


REPORT TO PLANNING COMMITTEE

6th November 2019

Application Reference	DC/19/63482
Application Received	30 th August 2019
Application Description	Proposed single storey rear extension, two storey side extension, single front extension with porch.
Application Address	65 Lightwoods Hill Smethwick B67 5EA
Applicant	Mr Sureash Chopra
Ward	Abbey
Contribution towards Vision 2030:	
Contact Officer(s)	Dave Paine 0121 569 4869 david_paine@sandwell.gov.uk

RECOMMENDATION

That planning permission is granted subject to:-

- (i) Approval of external materials and
- (ii) Construction work limited to between 8:30 to 17:30 Monday to Friday with no working on Saturday, Sunday or Public Holidays.

1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because the applicant is an employee of Sandwell MBC and the applicant's wife is a former Sandwell Councillor and current Member of Parliament.

2. SUMMARY OF KEY CONSIDERATIONS

- 2.1 The site is not allocated in the adopted development plans.

2.2 The material planning considerations which are relevant to this application are:

Overlooking/loss of privacy
Loss of light and/or outlook
Design, appearance and materials
Access, highway safety, parking and servicing
Noise and disturbance from the scheme

Refer to section 6 below for more details.

3. The APPLICATION SITE

3.1 The application relates to a linked semi-detached property on the north side a Lightwoods Hill. The area is residential in character with a Lightwoods public park situated to the immediate west.

4. PLANNING HISTORY

4.1 The property has been previously extended comprising a garage, shower room kitchen.

4.2 Relevant planning applications are as follows:-

DC/13173	Garage, shower room and kitchen extension.	Approved 29.04.1981
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5. APPLICATION DETAILS

5.1 The applicant proposes to construct a a single storey rear extension, two storey side extension, single front extension with porch with the following measurements:-

- single storey rear extension measuring 5.5m deep by 9.1m wide by 3.8m high
- two storey side extension measuring 2.9m wide by 8.7m deep by 8.7m high.
- A front extension forming a porch with an extension to the front room marked playroom/study measuring 4.5m wide by 1.3m deep by 3.6m high

6. PUBLICITY

6.1 The application has been publicised by neighbour notification letter with one objection received. It should also be noted that following receipt of amendments, the neighbours have been re-consulted. Any further response will be reported to your meeting.

6.2 Objections

The objection has been received on the following grounds:-

- (i) Traffic congestion caused during construction phase.
- (ii) The front extension would be without precedent in the vicinity and is therefore harmful to the character of the street.
- (iii) The two storey side extension would create a sense of enclosure and cause loss of light and heat to neighbouring properties.
- (iv) The single storey rear extension would cause loss of light and heat to neighbouring properties.
- (v) Building to the boundary line would cause structural problems to the neighbouring property.
- (vi) The rear dormer windows would cause a loss of privacy to the neighbouring gardens.
- (vii) Noise and dust pollution would be caused during the construction phase.

6.3 Responses to objections

I respond to the objector's comments in turn;

- (i) It is accepted that some nuisance may occur during construction which would result in additional traffic in and around the site, however this would only be for a limited period and if members were so inclined the hours of construction work could be limited between 8:30 to 17:30 Monday to Friday with no working on Saturday, Sunday or Public Holidays.
- (ii) Amended plans were requested to remove the front extension at first floor level and to set back the first floor by 0.5m, as it was considered that this was inappropriate in terms of design. Revised plans were submitted on 16th October 2019 and neighbours have been re-consulted.
- (iii) The nearest rear facing window to the boundary on number 63 is approximately 3.5m from the boundary. The side window does not serve as the primary source of light to a habitable room. Therefore, I do not consider that any significant loss of light or enclosure would

be caused by the side extension. The issue of loss of heat is not one which can be reasonably addressed by planning control.

- (iv) The applicant has provided a plan showing the 45 degree line for the single storey rear extension to the neighbouring properties. There is a minor breach of the line to number 67 but it is not sufficient to warrant refusal. There is no breach of the line in relation to number 63.
- (v) Boundary issues are not material planning concerns and are a private matter between the neighbours.
- (vi) The rear dormer is permitted development so does not require planning consent and does not form part of this proposal.
- (vii) There is no evidence that an abnormal level of dust would be created from this development. However, there could be some noise disturbance from the development, therefore limiting the construction hours as indicated in (i) above is recommended.

6.4 Support

No comments have been received which support the application.

