

Application no. DC/19/62968

Applicant: Mrs Zaman 19-21 Cherry Tree Avenue Walsall WS5 4LH	Proposal Address: 19-21 Cherry Tree Avenue Walsall WS5 4LH.
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**Date Valid Application Received:** 29.03.2019.

**1. Recommendations**

Approval subject to the following conditions;

- i) The approval of external materials & implementation thereafter;
- ii) Retention of existing off-road parking.

**2. Observations**

This application is being brought to the attention of your Committee as 4 objections have been received.

**The Application Site**

The application premises are a pair of terraced properties, specifically nos 19 & 21, located on the southern side of Cherry Tree Avenue at the corner with Cedar Close. The surrounding area is residential in character.

**Planning History**

There is no previous planning history for either of the two properties.

**Current Application**

Various additions are proposed to both properties; a two-storey side extension to number 21 along with a front porch and canopy. Furthermore two-storey extensions are proposed to the rear of both properties.

These two properties are to be combined into a large single family dwelling and the extensions would create additional living space for the extended family.

The rear extensions would enlarge the family and utility rooms at ground floor level, and create larger bedrooms at first floor level. The two-storey side extension would form a study at ground floor level and an additional 7<sup>th</sup> bedroom at first floor level. Additional w/c facilities would also be created on both floors. An existing conservatory at the rear of property would be demolished to facilitate the construction of the two-storey element.

Proposed dimensions are;

- a) 3.7m (w) by 6m (d) by 6.8m (h) to the maximum height of the dual pitched roof. (Two storey side extension).
- b) 2m (w) by 1.5m (d) by 3.25m (h) (Front Porch).
- c) A maximum of 3.3m (d) by 8.6m (w) by 6.8m (h) to the maximum height of the dual-pitched roof. (Two storey rear extension).

## **Publicity**

The application has been publicised by neighbour notification letter with 4 responses received from the occupiers of nos 15 & 24 Cherry Tree Avenue, 2 Cedar Close and 1 Brooklands. Their points of concerns are summarised as follows;

- (i) Loss of light to their property. (No 2 Cedar Close)
- (ii) Possible loss of outlook;
- (iii) Insufficient off-road parking provision;
- (iv) The extended property may be changed in the future to an educational facility/Madrassa.

## **Statutory Consultee Responses**

This Householder application has not been subject of any statutory consultation.

## **Responses to objections**

- (i) it is considered that the proposal would not result in any appreciable loss of light to neighbouring properties. No. 2 Cedar Close is situated to the south of the application site and therefore the proposals would not result in any overshadowing. Furthermore, the window in the northern side elevation of no 2 Cedar Close is obscurely glazed and appears to serve either a bathroom or landing.
- (ii) With regards to loss of outlook, it is considered that neighbouring dwellings would not be affected. As stated previously the window in the side elevation of no 2 Cedar Close is obscure glazed. Furthermore, the main two storey rear extension would be located centrally and would not appreciably harm outlook from no. 23 Cherry Tree Avenue.
- (iii) With regards to concerns about parking, the parking requirement for a 7 bedroom property is 4 spaces. In view of this, it is noted that there are already 4 off-road parking spaces within the curtilage of both properties – 2 at the front of no 21 and another 2 at the rear of no 19. There is existing access (dropped kerb) for these areas, and the applicant could also provide additional parking space at the front of number 19.
- (iv) This is not material to the determination of this application. The proposals have been submitted under a Householder application and the applicant has confirmed his intention that the houses, as extended, will form one large family unit. This is indicated in the submitted plans, and should your Committee be minded to approve the application, the proposal must be constructed in accordance with approved drawings.

There is no evidence to suggest that that the properties will be used for anything other than residential purposes, and a D1 use (Non Residential Institutions) would require a separate planning application.

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

The proposed extensions are proportionate in scale to the existing dwellings, do not harm the residential character of the

area and are of satisfactory design which adheres to Policies ENV3 (Design Quality) and EOS9 (Urban Design Principles).

### **Conclusion**

The proposals comply with adopted design policies and would not appreciably harm neighbouring properties. The application is therefore recommended for approval subject to appropriate conditions.

