


## REPORT TO PLANNING COMMITTEE

6<sup>th</sup> November 2019

<b>Application Reference</b>	DC/19/63571
<b>Application Received</b>	23 <sup>rd</sup> September 2019
<b>Application Description</b>	Proposed single/two storey side extensions and single storey rear extension.
<b>Application Address</b>	89 Barncroft Road, Oldbury, B69 1TU
<b>Applicant</b>	Mrs M Chilton
<b>Ward</b>	Tivdale
<b>Contribution towards Vision 2030:</b>	
<b>Contact Officer(s)</b>	Andrew Dean 0121 569 4056 <a href="mailto:andrew_dean@sandwell.gov.uk">andrew_dean@sandwell.gov.uk</a>

### RECOMMENDATION

That planning permission is granted subject to:-

- (i) Approval of external materials.

#### 1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because the applicant is related to Councillor Maria Crompton.

#### 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.

### **3. The APPLICATION SITE**

- 3.1 The application relates to a semi-detached residential property located on the southern side of Barnford Road, Tividale. The character of the surrounding area is residential in nature.

### **4. PLANNING HISTORY**

- 4.2 There is no relevant planning history.

### **5. APPLICATION DETAILS**

- 5.1 The applicant is proposing to construct a single and two storey side extension and single storey rear extension. The measurements are as follows:-

- The single and two storey side extension would measure a maximum 5.4 metres (W) by 6.5 metres (L) and have an overall height of 6.9 metres.
- The single storey rear extension would measure 3 metres (L), by 6.5 metres (W) and have an overall height of 2.9 metres.

### **6. PUBLICITY**

- 6.1 The application has been publicised by neighbour notification letter, without response.

### **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 proposed two-storey side extension would be subordinate to the existing house as the first floor would be set back from the front of the existing dwelling, and the roofline would be set down from the original ridge line. Thereby the side extension would be compliant with the Council's supplementary design guidance.

## **10. MATERIAL CONSIDERATIONS**

10.1 The material planning considerations which are relevant to this application are design, appearance and materials referred to above (9.2) and the impact on neighbouring residential amenity in terms of loss of light, outlook and privacy.

10.2 Design, appearance and materials. The proposal is of good design and complies with policy.

10.3 Loss of light, outlook and privacy. The proposal would not cause any significant loss of light, outlook or privacy to neighbouring properties.

## **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 It is considered that the proposed extensions are suitable in design and appearance and the proposal would not cause any significant loss of light, outlook or privacy to neighbouring properties. On this basis the application is recommended for approval subject to an external materials condition.

