


REPORT TO PLANNING COMMITTEE

15 January 2020

Application Reference	DC/19/63467
Application Received	11 th November 2019
Application Description	Proposed 3 No. terraced houses.
Application Address	Land Between 101 And 109 Barclay Road Smethwick
Applicant	Sandwell MBC
Ward	Abbey
Contribution towards Vision 2030:	
Contact Officer(s)	William Stevens 0121 569 4897 William_stevens@sandwell.gov.uk

RECOMMENDATION

That planning permission is granted subject to:

- i) Finished floor levels;
- ii) External materials;
- iii) Hard and soft landscaping;
- iv) Drainage details; and
- v) Electric vehicle charging point infrastructure being installed.

1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because the Council is the applicant and landowner.

2. SUMMARY OF KEY CONSIDERATIONS

- 2.1 The application site is unallocated in the adopted development plan.

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

Local and National Planning Policy,
Layout and density of building,
Design, appearance and materials,
Access, highway safety, and parking, and
Drainage.

3. THE APPLICATION SITE

3.1 The application site is situated on the eastern side of Barclay Road, Smethwick, on land between 101 and 109 Barclay Road, within a residential area. Warley Woods lies opposite.

4. PLANNING HISTORY

4.1 The site has a number of historic cases relating to residential development.

4.2 Relevant planning applications are as follows: -

DC/11/53272	Proposed erection of 2no. dwellings.	Approved 15/06/2011
DC/27745	Proposed development of five flats.	Approved 16/12/1991
DC/22684	4 bedroom detached house.	Approved 21/03/1988
DC/19270	Erection of two town houses each to include an integral garage	Approved 12/09/1985
DC/17749	Construction of one detached dwelling house with side garage.	Approved 26/07/1984
DC/10095	Construction of one detached dwelling house with side garage.	Approved 21/11/1979
DC/10094	Construction of one pair of semi-detached dwelling houses with integral garages.	Approved 21/11/1979

5. APPLICATION DETAILS

- 5.1 The applicant proposes to erect three five bedroom terraced properties. The properties would incorporate living space on the ground floor, three bedrooms on the first floor and a further two bedrooms within the roof space which would incorporate a front dormer and skylights to the rear.

6. PUBLICITY

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

7. STATUTORY CONSULTATION

7.1 Highways

Highways object to the proposal as no off-street parking is to be provided. However, the adjacent properties have no off-street parking and there is the opportunity for residents to park on the opposite side of the road where there are no properties.

- 7.3 **Planning and Transportation Policy** - No objections have been raised.

7.4 Healthy Urban Development Officer

Has requested details of secure, undercover cycle storage and not just the opportunity to install them. The property is of size that can provide storage internally and/or external storage can be provided. However, the future occupiers of the property can determine their own needs.

Electric vehicle charging points have also been requested. Therefore, to future proof the property, the infrastructure provision can be conditioned accordingly.

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 policies of the Council's Local Plan are relevant:-

HOU1: Delivering sustainable Housing Growth
HOU2: Housing Density, Type and Accessibility
ENV3: Design Quality

ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island Effect

ENV8: Air Quality

SAD EOS9: Urban Design Principles

SAD H2: Windfalls

- 9.2 HOU1 supports the requirement of the Council to provided new homes in Borough.
- 9.3 HOU2 advices that new housing schemes provides a mixture of different house types, and in an area close to public transport. It is my opinion I that this development complements the existing housing styles within the locality.
- 9.4 ENV3 and EOS9 seeks to achieve good design and refers to new developments being of appropriate scale and compatible with their surroundings. The proposal would provide a satisfactory residential development which follows the character of the area and addresses the significant change in land levels, where possible.
- 9.5 ENV5 seeks the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface run-off. A drainage condition is recommended to address this.
- 9.6 H2 housing windfalls refers to unallocated site and states that they should be being previously developed land and housing being compatible to the surrounding area. The area is residential and the land is previously developed hence this site is suitable for residential development.

10. MATERIAL CONSIDERATIONS

- 10.1 The material considerations relating to Government policy (NPPF) and proposals with the local plan have been referred to above in Sections 8 and 9. With regard to the other considerations these are highlighted below:

10.2 Layout and density of building

The proposed properties follow the same architectural style and building lines of the properties adjacent.