#### **3. Relevant History**

None applicable

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

National Planning Policy Framework promotes sustainable development

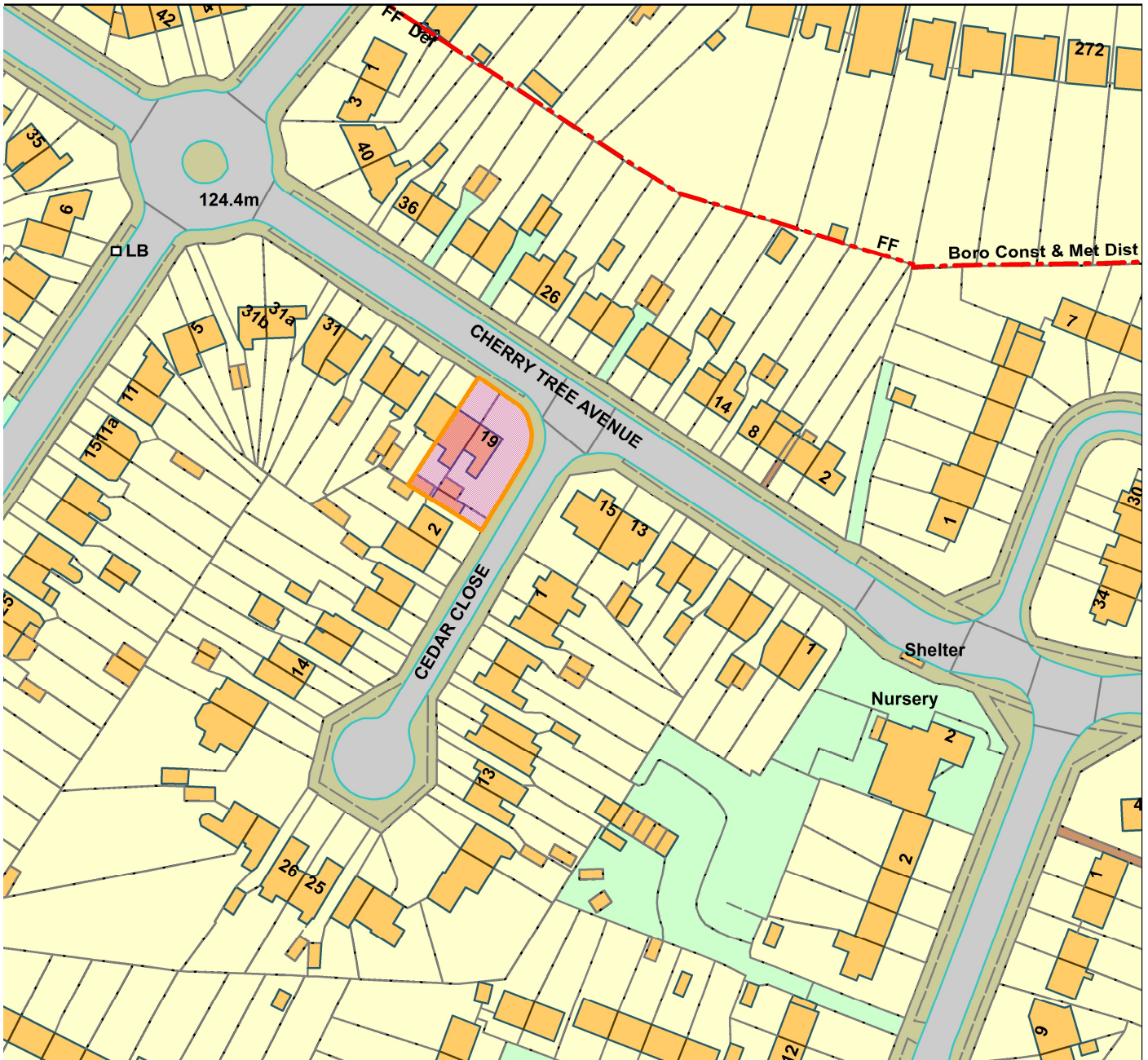
#### **5. Development Plan Policy**

BCCS: ENV3 Design Quality  
SADD: EOS9 Urban Design Principles

#### **6. Contact Officer**

Mr Anjan Dey  