7. STATUTORY CONSULTATION

- 7.1 There are no statutory consultation responses to report for this application.

8. GOVERNMENT GUIDANCE/NATIONAL PLANNING POLICY

- 8.1 National Planning Policy Framework promotes sustainable development but states that that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

9. LOCAL PLANNING POLICY

- 9.1 The following sections of the Council's Development Plan are relevant:-

ENV3: Design Quality
SAD EOS9: Urban Design Principles

- 9.2 These policies emphasise the need for good design and that proposals should be in scale with the local area. The introduction of a set-back at the first floor of the side extension with a pitched roof, set-down from the main roof would ensure the existing design is respected while ensuring the subservience of the extension.

The ground floor porch and front extension would be of a good quality, enhancing the design of the property as a whole.

10. MATERIAL CONSIDERATIONS

- 10.1 The key material considerations with this proposal are design referred to above (9.1) and the impact of the extensions on loss of outlook and privacy to the neighbouring properties. As indicated in 6.3 above (response to objections):-
- 10.2 Design, appearance and materials. The design of the publicly viewable parts of the development have been improved by the amendments.
- 10.3 Overlooking/loss of privacy. There would be minimal impact caused by this development on the neighbouring properties. Some loss of privacy may be experienced in garden areas but it is deemed that there is no reasonable expectation of privacy in gardens of built up areas.
- 10.4 Loss of light and/or outlook. There would be some very minor impacts on light entering liveable rooms of neighbouring properties. Primarily number 67 due to the minor breach of the 45 degree line.
- 10.4 Noise and disturbance from the construction of the scheme. This has been addressed by 6.3 (i) and (vii). A condition is recommended.

11. IMPLICATIONS FOR SANDWELL'S VISION

- 11.1 The proposal supports Ambition 10 of the Sandwell Vision 2030:-
- 11.2 Ambition 10 – Sandwell has a national reputation for getting things done, where all local partners are focussed on what really matters in people's lives and communities.

12. CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

- 12.1 This proposal would provide additional living accommodation for the occupants whilst ensuring the impacts on neighbours would be minimised with a good design which would enhance the overall street scene.

13. STRATEGIC RESOURCE IMPLICATIONS

- 13.1 When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the council.

14. LEGAL AND GOVERNANCE CONSIDERATIONS

14.1 This application is submitted under section 55 of the Town and Country Planning Act 1990.

15. EQUALITY IMPACT ASSESSMENT

15.1 There are no equalities issues arising from this proposal and therefore an equality impact assessment has not been carried out.