10.3 Design, appearance and materials

The proposal provides adequate garden and internal spaces beyond the Council's minimum standards. All external materials can be conditioned.

10.5 Access, highway safety, and parking

Highways have raised concerns due to lack of off-street parking provided; however, the majority of residents of Barclay Road park on the street, and the impact of these additional vehicles would not be sufficient to warrant refusal.

10.6 Drainage

Drainage details are to be requested by condition to mitigate surface water flooding.

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 proposal provides three good sized family homes which are compatible with the surroundings. The key issue relates to lack of parking provision, however given the context of this area and the small scale nature of the development, on street parking in this instance is considered to be acceptable.

12.2 That Members grant conditional planning permission.

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 The proposal is on Council owned land.

21. APPENDICES:

Site Plan

Context Plan

00 ZZ AG(04) 010 S2

00 ZZ AG(05) 012 S2

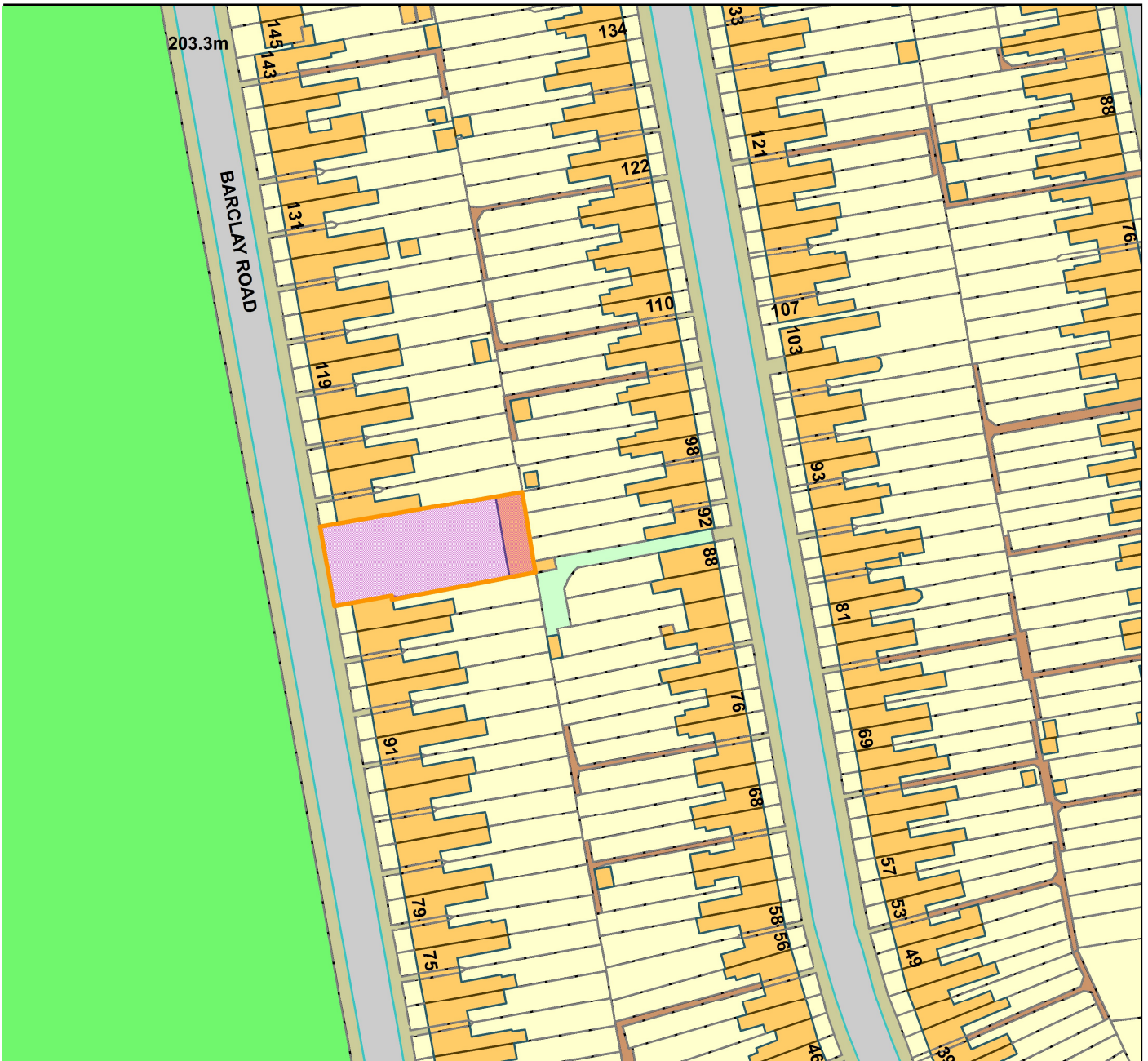
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DC/19/63467