0121 569 4896  
anjan\_dey@sandwell.gov.uk

DC/19/62968  
19 Cherry Tree Avenue

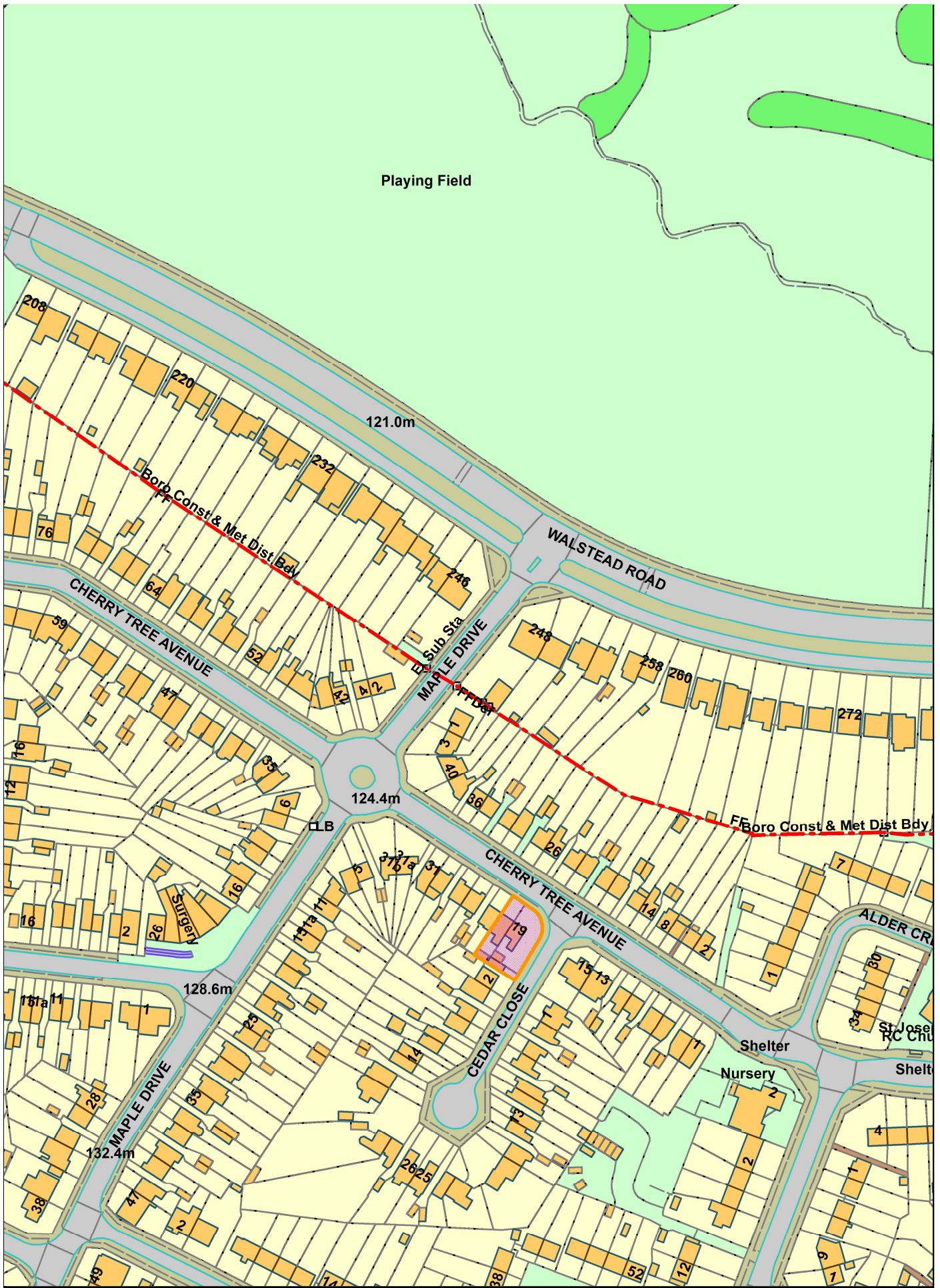


**Legend**



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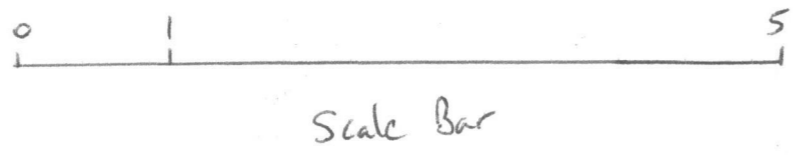
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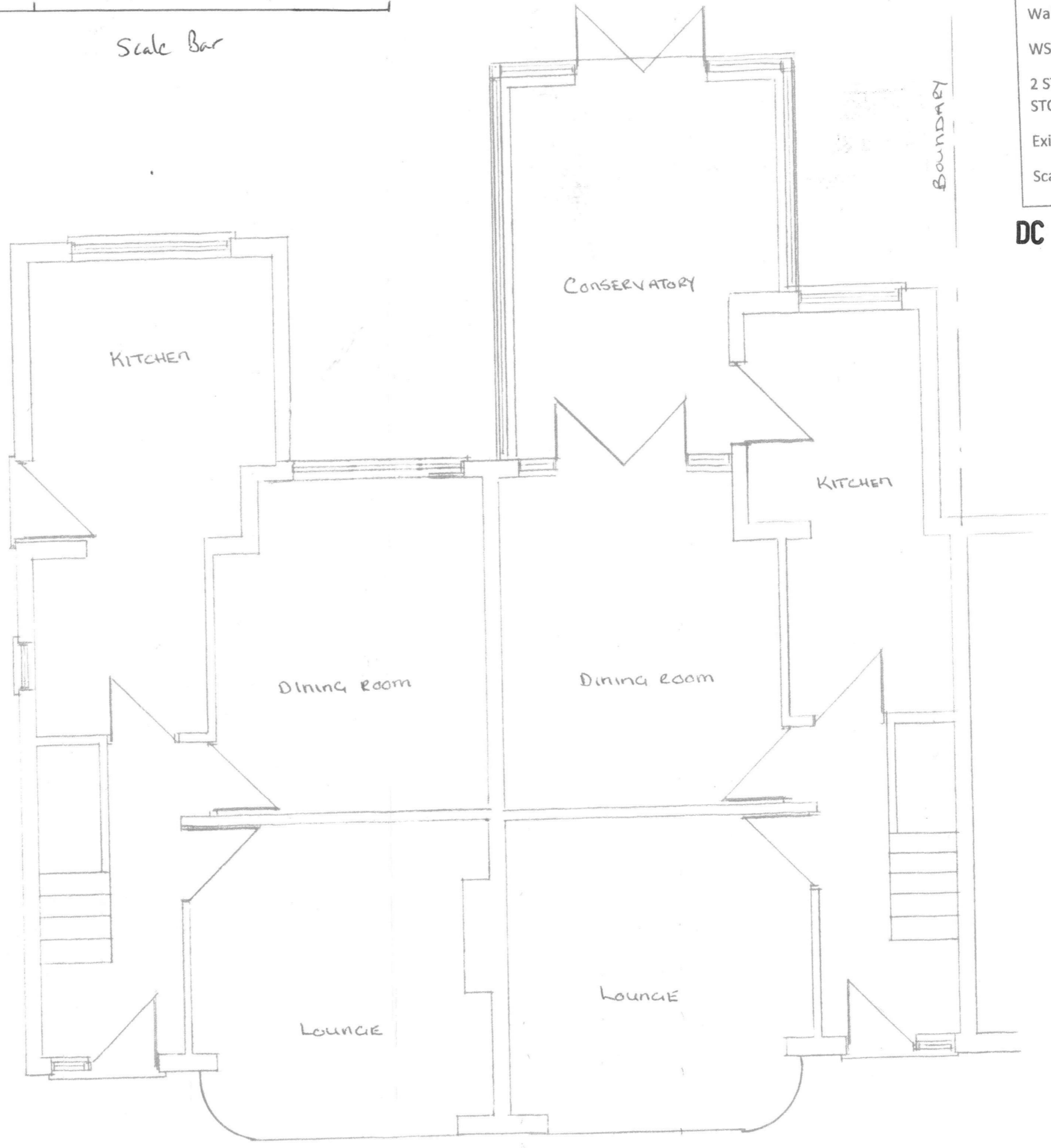




