

Committee: 14th August 2019

Ward: St Pauls

DC/19/63114

Mr Tayyab Tasleem 45 Arcot Road Birmingham B28 8LY	Proposed single storey rear/side extension 13 Greenwood Avenue Oldbury B68 8JF
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Date Valid Application Received 7th May 2019

1. Recommendations

Grant approval subject to external materials to match with the existing property.

2. Observations

This application is being brought to your committee because the applicant is an employee of Sandwell MBC.

Site Surrounding

The application relates to a semi-detached house on the north side of Greenwood Avenue. This is a residential area in character.

Current Proposal

The application is for a single storey rear and side extension, measuring 4.5m deep by 3.9m wide by 3.5m high (2.8m to the eaves).

Publicity

The application has been publicised by neighbour notification letters with no responses received.

Planning Policy and other material considerations

The dual pitched roof to a height of 2.8m is appropriate in scale and design and would adhere to Policies ENV3 (Design Quality) and EOS9 (Urban Design Principles).

With regard to the impact of the proposal of the amenities of the adjoining neighbour, the rear extension on the neighbouring property, number 15, benefits from a large end window providing the primary source of light to that room. Furthermore the gardens are orientated to face north so there would be little direct sunlight onto rear facing windows.

Conclusion

I therefore recommend this application for approval subject to the external materials matching with the existing property.

3. Relevant History

None

4. Central Government Guidance

National Planning Policy Framework (NPPF)