## **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.

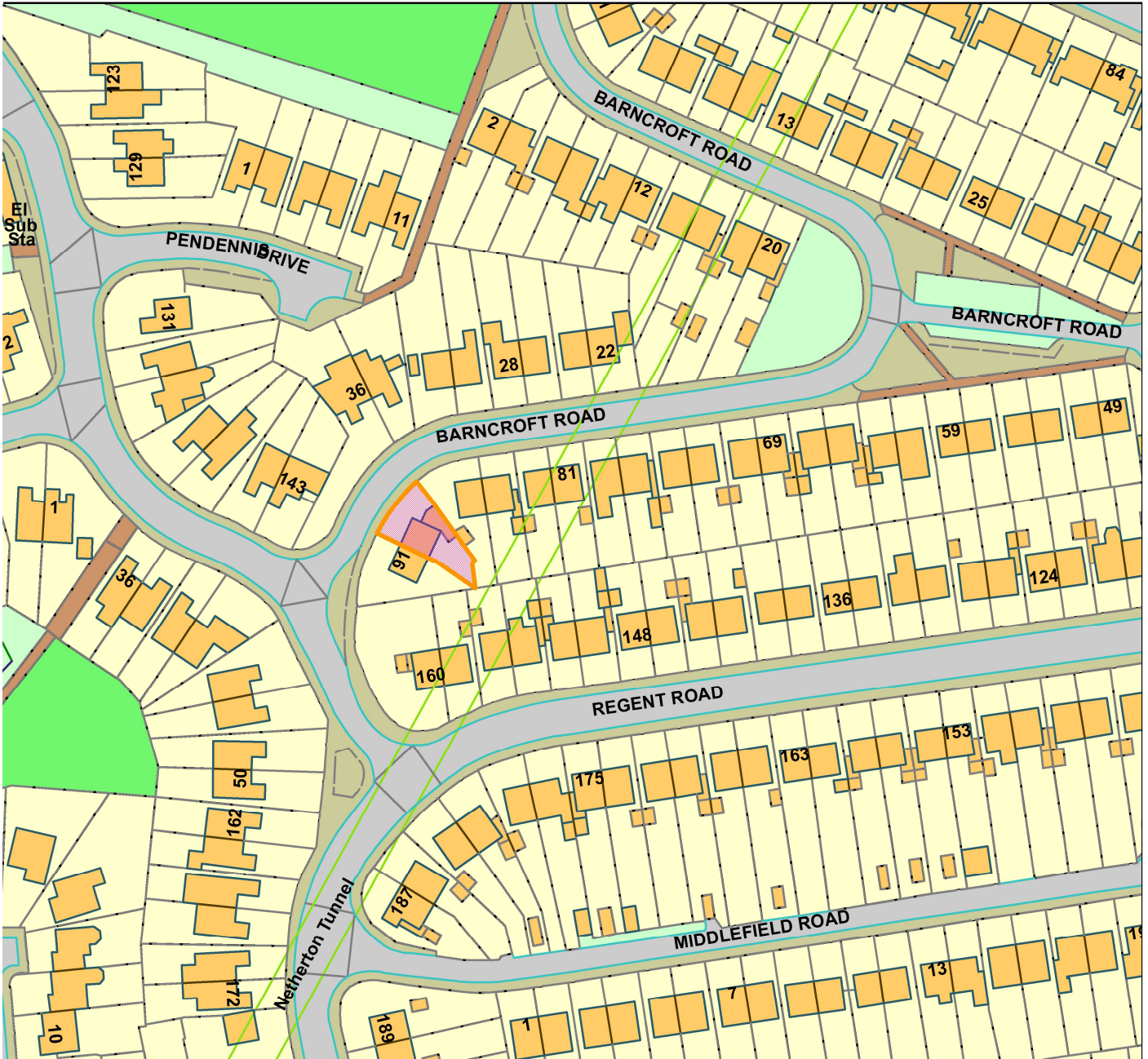
## **21. APPENDICES:**

Site Plan  
Context Plan  
Plan No. 0829/002.

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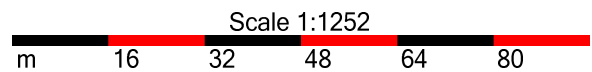