Client: Mr Zaman  
 19/21 Cherry Tree Avenue  
 Walsall  
 WS5 4LH  
 2 STOREY SIDE/REAR & SINGLE  
 STOREY REAR EXTENSION  
 Existing Ground Floor  
 Scale 1:50

**DC / 19 / 62968**

23 MAY 2019

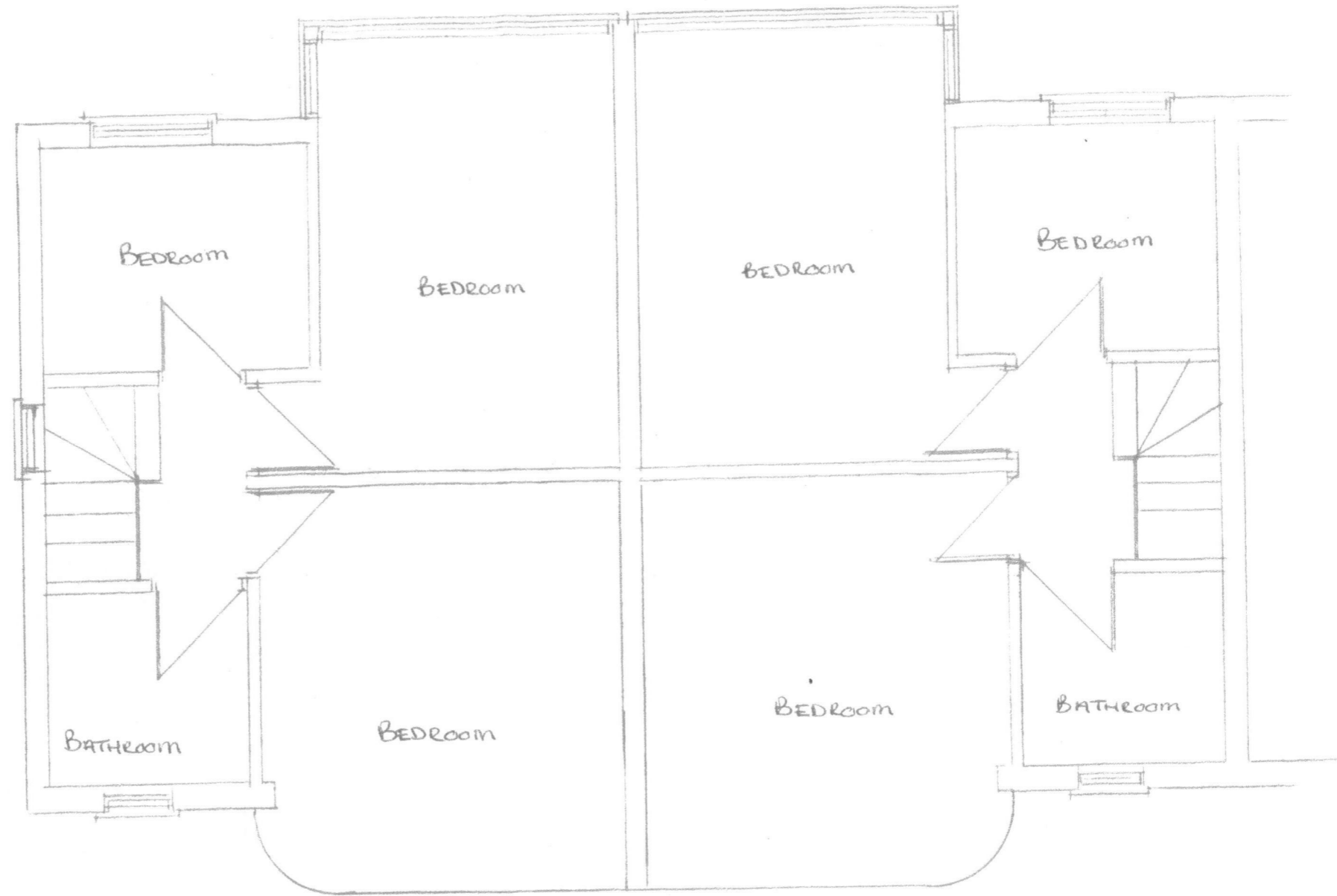
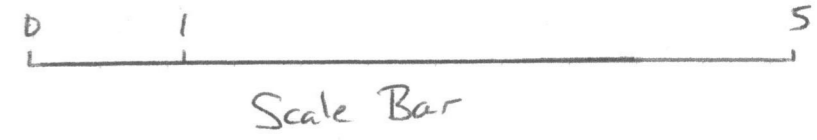


