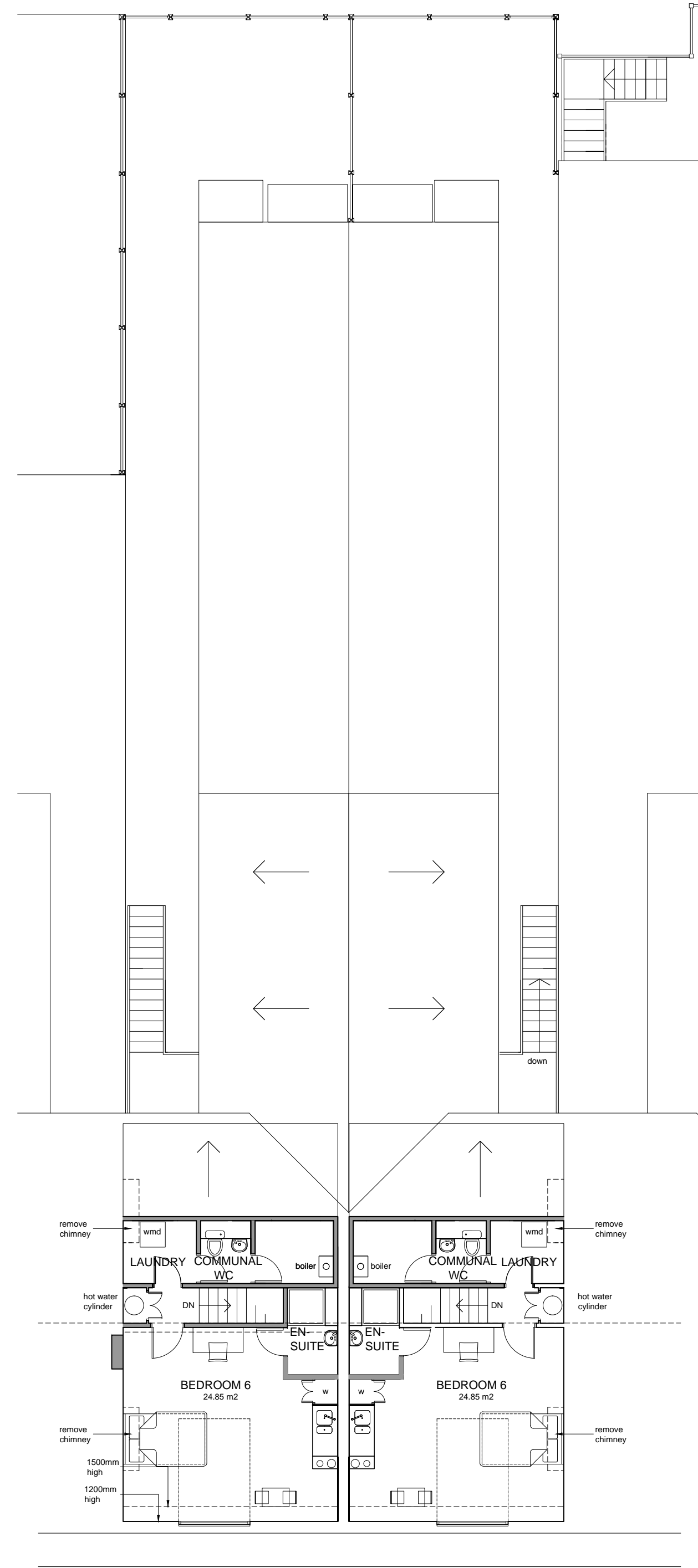
NOTE: INTERIOR FURNITURE AND FACILITIES SHOWN FOR INDICATIVE PURPOSES ONLY



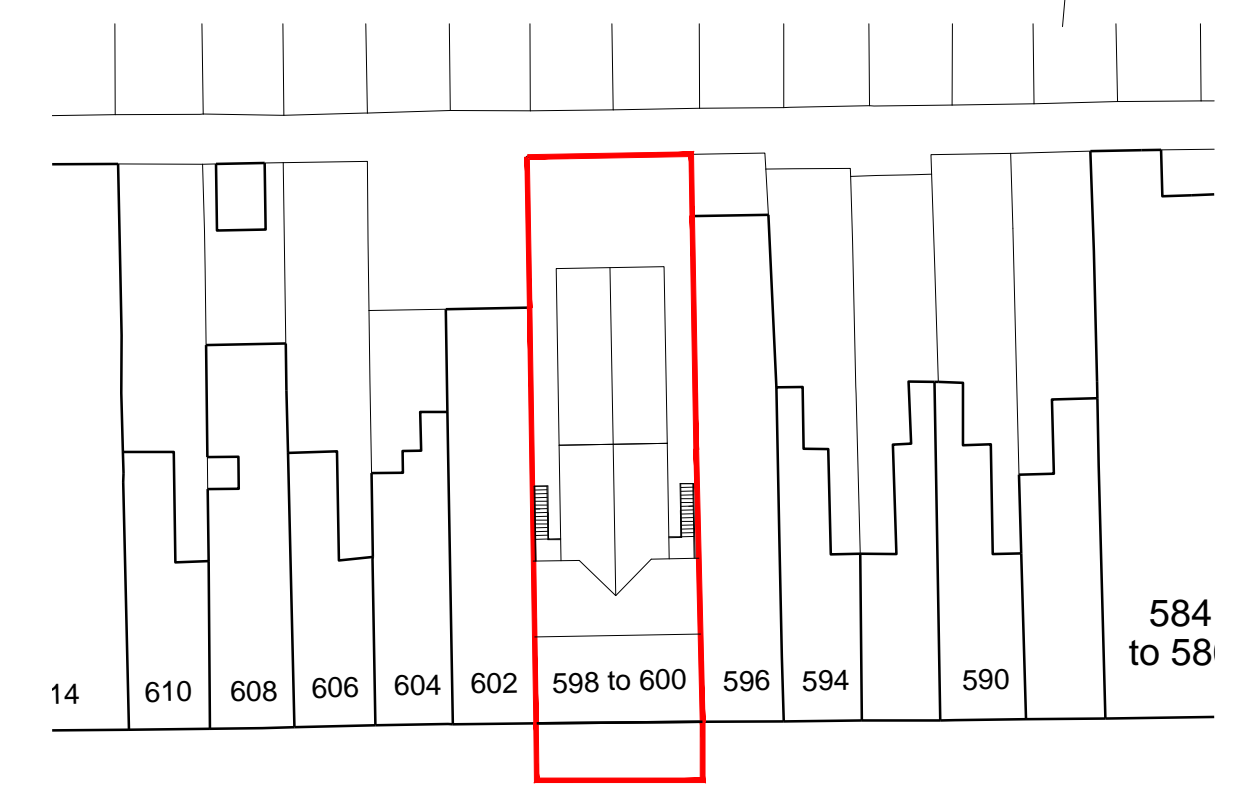
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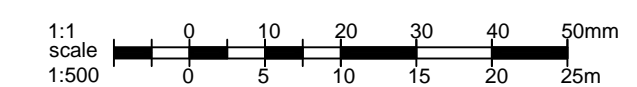
LEVEL 1  
scale 1:100



LEVEL 2  
scale 1:100



BLOCK PLAN  
scale 1:500



rev	date	description	by
A	13-05-19	Communal kitchen reduced to 6m2, bed 3 entrance door revised in position, kitchenette with no hob added to B4	PK



ACP Architecture Ltd  
Roma Parva, Second Floor, 9 Waterloo Road,  
Wolverhampton West Midlands, WV1 4DJ  
T: 01902 423428 F: 01902 427189  
E: acp@acproffice.co.uk

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drawing title  
PROPOSED  
PLANS & ELEVATIONS

status  
PROPOSED PLANNING

project number 17098  
drawing number 711  
scale 1:100 @ A1  
revision A

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