


## REPORT TO PLANNING COMMITTEE

4<sup>th</sup> December 2019

<b>Application Reference</b>	DC/19/63465
<b>Application Received</b>	20 <sup>th</sup> September 2019
<b>Application Description</b>	Proposed two-storey side/rear extension to form staff living accommodation.
<b>Application Address</b>	1 Ray Hall Lane, Great Barr, Birmingham B43 6JE
<b>Applicant</b>	Mrs Julie Parsons
<b>Ward</b>	Charlemont with Grove Vale
<b>Contribution towards Vision 2030:</b>	
<b>Contact Officer(s)</b>	Mrs Christine Phillips 0121 569 4040 Christine_phillips@sandwell.gov.uk

### **RECOMMENDATION**

Approval subject to:-

- (i) The approval of external materials;
- (ii) That the building is used as ancillary accommodation to the main dwelling and not as a separate dwelling; and
- (iii) Construction hour limitations.

## **1. BACKGROUND**

- 1.1 This application is being reported to your Planning Committee at the request of Councillor Liam Preece (refer to point 6.2 below for objection reasons).

## **2. SUMMARY OF KEY CONSIDERATIONS**

- 2.1 The Site is unallocated in the adopted development plan.

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

The intended use and whether it is reasonably required  
Design and appearance.

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

3.1 The application refers to a detached house with associated horse and carriage hire business at the north-western end of Ray Hall Lane. The site is adjoined to the south by houses. Open space lies opposite and at the end of Ray Hall Lane there is vehicular access into Severn Trent.

3.2 The house has a large frontage drive which can accommodate approximately 6 cars. The business element is located at the rear of the site although horse boxes are parked in front of the house along Ray Hall Lane.

### **4. PLANNING HISTORY**

4.2 Planning history in connection with the site largely relates to the associated business.

4.3 Relevant planning applications are as follows:-

DC/15/57917	Proposed demolition of existing stable block and replacement with new steel framed building for stabling of horses.	Approved 14/4/15
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DC/10/52935	Demolition of 3no derelict storage sheds and erection of 1no replacement.	Approved 9/2/11
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DC/03/41840	Renewal of temporary permission (App. No. DC/00/37277) for horse and carriage hire business.	Approved 19/1/04
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DC/00/37277	Change of use - Horse and carriage hire business in addition to existing residential use.	Temporary Consent 26/2/01
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### **5. APPLICATION DETAILS**

5.1 The application is for a two-storey side extension to the house on its northern side. An existing dilapidated domestic garage would be replaced with a 10m x 3.4m x 7.2m high extension comprising of a lounge and kitchen on the ground floor with two bedrooms and a shower room above.

The extension would be internally linked to the main house and would not have separate front access. Construction would be in brickwork and the extension would be set back from the main front wall at first floor level and would be slightly lower in height than the main house roof.

- 5.2 Although the description of development indicates that the extension would be used for 'staff living accommodation', the applicant has explained that it would accommodate her son, who already lives at the main house and who also works for the business. One of the bedrooms would also be used by the applicant's Mother. It would not be used as separate or independent living accommodation.

## **6. PUBLICITY**

- 6.1 The application has been publicised by neighbour notification with three objections letters being received from neighbouring residents along with an objection from Councillor Liam Preece.

### **6.2 Objections**

Objections have been received on the following grounds:-

- (i) Over-development of the site;
- (ii) Parking issues from staff parking and horse box parking on Ray Hall Lane blocking the street; and
- (iii) Councillor Liam Preece also considers that the proposal is out of character with the surrounding area.

### **6.3 Responses to objections**

I respond to the objector's comments in turn;

- (i) This is a modest two-storey side extension which replaces an existing dilapidated side garage, not in use for car storage. The extension would therefore not constitute over-development of the site.
- (ii) Existing parking issues around the site are noted but are related to the use of the horse and carriage business whereas this application is for an extension to the house. Furthermore, Ray Hall Lane has no double yellow parking restrictions along it and therefore permits parking on the highway. The proposal would not result in an increase in the number of staff employed at the business. The application is for a domestic extension to accommodate the applicant's family and can be restricted as such.
- (iii) The extension to the house accords to the advice contained in the adopted design policies and associated Revised Residential Design Guidance and would not detract from the character of the area.

## **6.4 Support**

No comments have been received which support the application.

## **7. STATUTORY CONSULTATION**

7.1 Highways – No objections.

7.2 Environmental Health (Air Quality) – No objections.

7.3 Environmental Health (Air Pollution and Noise) – Recommends limitations on construction hours.

## **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 The proposed extension would be subservient to the main house and is designed to complement it. The above-mentioned design policies and associated Revised Residential Design Guidance are complied with.