BOUNDARY

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23 MAY 2019

Client: Mr Zaman  
19/21 Cherry Tree Avenue  
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2 STOREY SIDE/REAR & SINGLE  
STOREY REAR EXTENSION  
Existing First Floor  
Scale 1:50

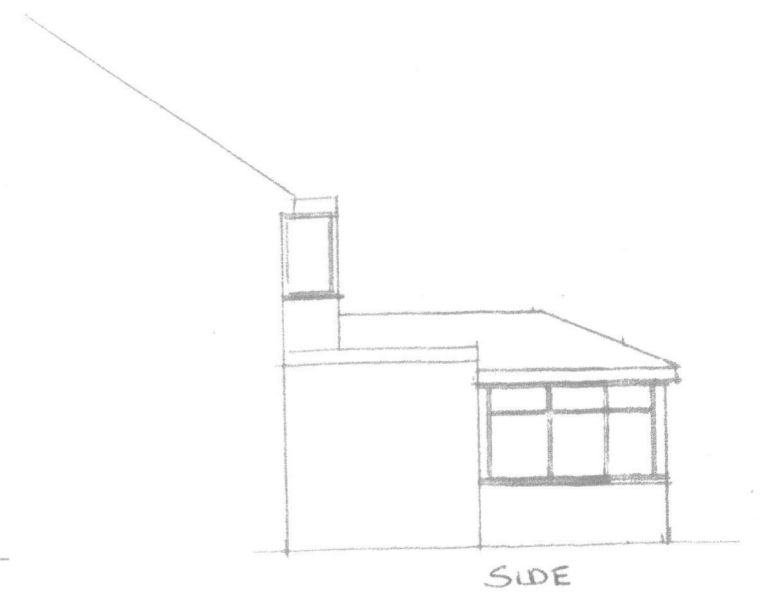
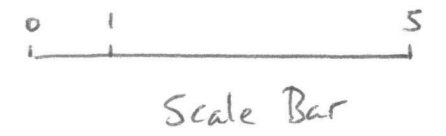


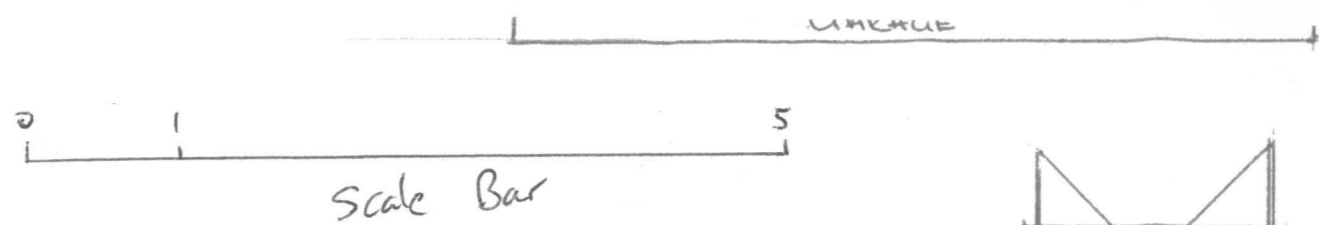


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Client: Mr Zaman  
19/21 Cherry Tree Avenue  
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2 STOREY SIDE/REAR & SINGLE  
STOREY REAR EXTENSION  
Existing Elevations  
Scale 1:100