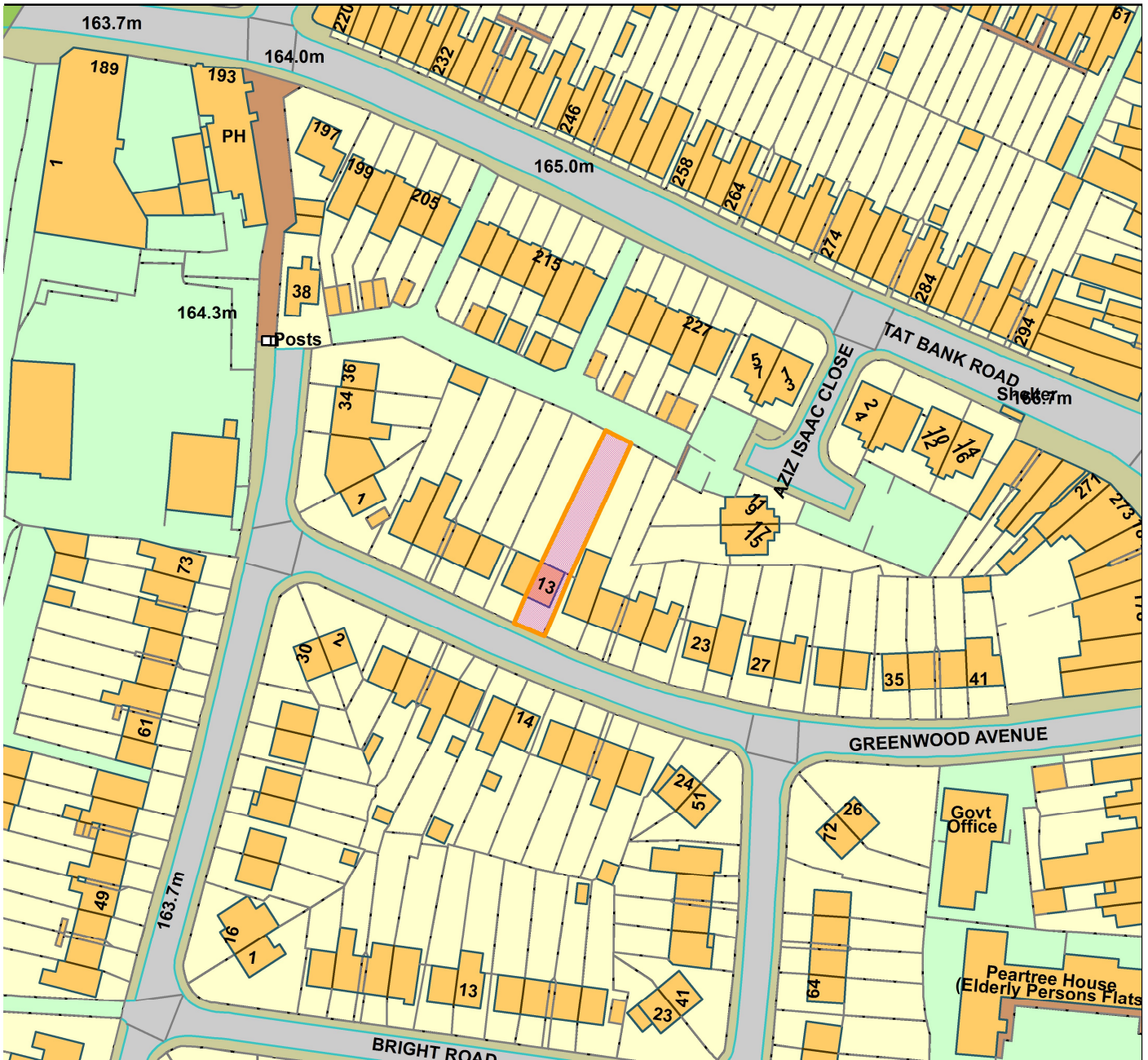
5. Development Plan Policy

ENV3 – Design Quality
SADD EOS9 – Urban Design Principles

6. Contact Officer

Mr David Paine
0121 569 4865
david_paine@sandwell.gov.uk

DC/19/63114