DC/19/63571  
89 Barncroft Road



**Legend**

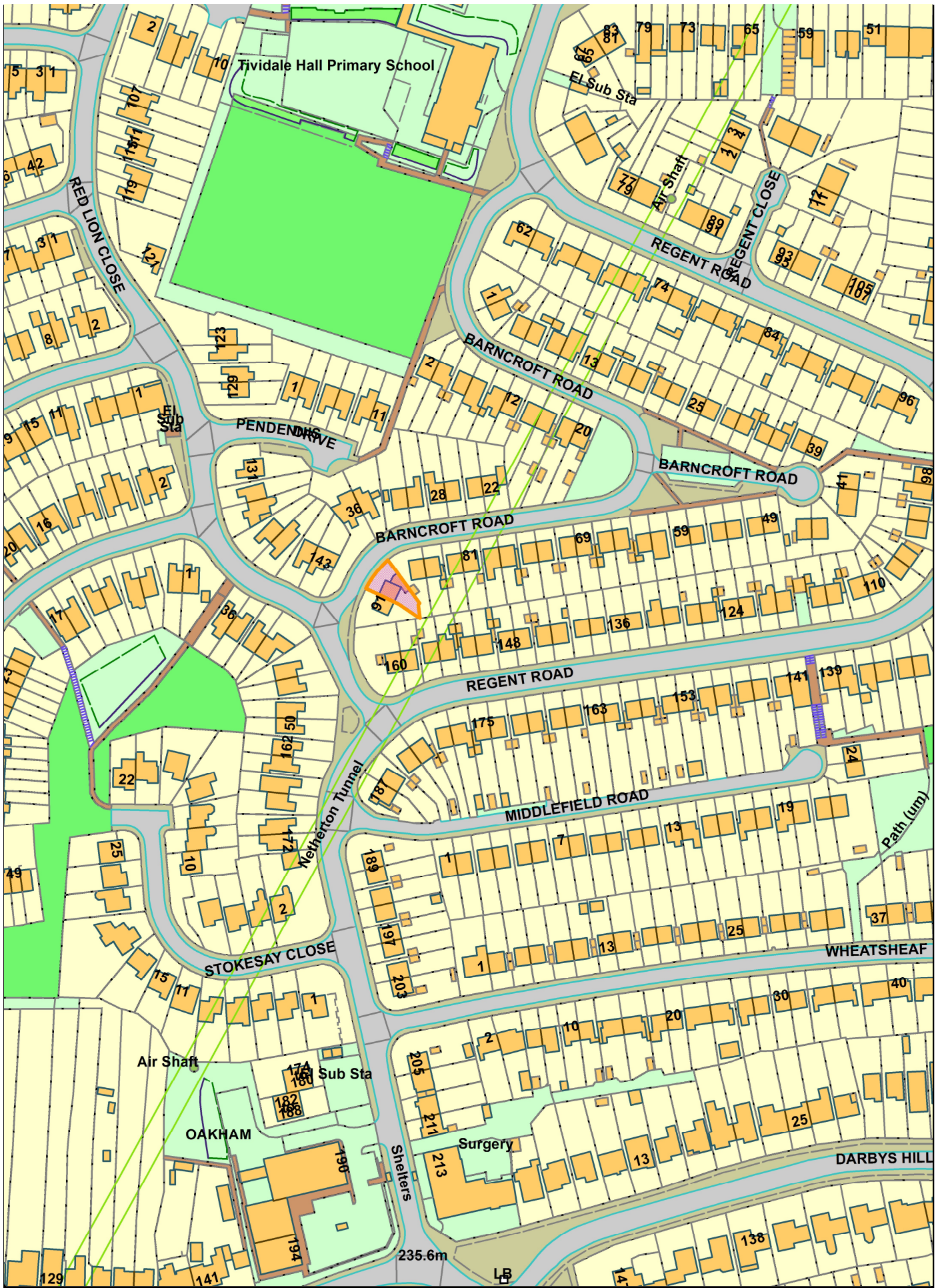
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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	23 October 2019
<b>OS Licence No</b>	