16. DATA PROTECTION IMPACT ASSESSMENT

16.1 The planning application and accompanying documentation is a public document.

17. CRIME AND DISORDER AND RISK ASSESSMENT

17.1 There are no crime and disorder issues with this application.

18. SUSTAINABILITY OF PROPOSALS

18.1 Refer to the national planning framework (8) and local plan policies (9) and material considerations (10).

19. HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

19.1 Refer to the summary of the report (12).

20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

20.1 There will be no impact.

21. APPENDICES:

Site Plan

Context Plan

1731_6.1_20191015_001_Rev_A

1731_6.1_20191015_201_Rev_A

1731_6.1_20191015_202_Rev_A

1731_6.1_20191015_300_Rev_A

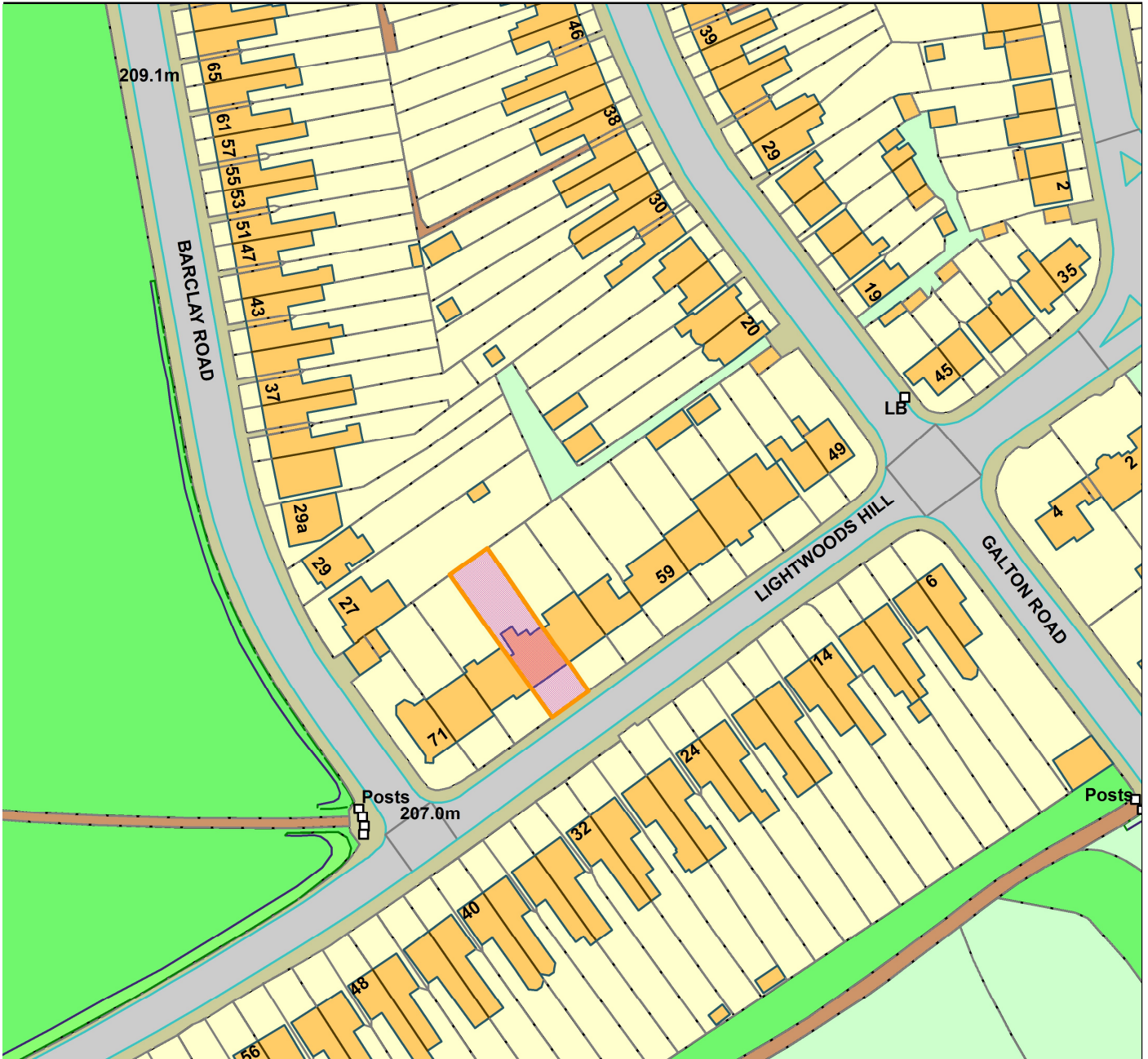
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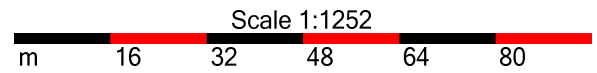
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DC/19/63482
65 Lightwoods Hill