## **10. MATERIAL CONSIDERATIONS**

10.1 As regards the intended use, it is considered that the proposed use of the accommodation for the existing family is appropriate and it is agreed that it is reasonably required in this instance. In respect of the design and external appearance, the proposal is acceptable.

## **11. IMPLICATIONS FOR SANDWELL'S VISION**

11.1 The proposal supports Ambitions 7 and 10 of the Sandwell Vision 2030:-

11.2 Ambition 7 – We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes.

11.3 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 The proposed extension is of a satisfactory design, reasonable use and there are no highway objections to the proposal.

## **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 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:**

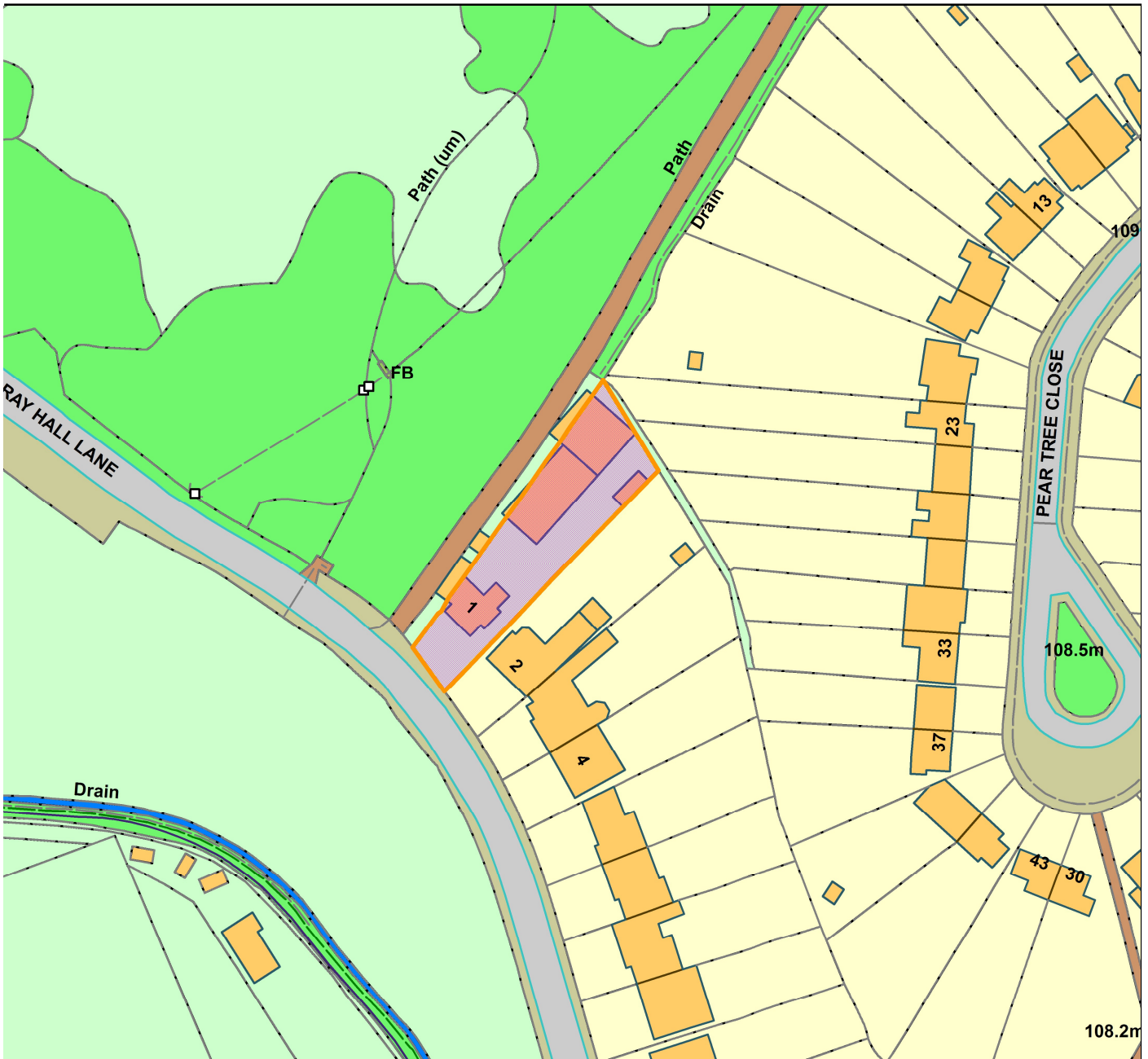
Site Plan

Context Plan

Plan No. 1458-01

Plan No. 1459-02

DC/19/63465  
1 Ray Hall Lane, Great Barr



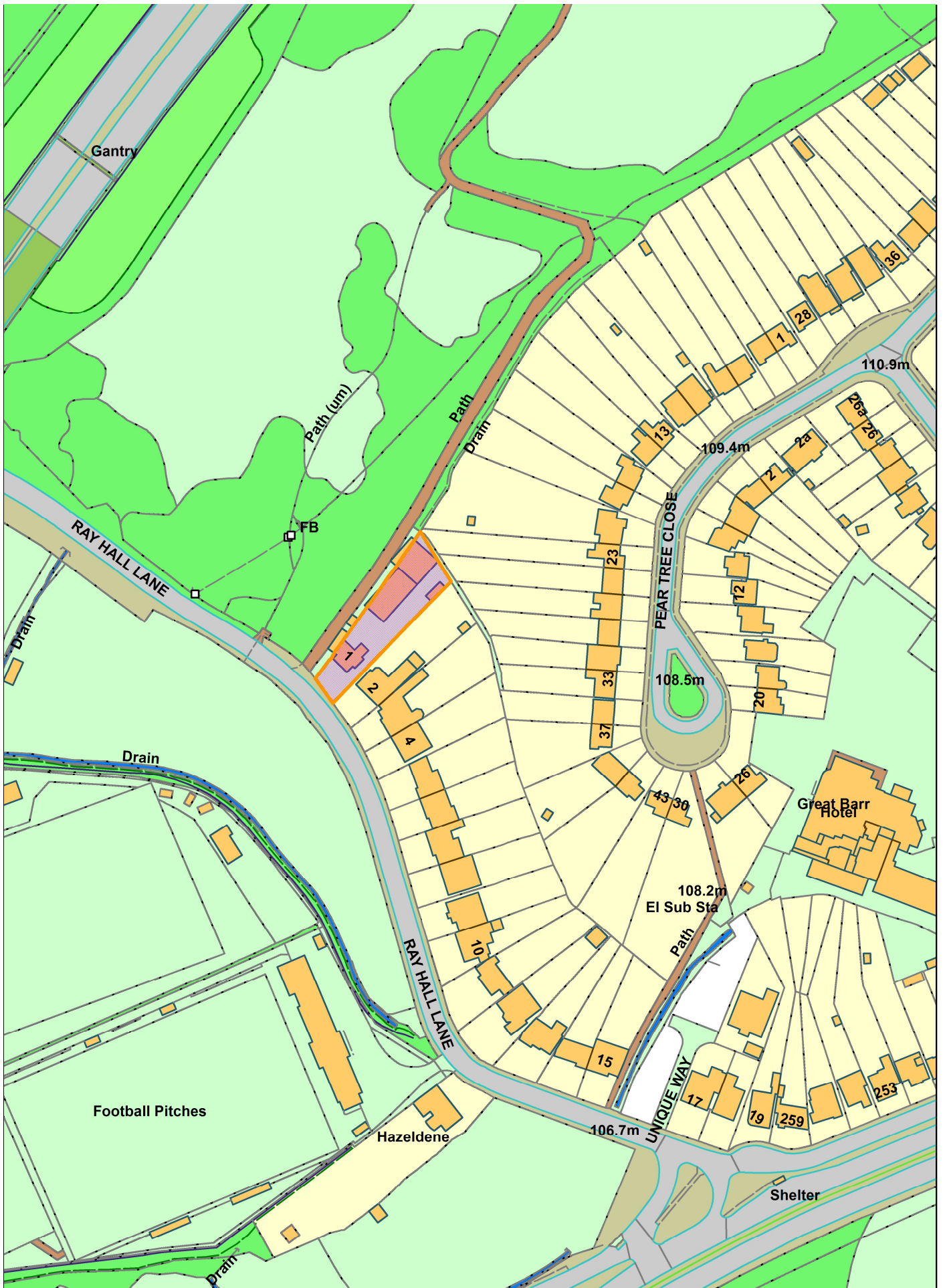
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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	
<b>Date</b>	22 November 2019
<b>OS Licence No</b>	



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DC / 19 / 63465

21 AUG 2019



# Site Plan.

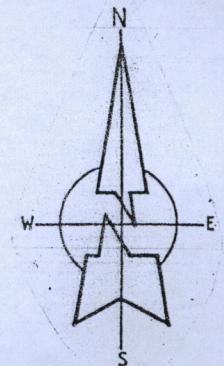
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**Project:** Proposed Extension.