Land Between 101 and 109, Barclay Road, Smethwick

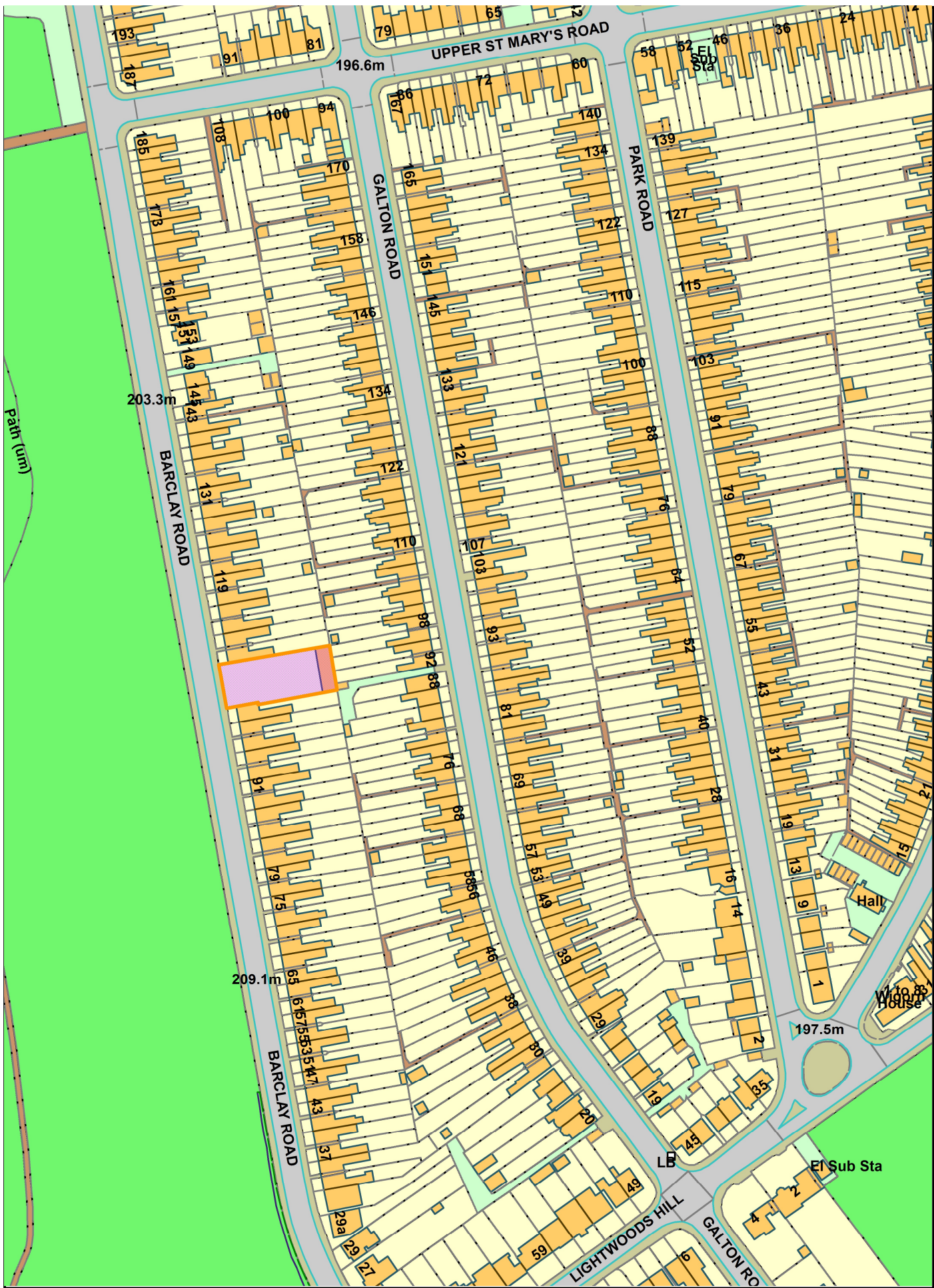


Legend



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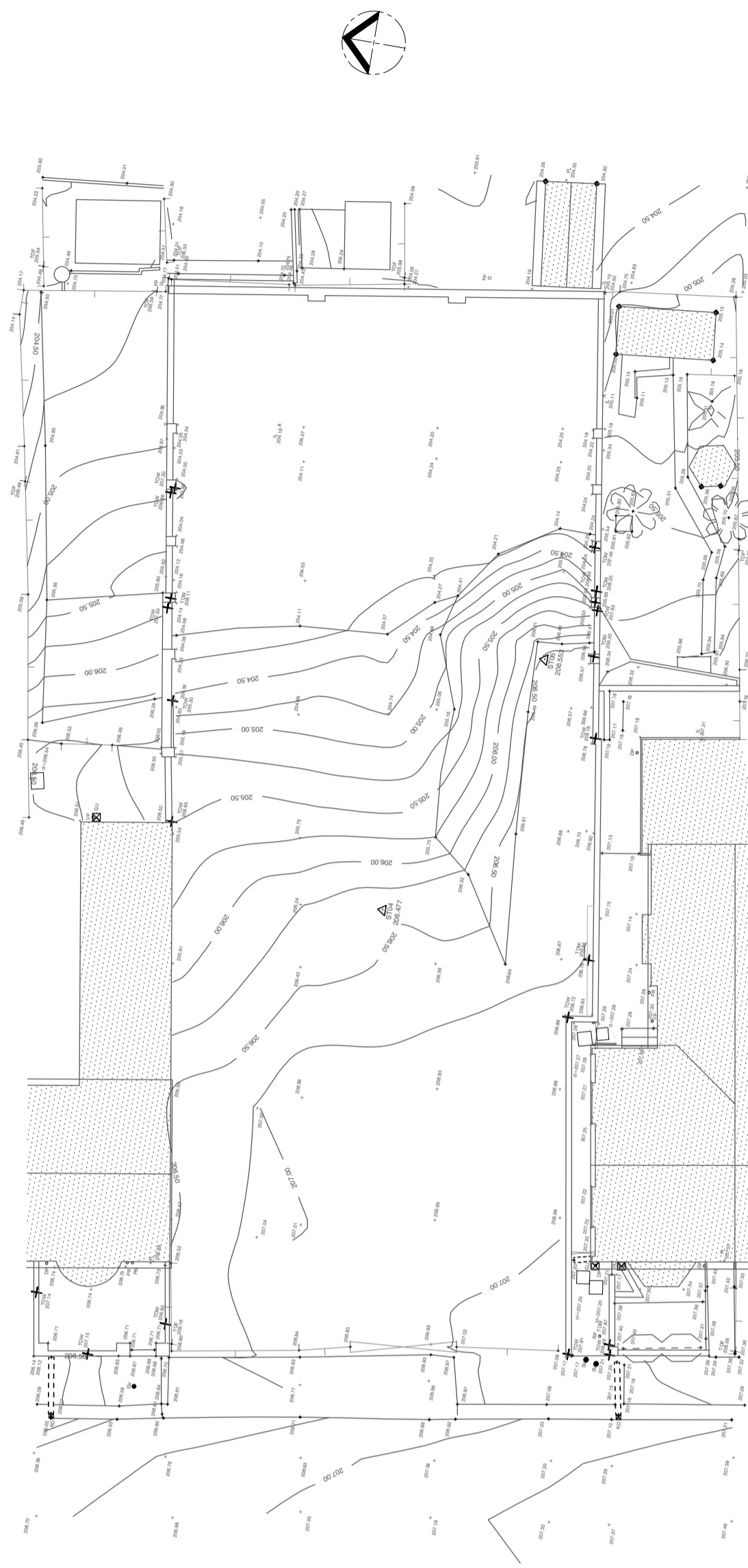
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Comments	
Date	03 January 2020