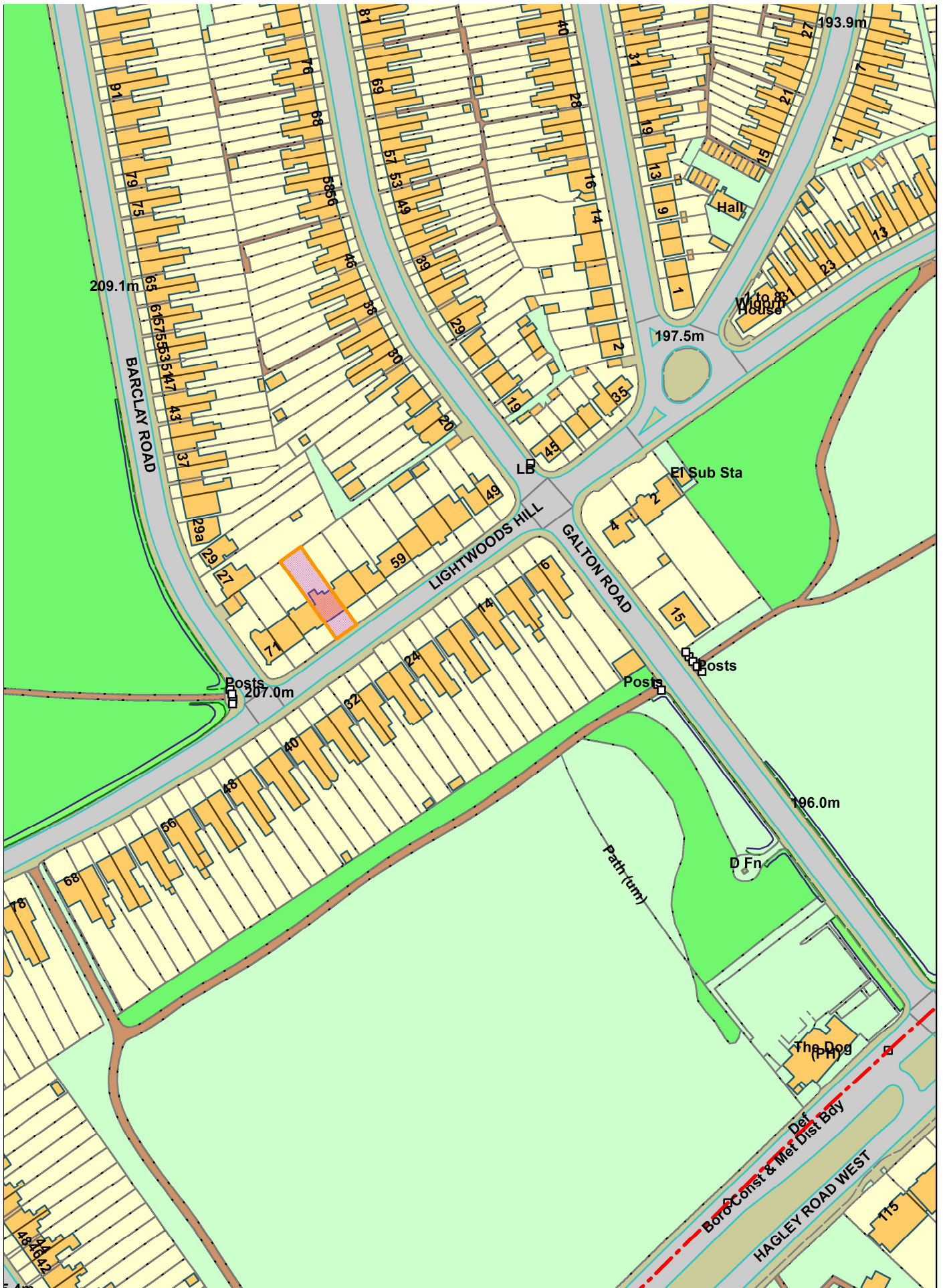
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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	23 October 2019
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Proposed extension to:
65 Lightwoods Hill, Bearwood
for Mr and Mrs Shergill

1731_6.1_20190801_001
Proposed Site Plan
Scale: 1:200 @ A3

Bob Ghosh RIBA



Key:

- 1. New composite window, timber internally, polyester powder coated aluminium externally
- 2. Hardwood front doorset with brushed stainless steel ironmongery
- 3. Polyester powder coated fascia and flashings
- 4. Obscured glass panel
- 5. Existing timber framed bay window refurbished
- 6. Facing brick to match existing
- 7. Existing render made good and painted / New render to match existing.

Proposed extension to:
65 Lightwoods Hill, Bearwood
for Mr and Mrs Shergill

1731_6.1_20191015_300_Rev_A

Proposed Front Elevation

Scale: 1:50 @ A3

Bob Ghosh RIBA



Key:

- 1. New composite window / French window, timber internally, polyester powder coated aluminium externally
- 3. Polyester powder coated fascia and flashings
- 4. Obscured glass panel
- 6. Facing brick to match existing