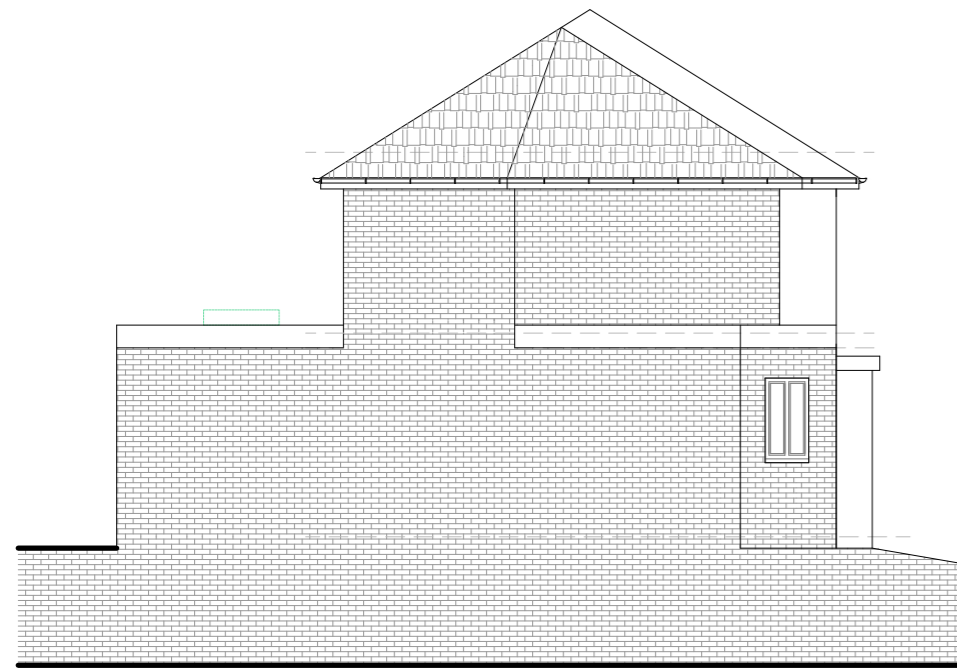


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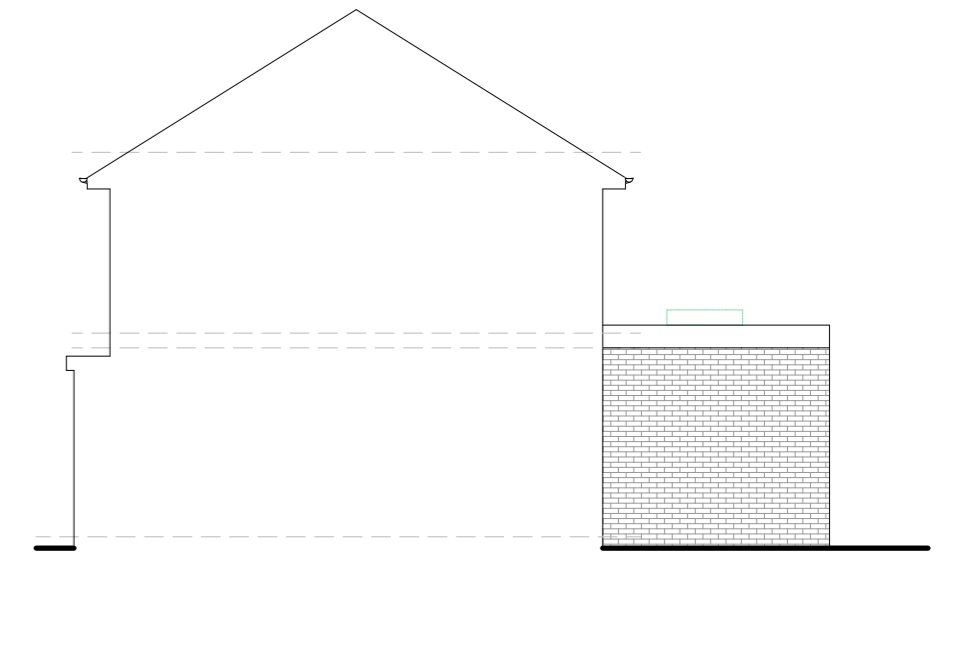
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