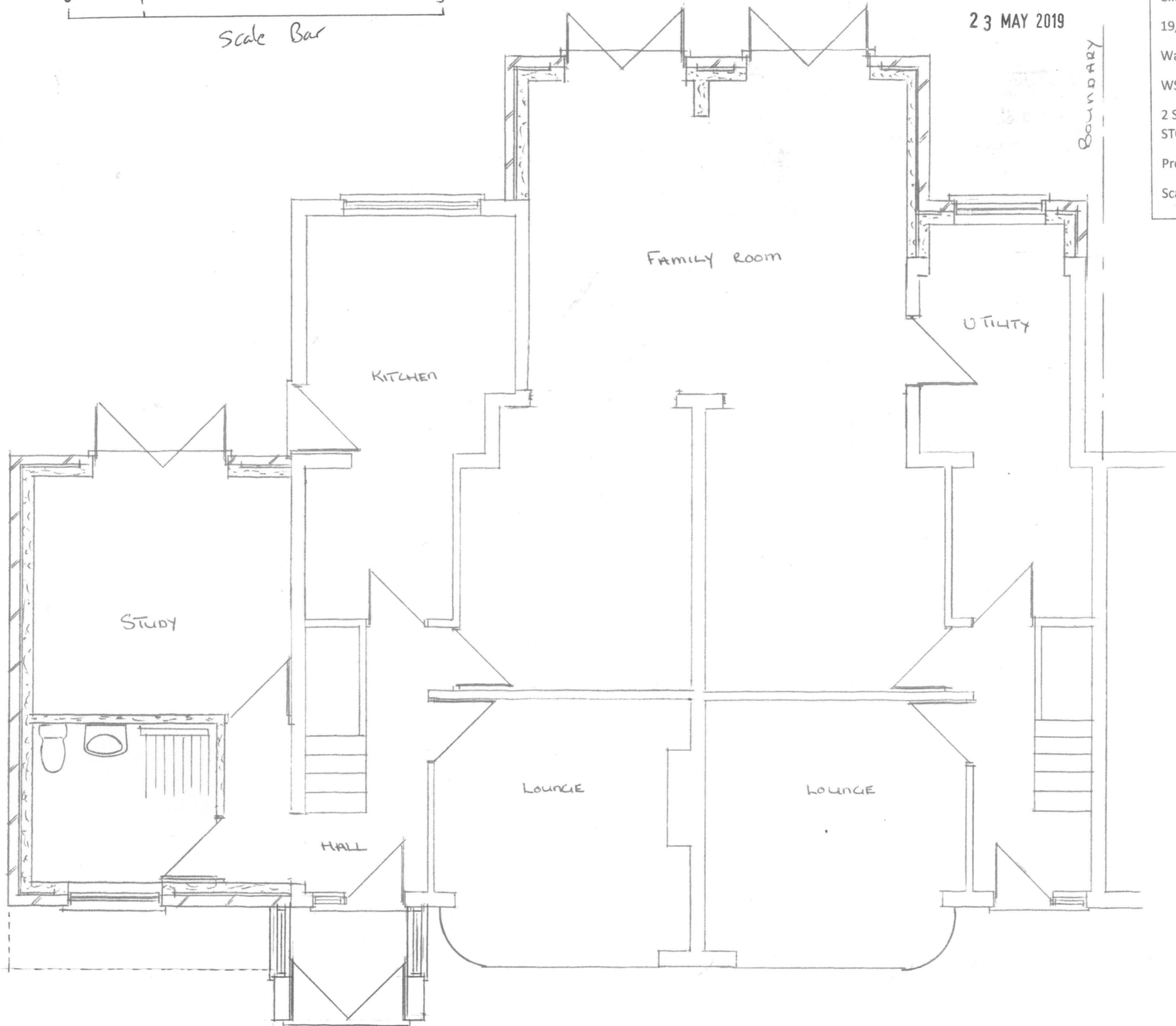


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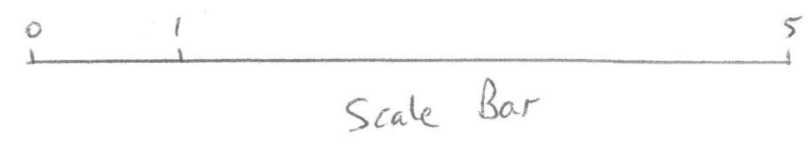