**Site:** 1 Ray Hall Lane, Great Barr. B43 6JE

**Date:** July 2019

**Job No.** 1458 - 02



Scale 1500

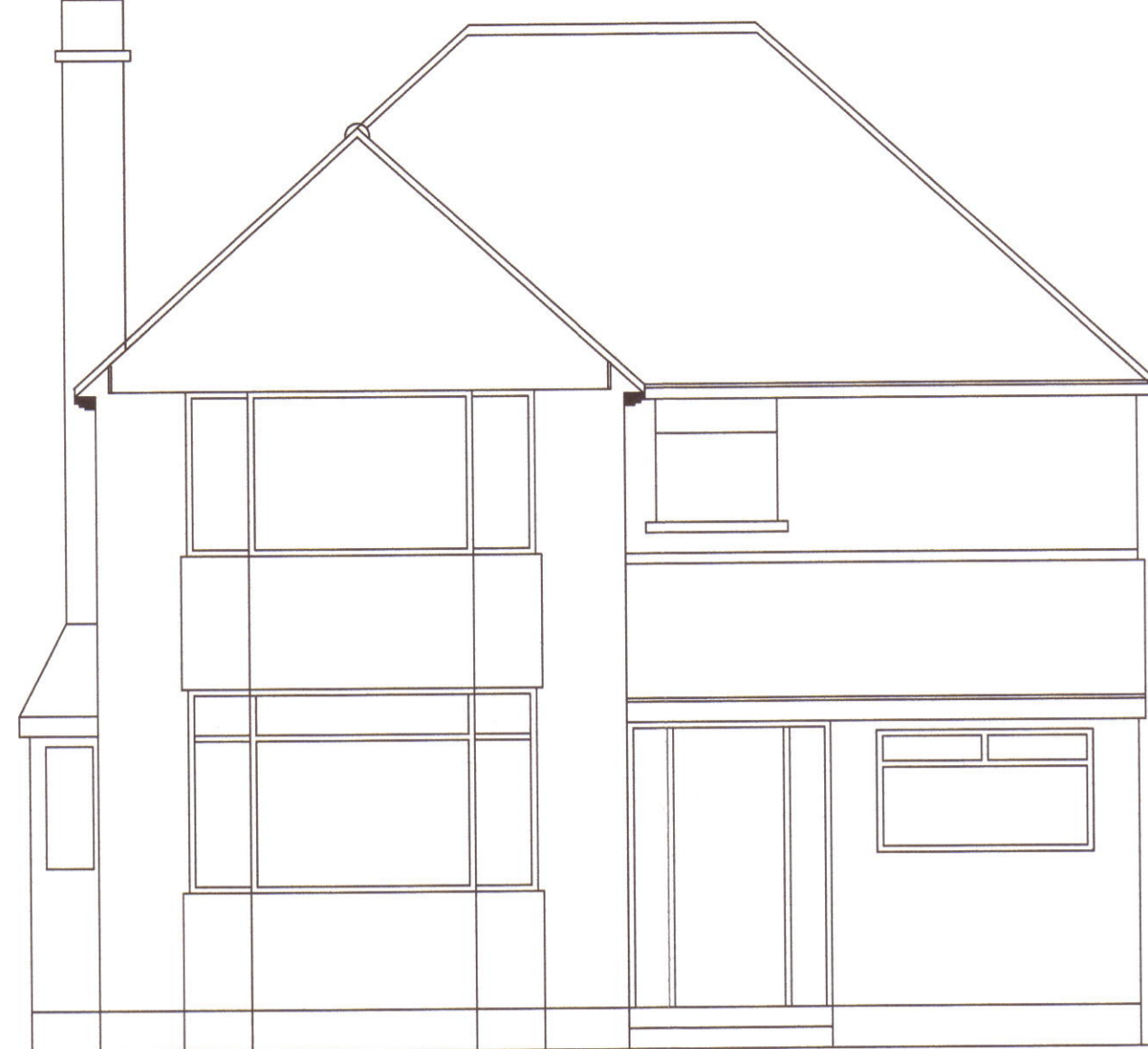
**Halas PBC**  
173 Lower High Street,  
Stourbridge,  
West Midlands.  
DY8 1TG