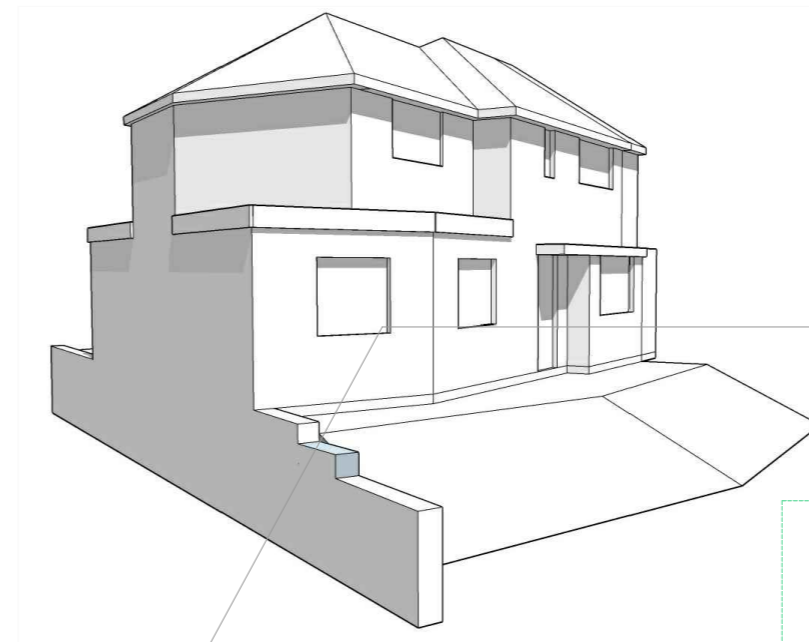


PROPOSED REAR ELEVATION