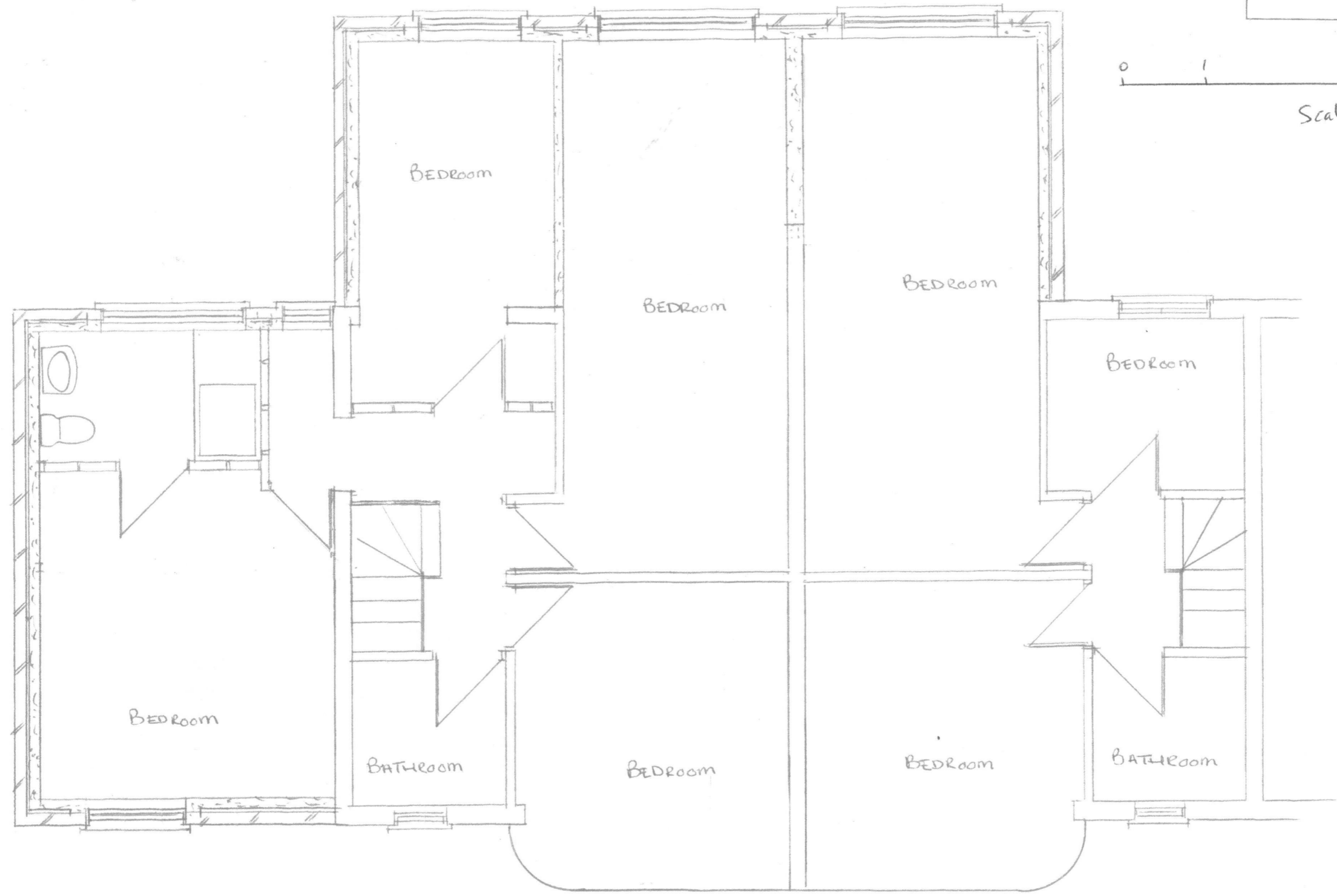
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STOREY REAR EXTENSION  
Proposed Ground Floor  
Scale 1:50