Office: 01384 444472

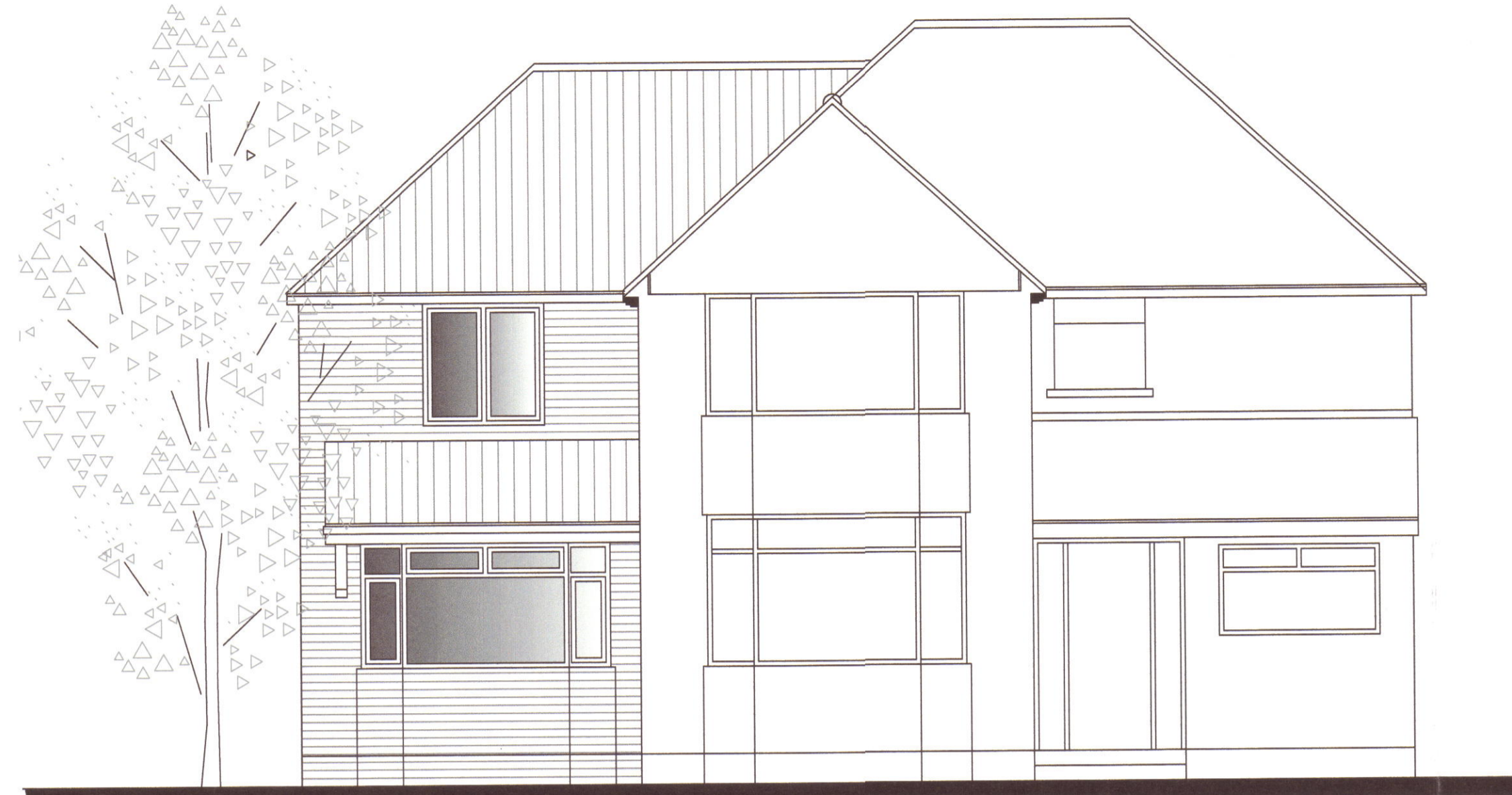
Mobile 07980 145997

E-mail : enquiries@halaspbc.co.uk

Figured Dimensions Only To Be Taken From This Drawing  
Do Not Scale.