13 Greenwood Avenue



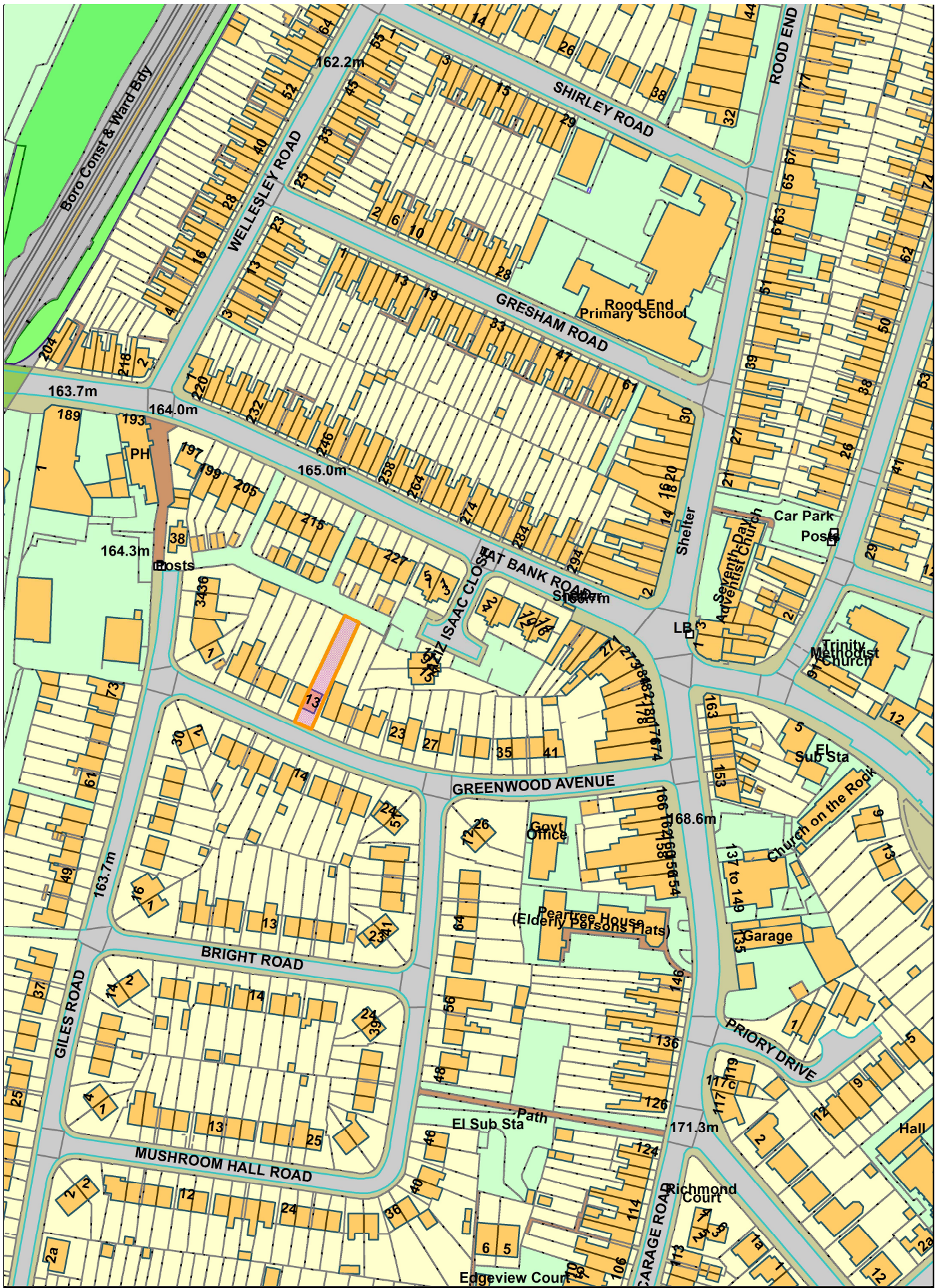
Legend

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Comments	Not Set
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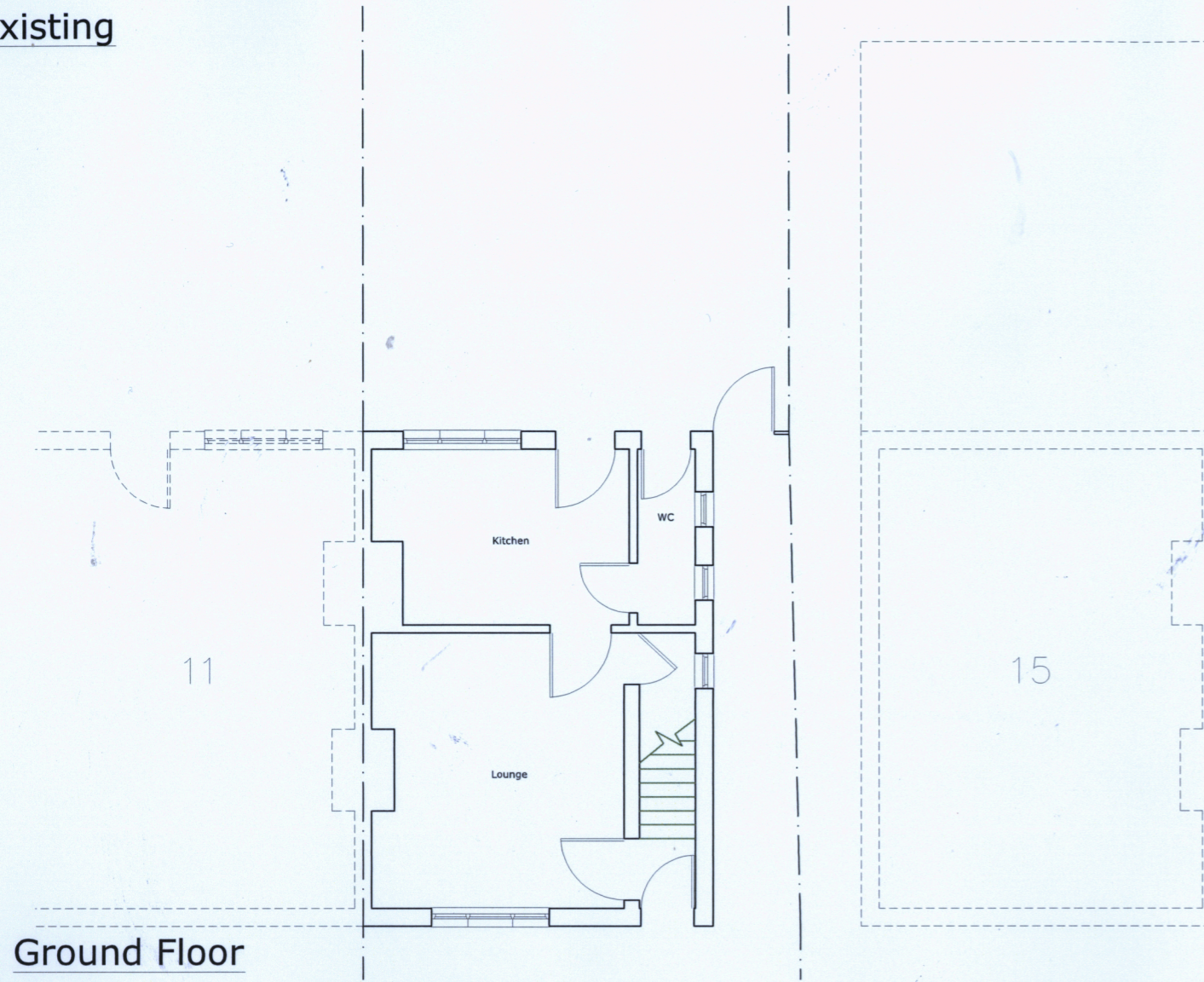