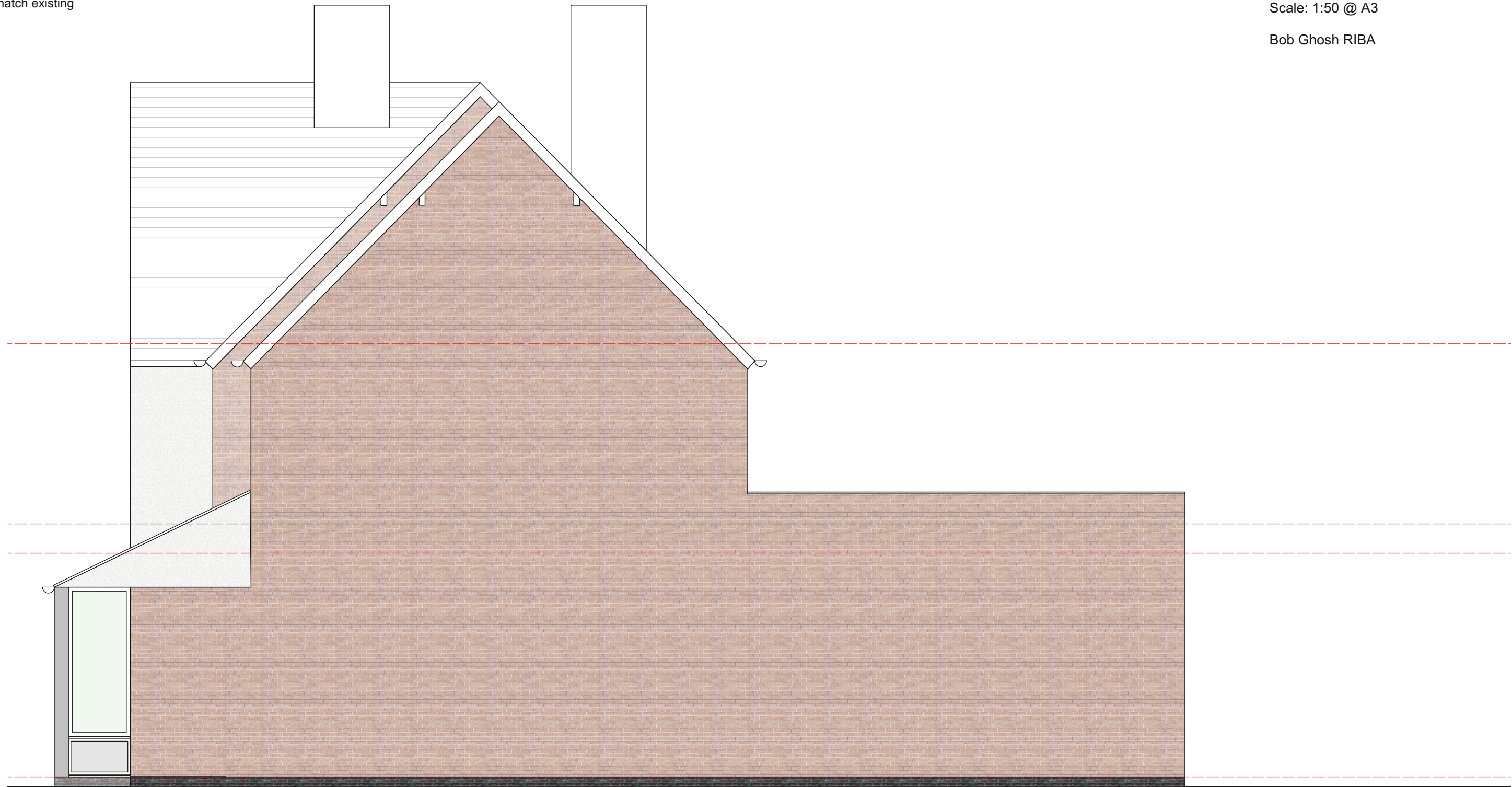
Proposed extension to:
65 Lightwoods Hill, Bearwood
for Mr and Mrs Shergill

1731_6.1_20191015_303

Proposed Side Elevation

Scale: 1:50 @ A3

Bob Ghosh RIBA



Approx garden level of 63 Lightwoods Hill (boundary fence not shown)

Key:

- 1. New composite window / French window, timber internally, polyester powder coated aluminium externally
- 1a. As above, with obscured glazing
- 3. Polyester powder coated fascia and flashings
- 4. Obscured glass panel
- 6. Facing brick to match existing

Proposed extension to:
65 Lightwoods Hill, Bearwood
for Mr and Mrs Shergill

1731_6.1_20191015_302_Rev_A

Proposed Rear Elevation

Scale: 1:50 @ A3

Bob Ghosh RIBA



Key:

- 1. New composite window, timber internally, polyester powder coated aluminium externally
- 2. Hardwood front doorset with brushed stainless steel ironmongery
- 3. Polyester powder coated fascia and flashings
- 4. Obscured glass panel
- 5. Existing timber framed bay window refurbished
- 6. Facing brick to match existing
- 7. Existing render made good and painted / New render to match existing.