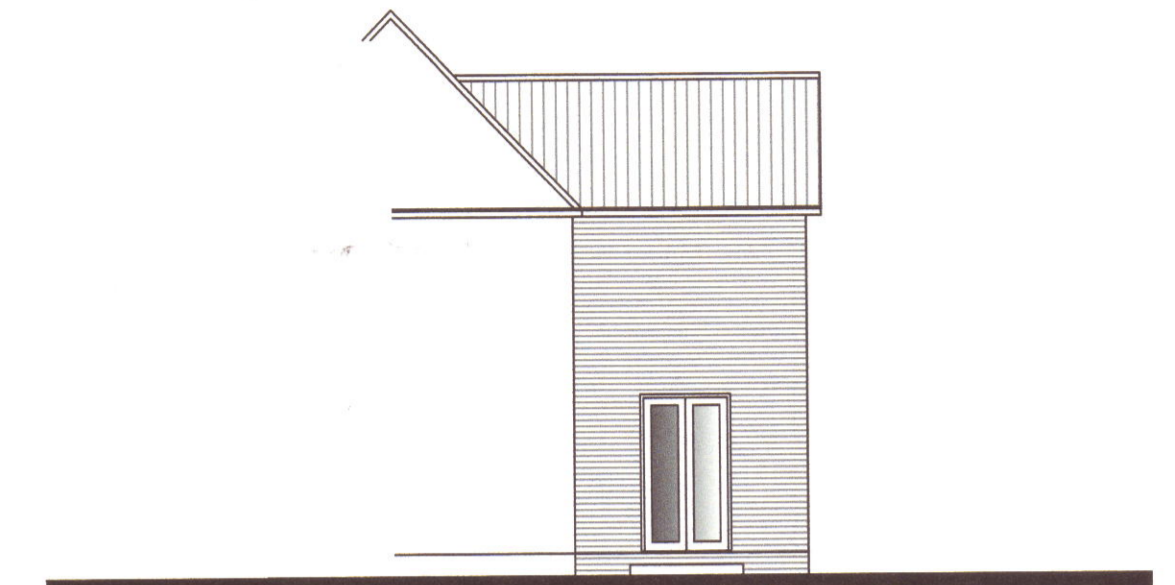
Existing Front Elevation



Proposed Front Elevation



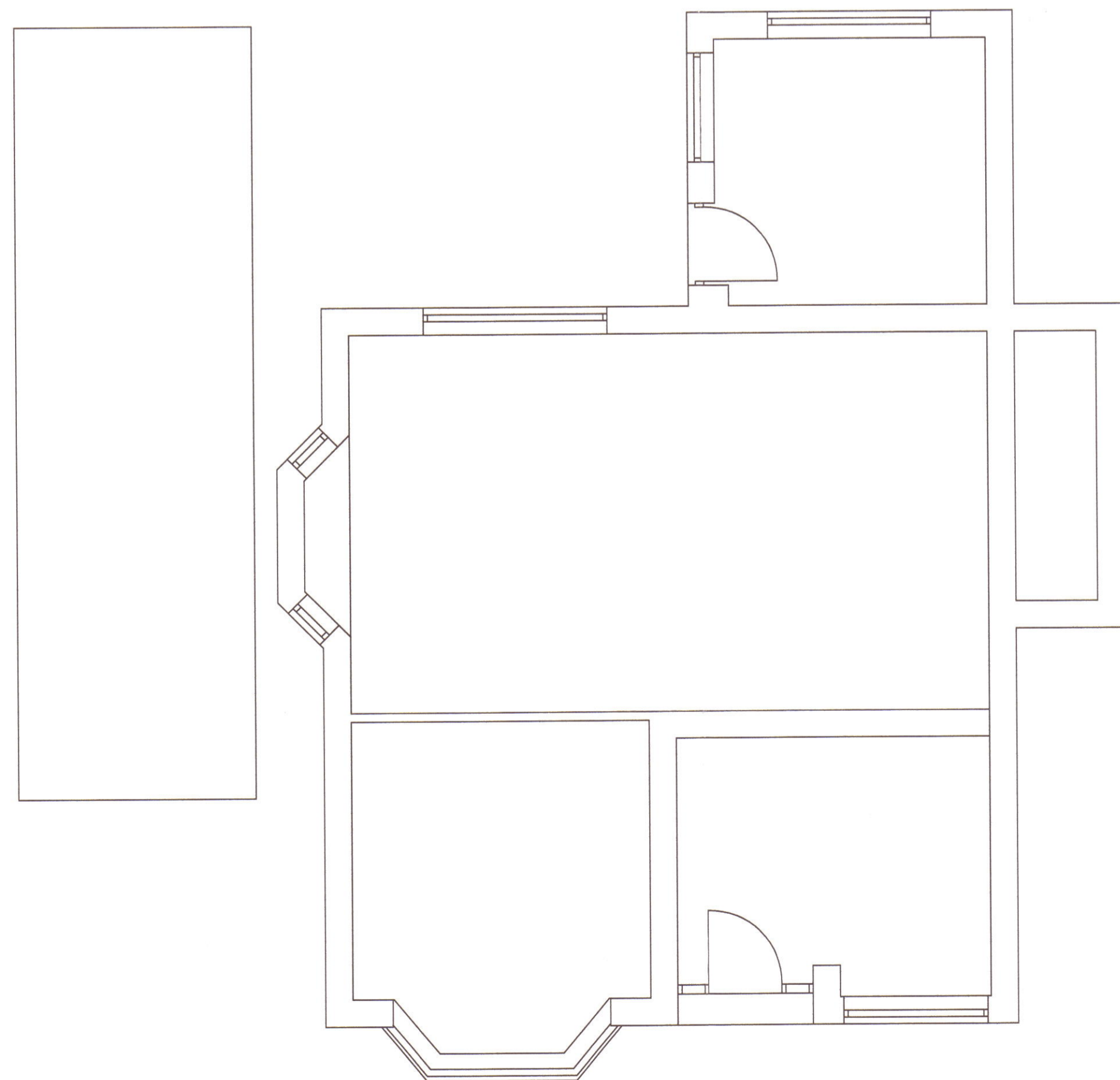
Proposed Side Elevation



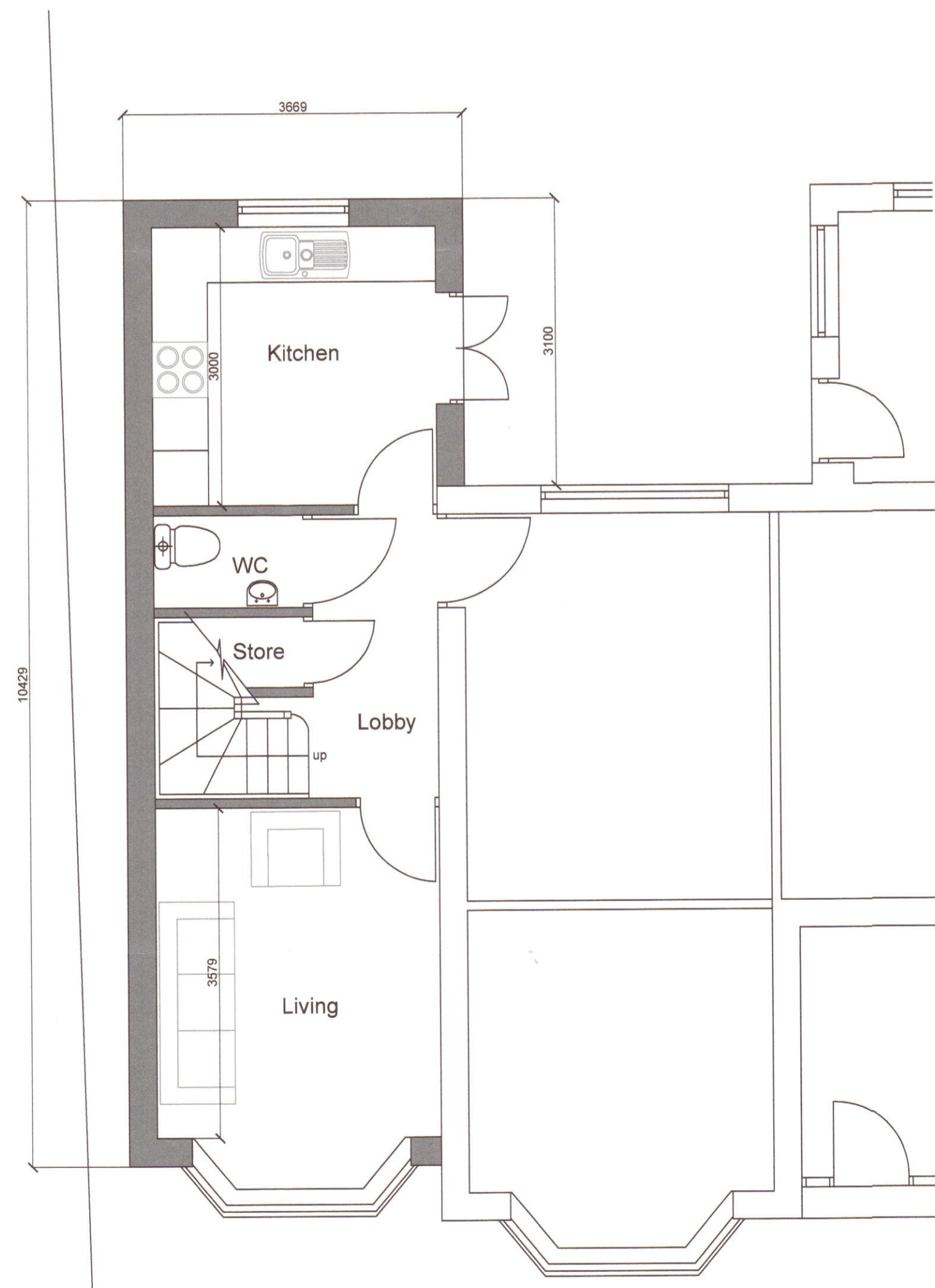