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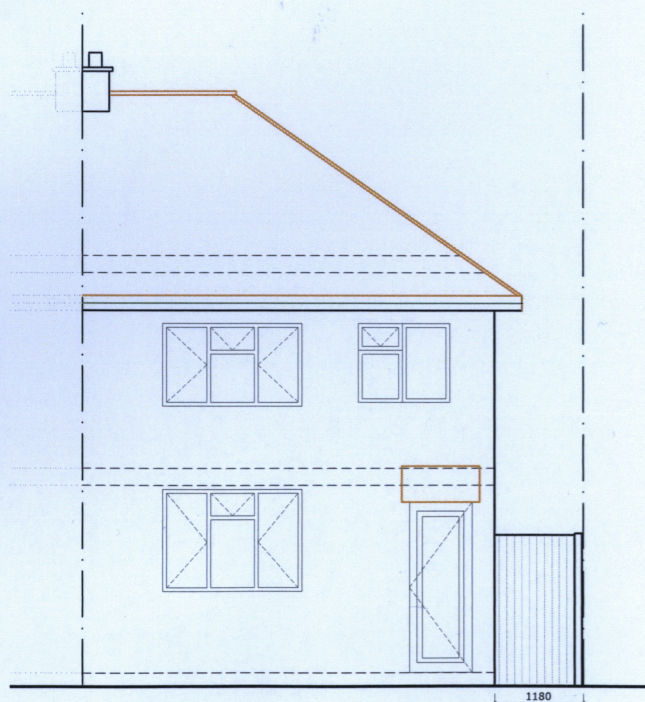
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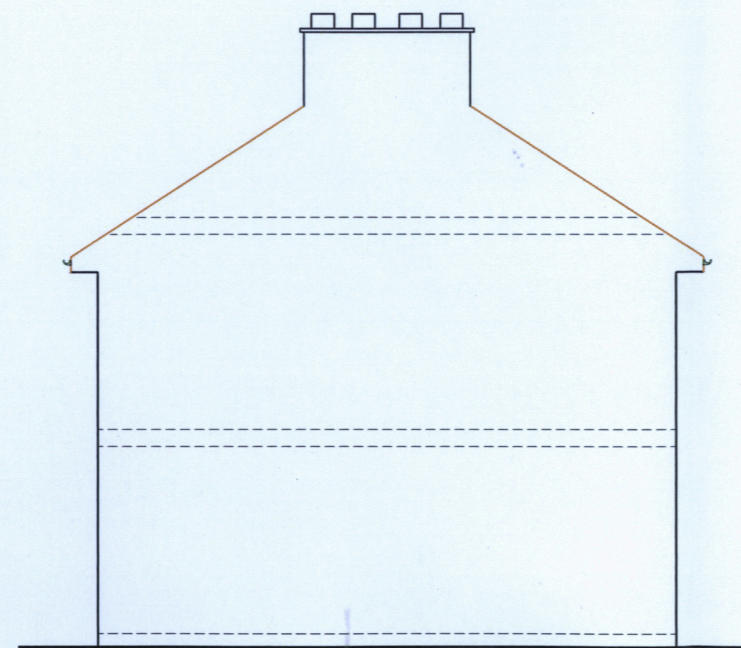
Existing



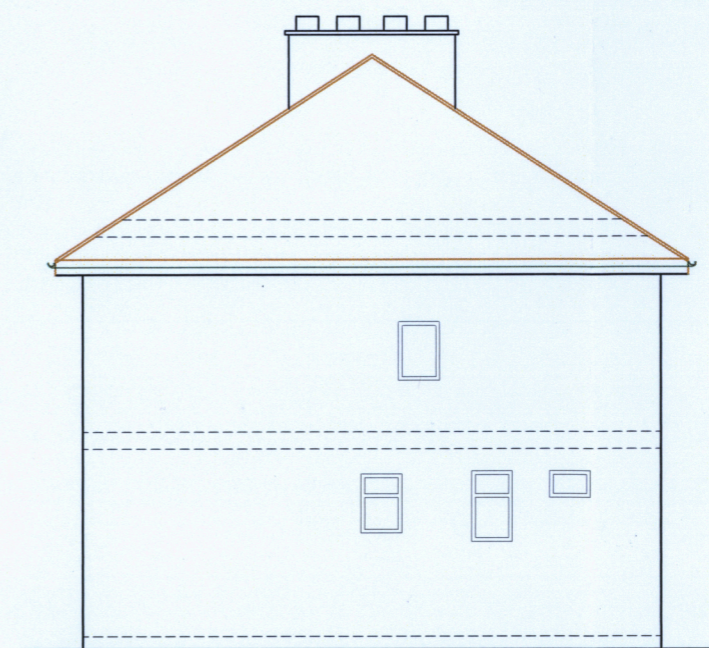
Rear Elevation



Front Elevation



Side Elevations



NOTES:

Do not scale from this drawing.
 All contractors must visit the site and be responsible for taking and checking dimensions
 Any discrepancy between drawings, specifications and site conditions must be brought to the attention of the architect.
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DC / 19 / 63114

- 7 MAY 2019

CLIENT:

Mr Muhammad Khalil

JOB:

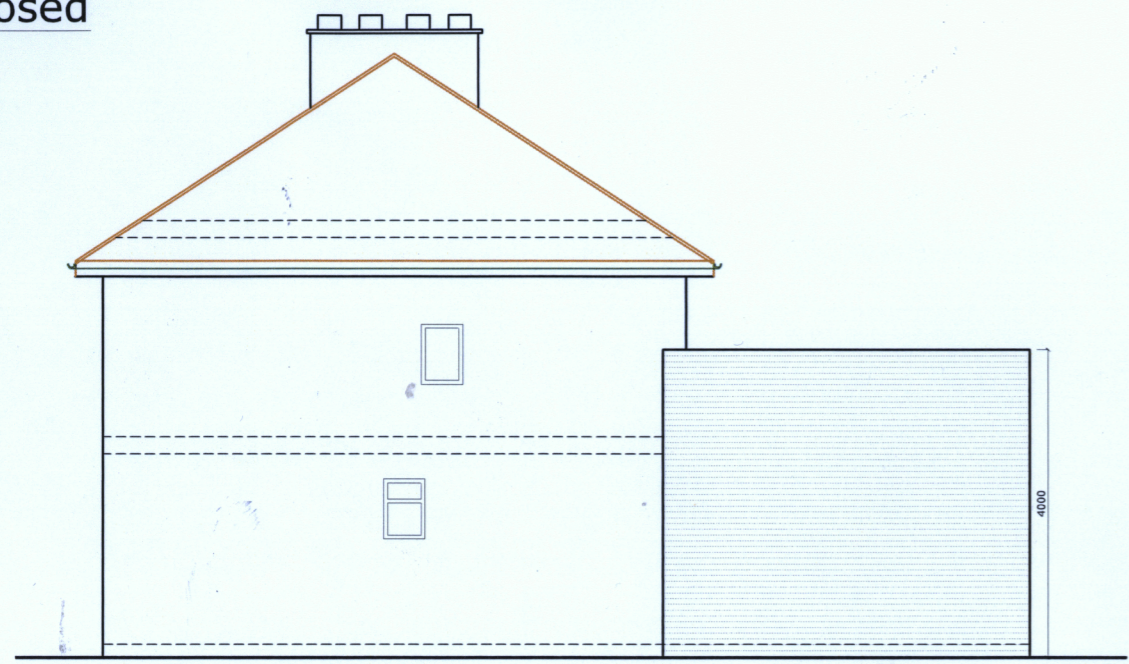
13 Greenwood Avenue, Oldbury, B68

DRG TITLE:

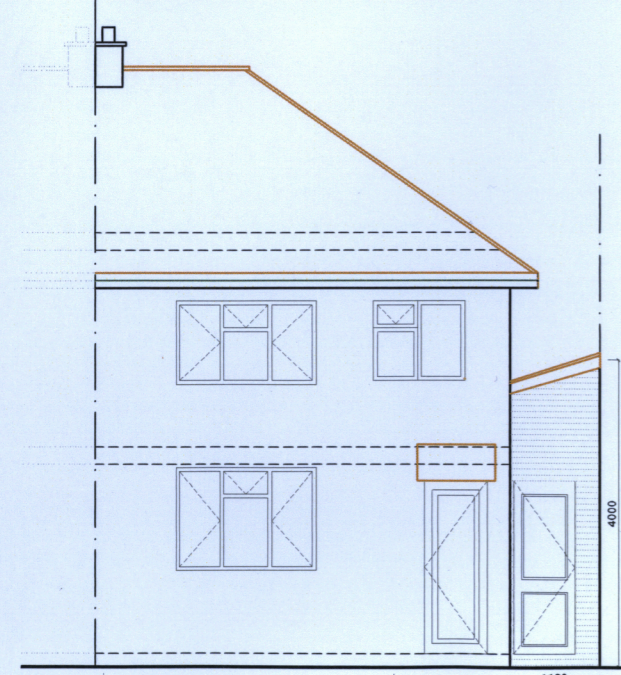
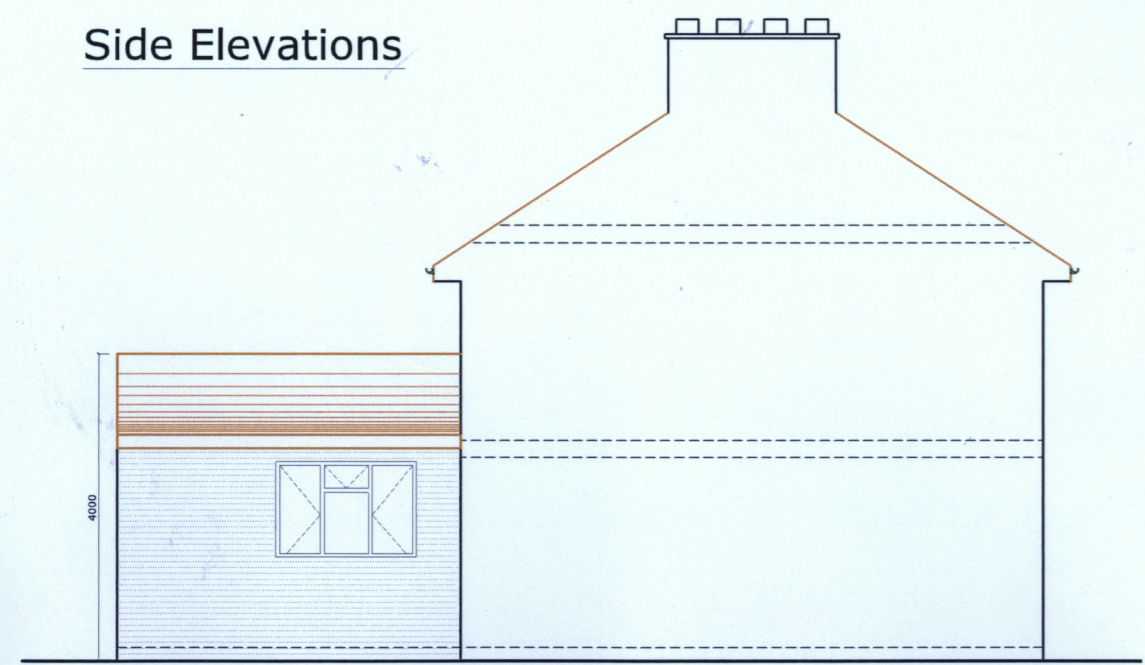
Existing Plans & Elevations