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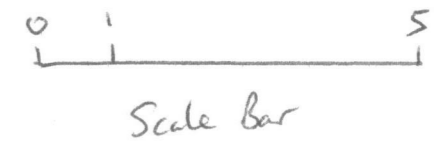
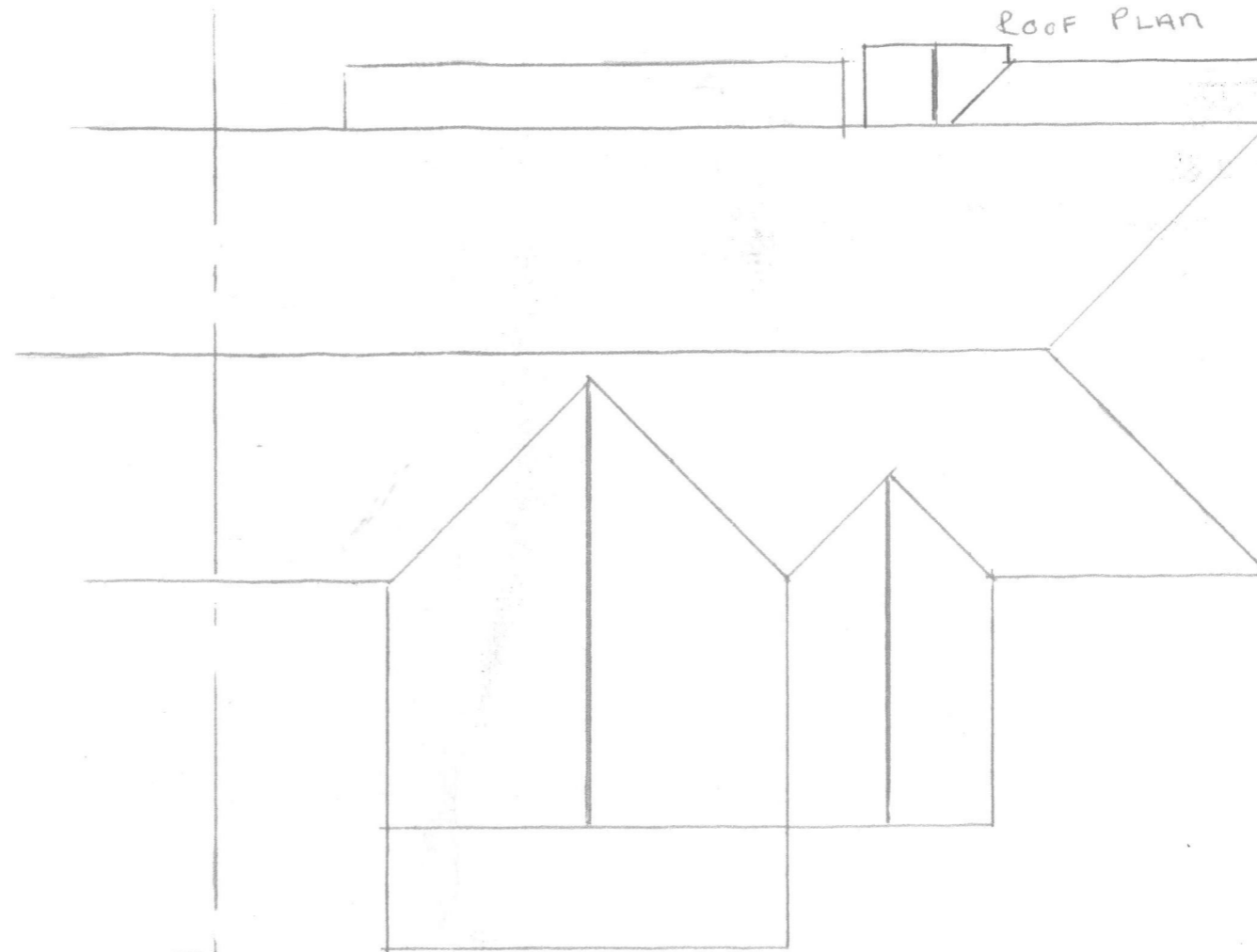
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Scale 1:50



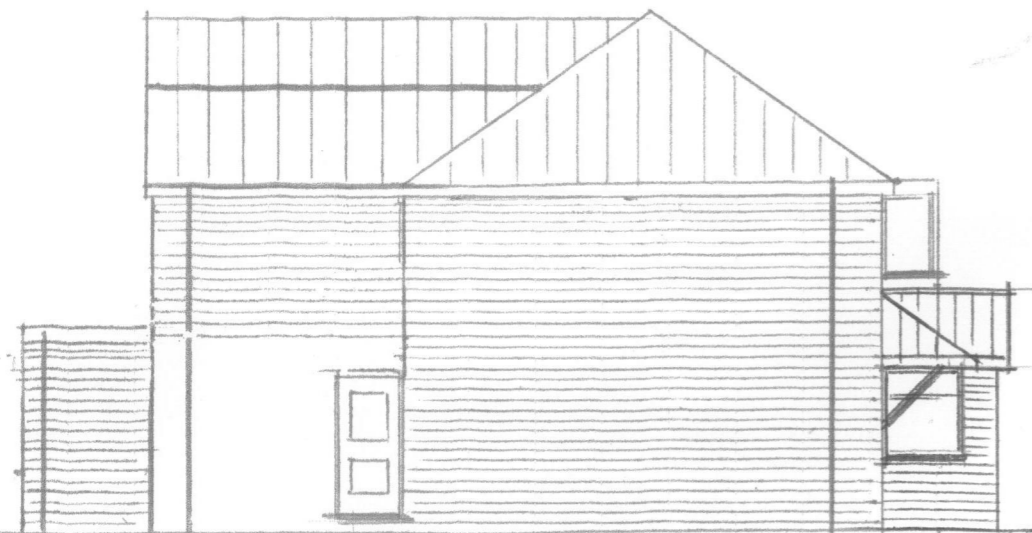
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WS5 4LH  
2 STOREY SIDE/REAR & SINGLE  
STOREY REAR EXTENSION  
Proposed Elevations & Roof Plan  
Scale 1:100



FRONT



SIDE



REAR

SIDE