Proposed Inner Side Elevation



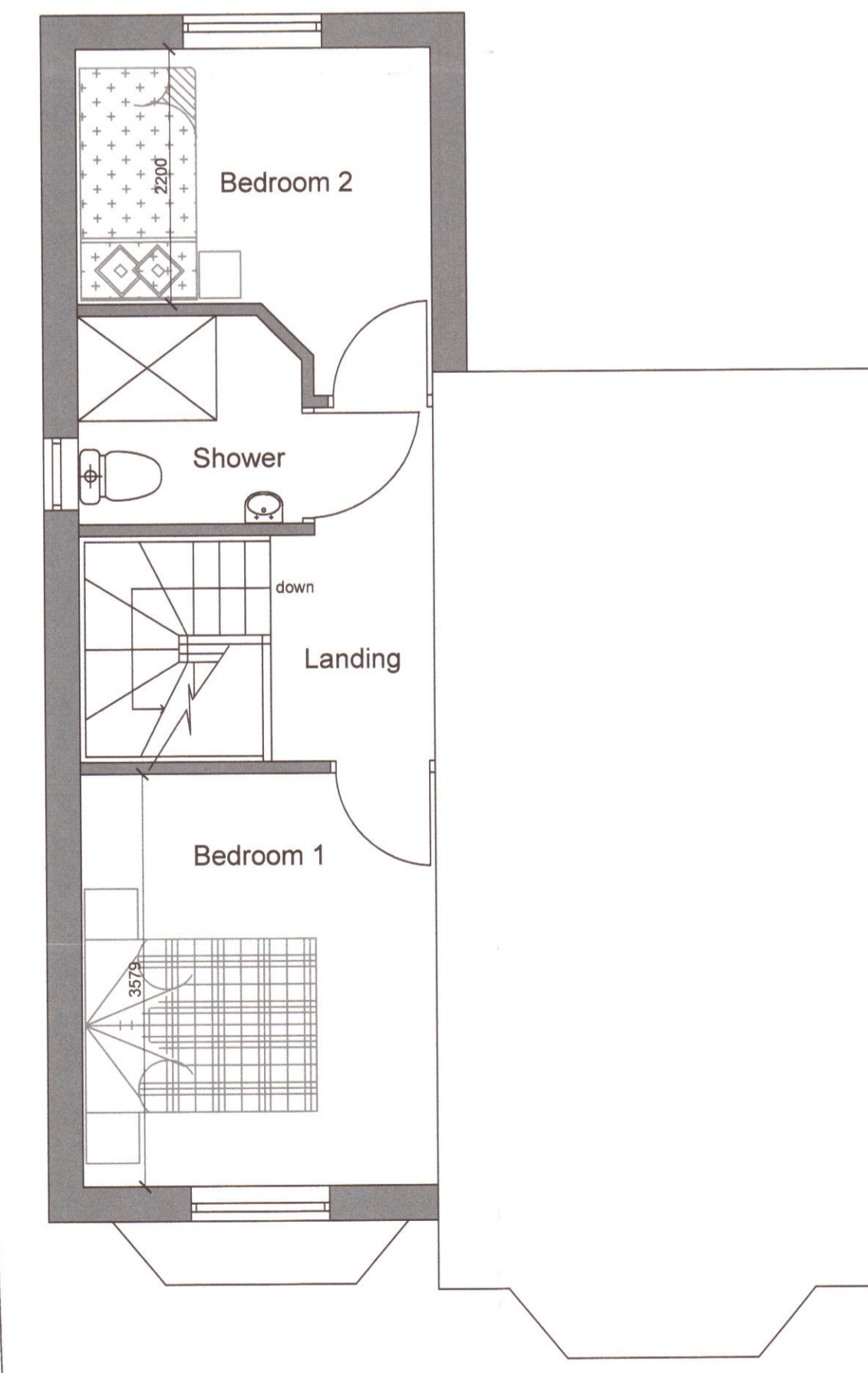
Proposed Rear Elevation



Existing Ground Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

Date	Revisions

Proposed Extension  
1 Ray Hall lane  
Great Barr  
Birmingham  
B43 6JE

Scale	Job No.	Dwg No.	Rev.
1:50	JK	1458 - 01	Date: July 2019

SKETCH DRAWING

**HALAS**

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SCALE 1:50 0m 1m 2m 3m 4m 5m