DRG NO.	REV.	Paper
2019-02/	01	A3
DATE: Apr' 2019	SCALE: 1:100	

Proposed



Side Elevations



Front Elevation



Rear Elevation

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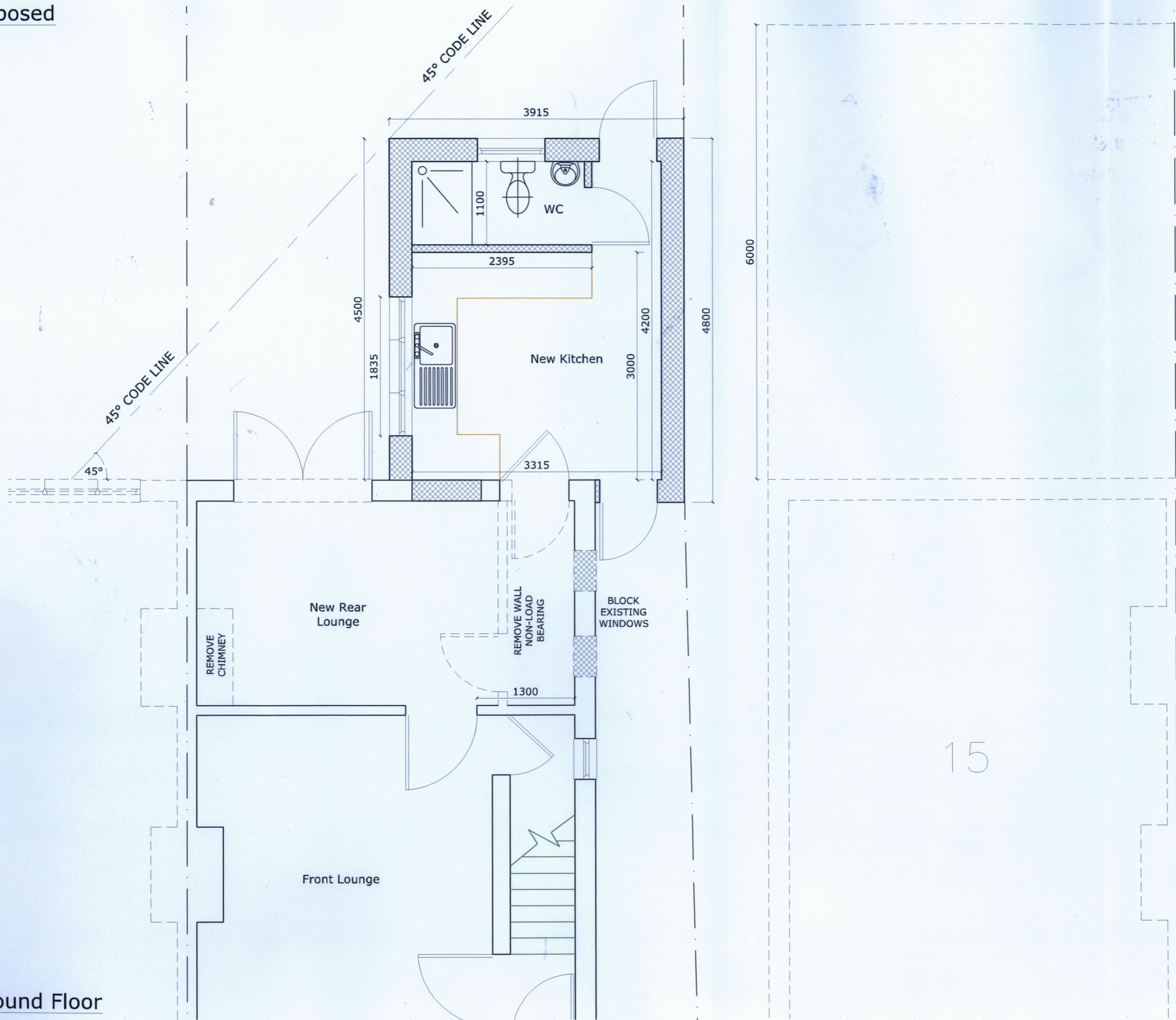
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DRG TITLE:
 Proposed Elevations