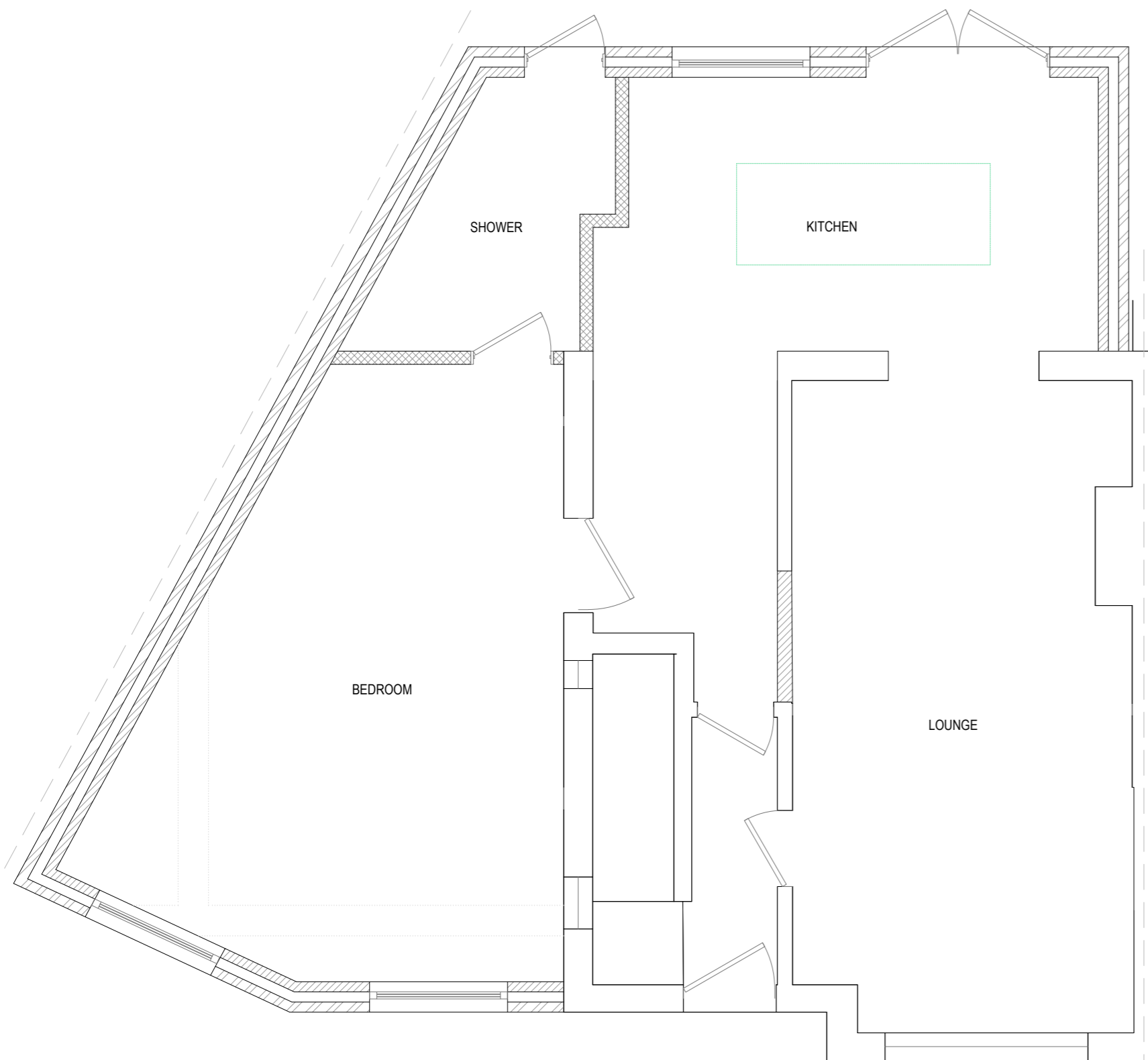
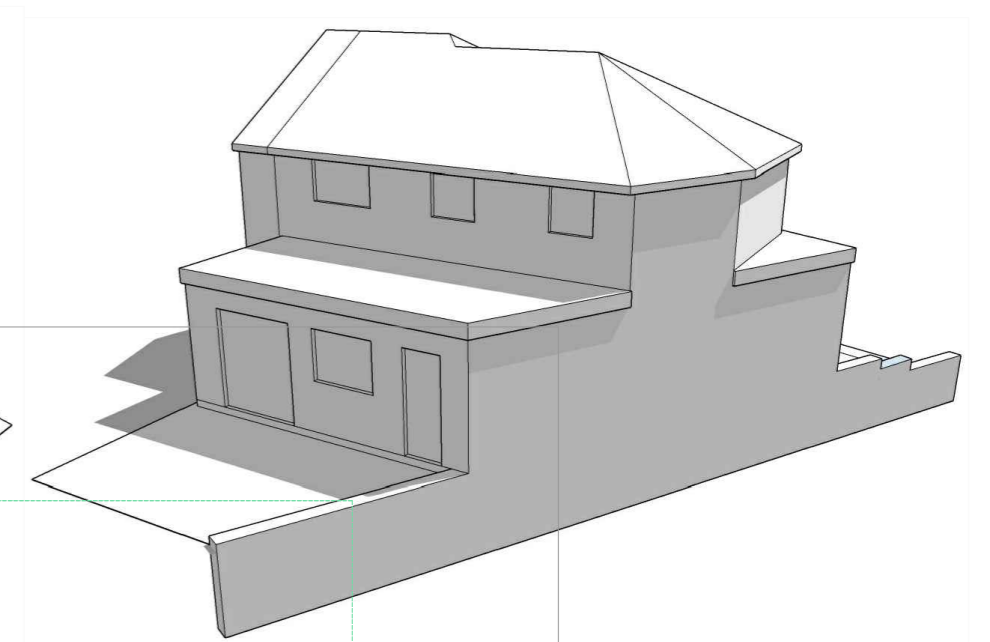