Proposed extension to:
65 Lightwoods Hill, Bearwood
for Mr and Mrs Shergill

1731_6.1_20191015_301_Rev_A

Proposed Streetscene

Scale: 1:100 @ A3

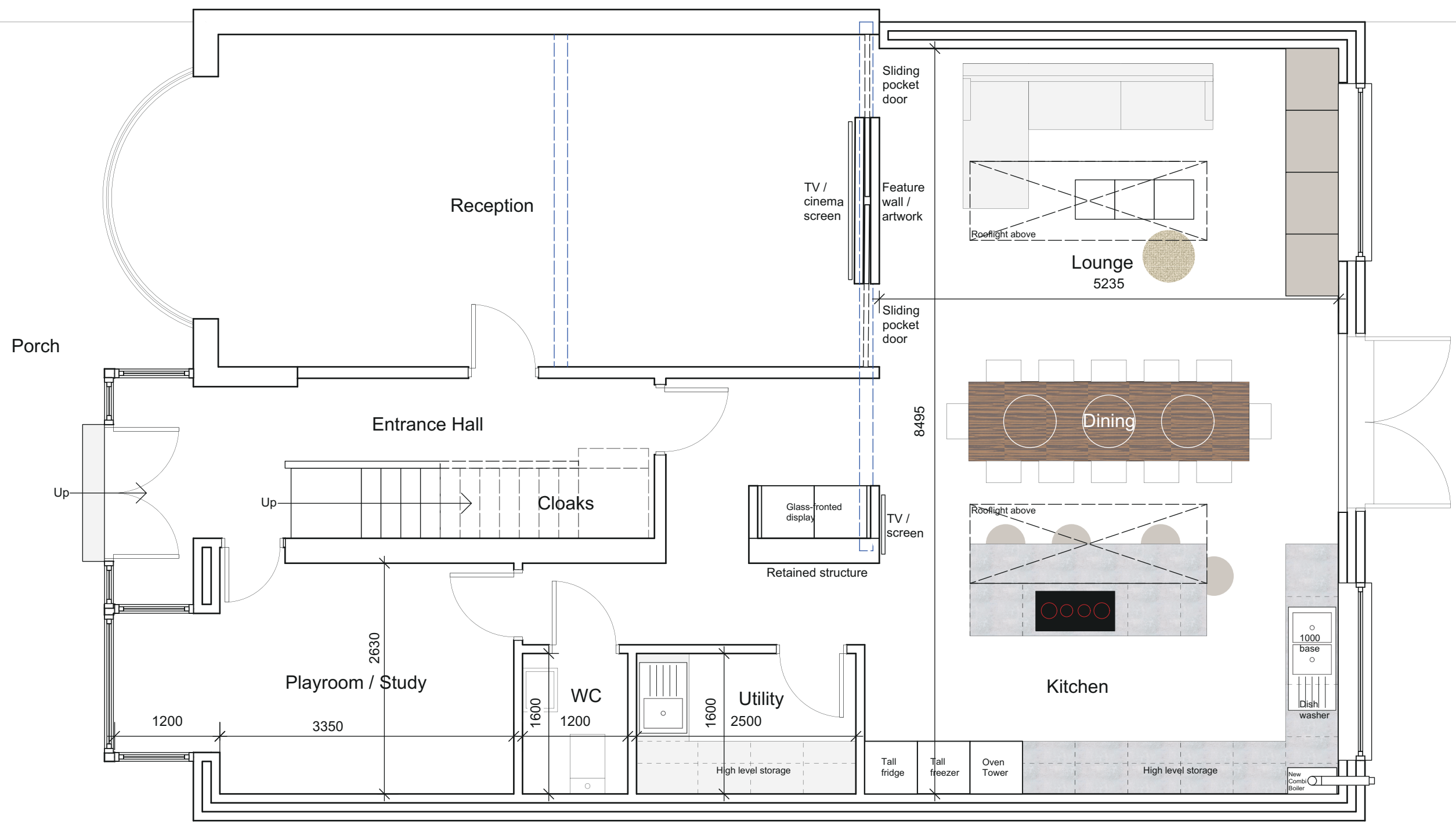
Bob Ghosh RIBA



Proposed extension to:
65 Lightwoods Hill, Bearwood
for Mr and Mrs Shergill

1731_6.1_20190801_200
Proposed Ground Floor Plan
Scale: 1:50 @ A3

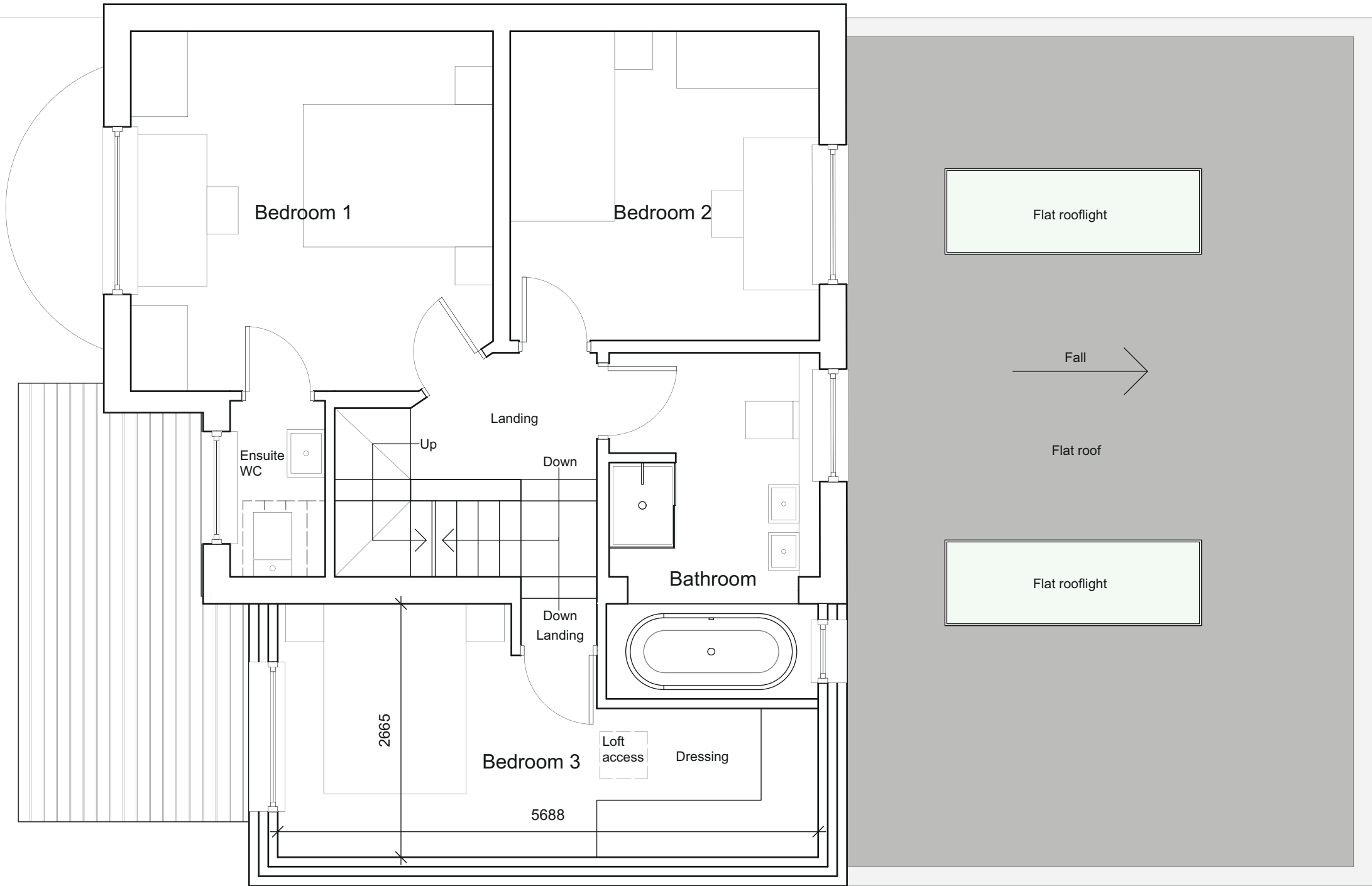
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Proposed extension to:
65 Lightwoods Hill, Bearwood
for Mr and Mrs Shergill

1731_6.1_20191015_201_Rev_A
Proposed First Floor Plan
Scale: 1:50 @ A3

Bob Ghosh RIBA



Proposed extension to:
65 Lightwoods Hill, Bearwood
for Mr and Mrs Shergill

1731_6.1_20191015_202_Rev_A
Proposed Second Floor Plan
Scale: 1:50 @ A3

Bob Ghosh RIBA