DRG NO.	REV.	Paper
2019-04/	01	A3
DATE: Apr' 2019		SCALE: 1:100

Proposed



Ground Floor

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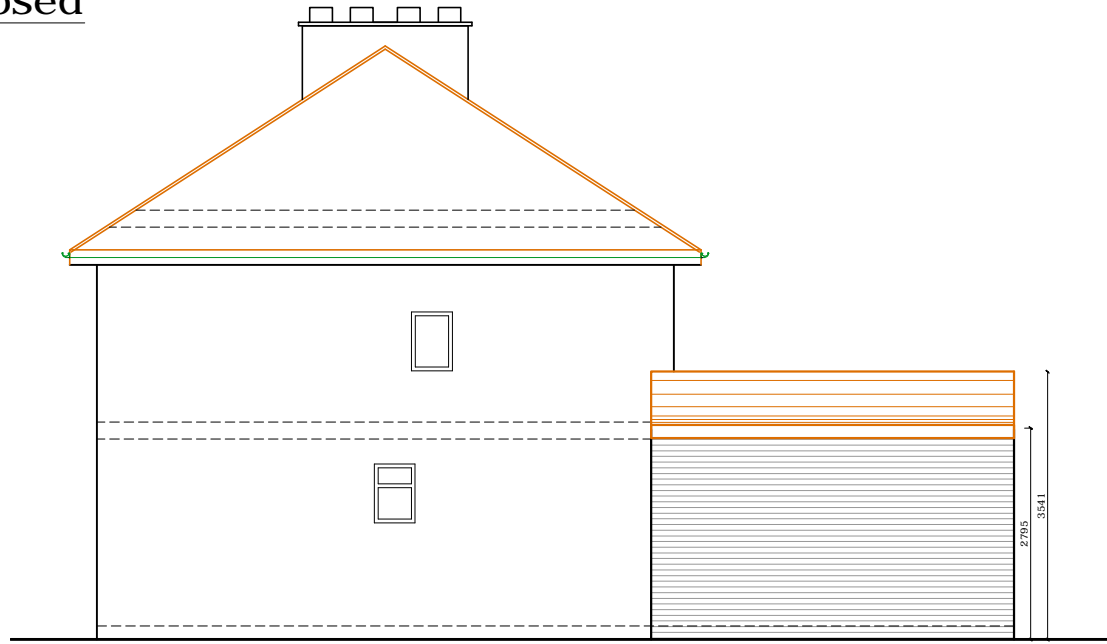
13 Greenwood Avenue, Oldbury, B68

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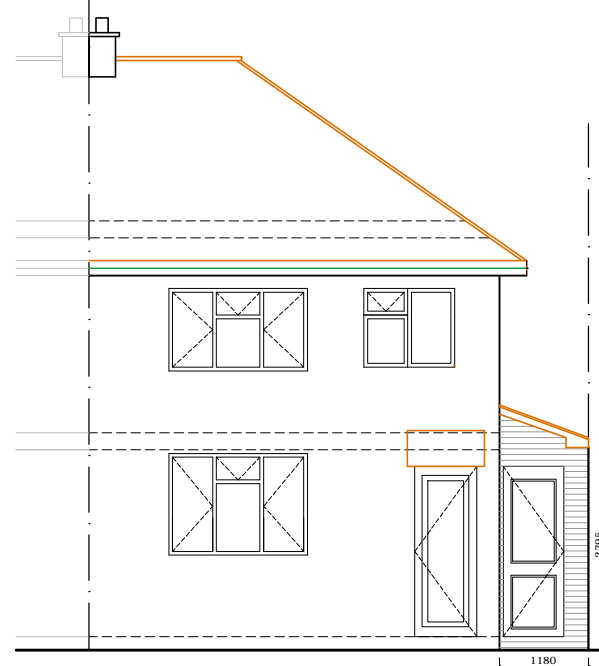
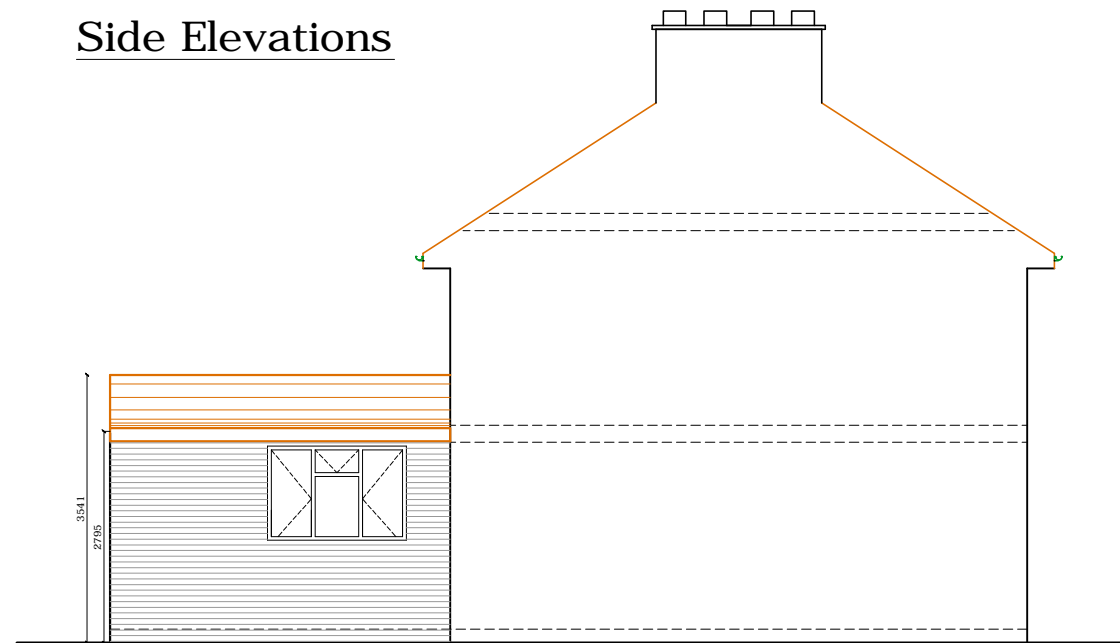
Proposed Plans