PROPOSED NEIGHBOUR ELEVATION

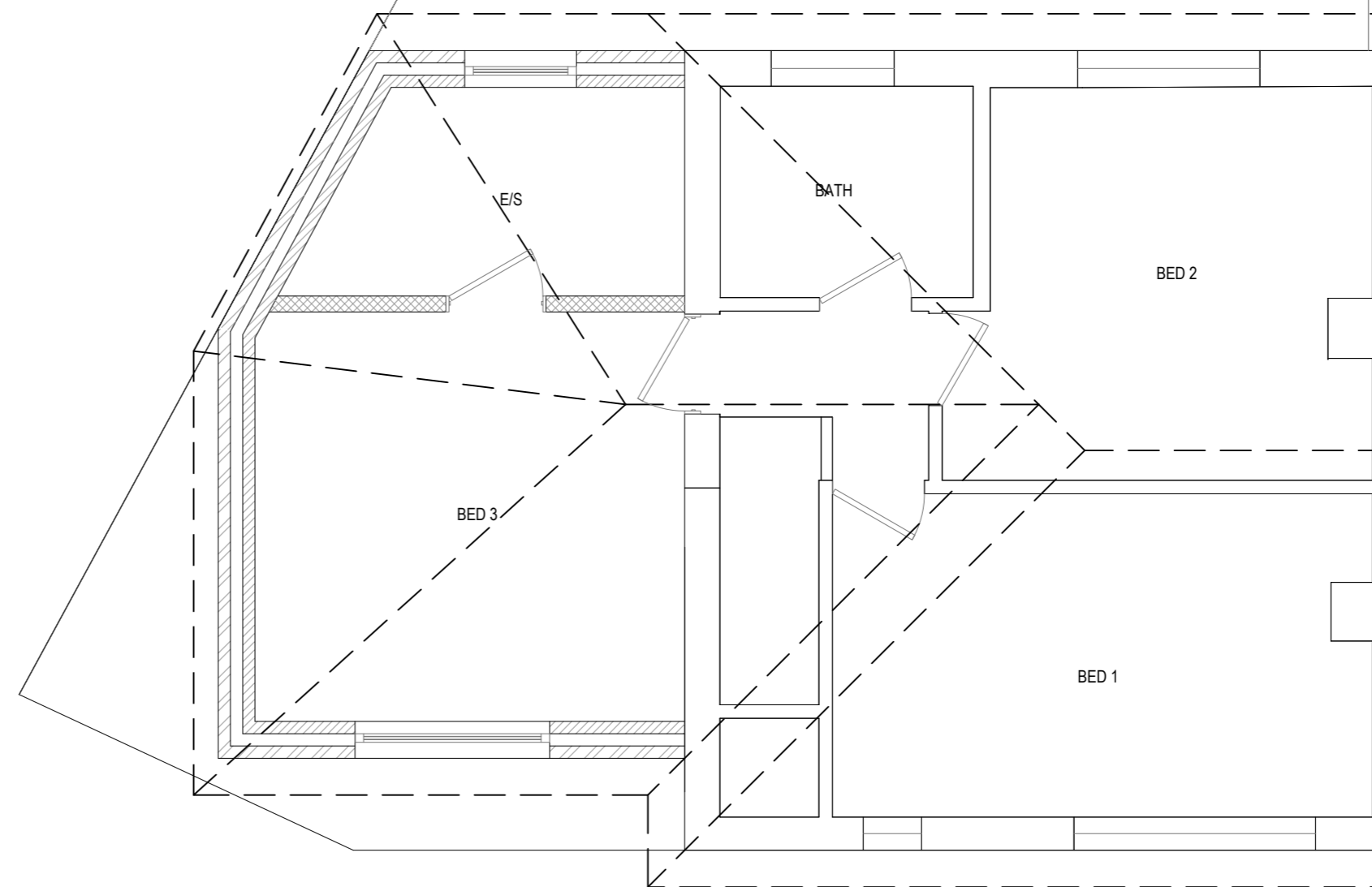
FRONT 3D ISO



REAR 3D ISO



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

0 100 200

REVISION  
**BETAPLAN** LTD  
 21 MILESTONE DRIVE, HAGELY, DYS 0LP  
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PROJECT  
 SIDE / REAR / FIRST  
 FLOOR EXTENSION

ADDRESS  
 89 BARNCROFT ROAD  
 TIVIDALE  
 B69 1TU

REF  
 89BR/  
 0829/002

NAME  
 PROPOSED

DATE  
 SEP19 DRAWN  
 SRB SCALE  
 1:100  
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