DRG NO.	REV.	Paper
2019-03/	01	A3
DATE: Apr 2019		SCALE: 1:50

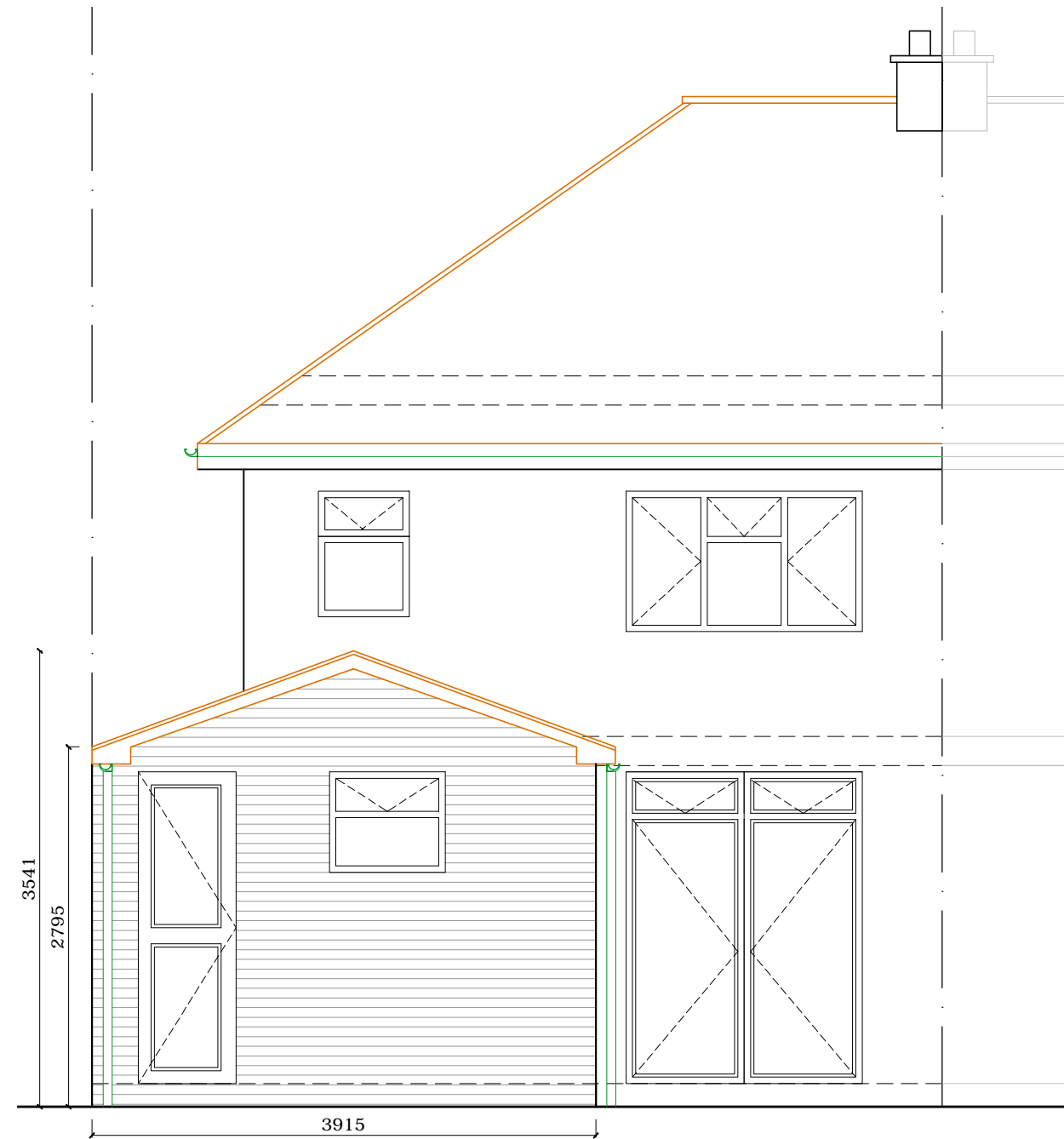
Proposed



Side Elevations



Front Elevation



Rear Elevation

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DRG TITLE:

Proposed Elevations

DRG NO.	REV.	Paper
2019-04/	02	A3
DATE: Jul' 2019	SCALE: 1:100	