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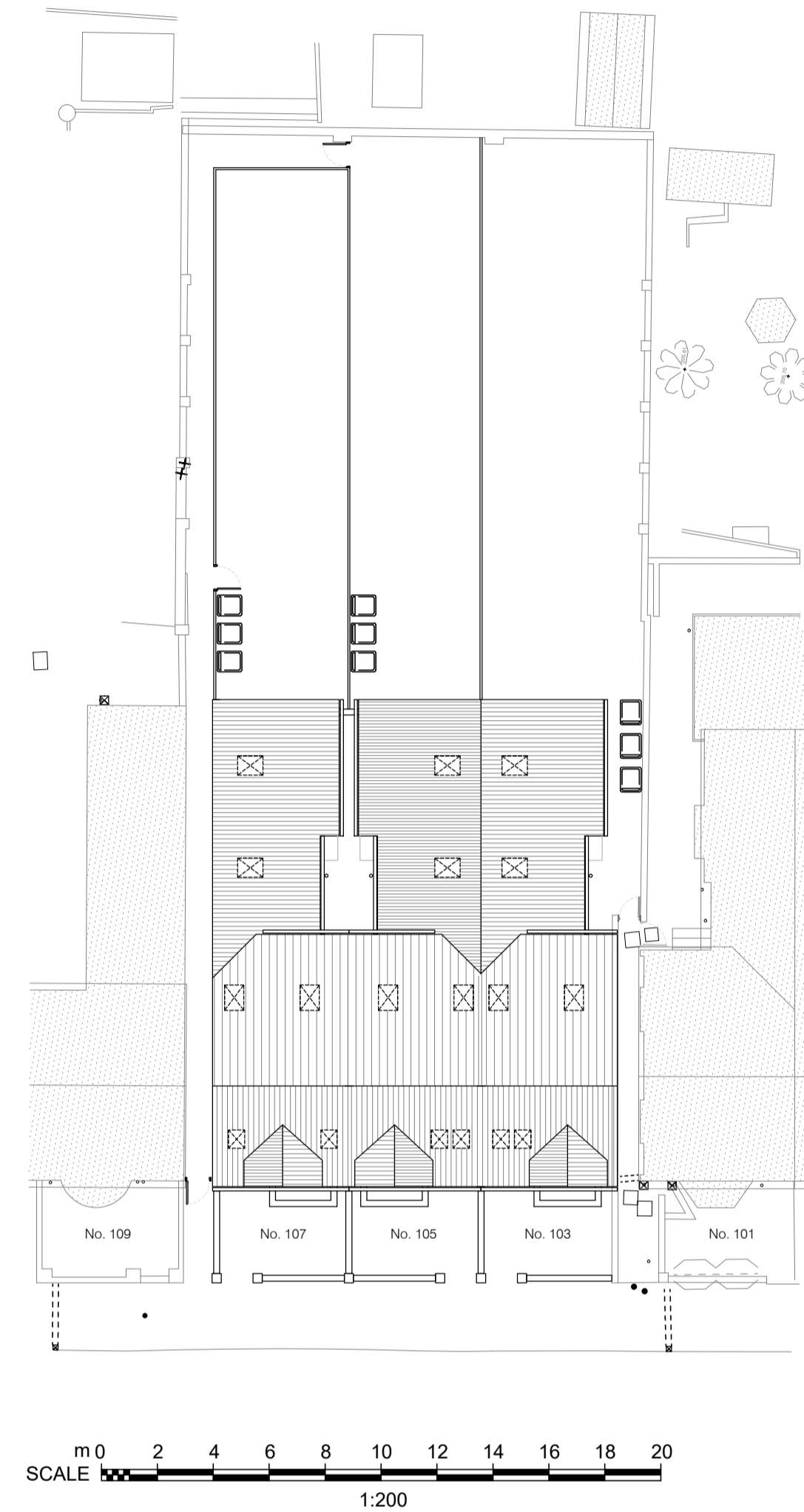
Notes
 The Contractor will be responsible for setting out the work.
 All dimensions must be obtained or checked on the site.
 Figured dimensions to be used in preference to scale.



Existing Location Plan
 Scale 1:1250



Existing Site Plan



PROPOSED SITE LAYOUT

North Point

Key Plan

Rev	Date	Revision Note	By	Check

Project
INFILL HOUSES
 Location
 103-107 Barclay Road
 Smethwick, B67 5JY
 Sheet title
Location & Site Plans

Drawn by	Date	Checked
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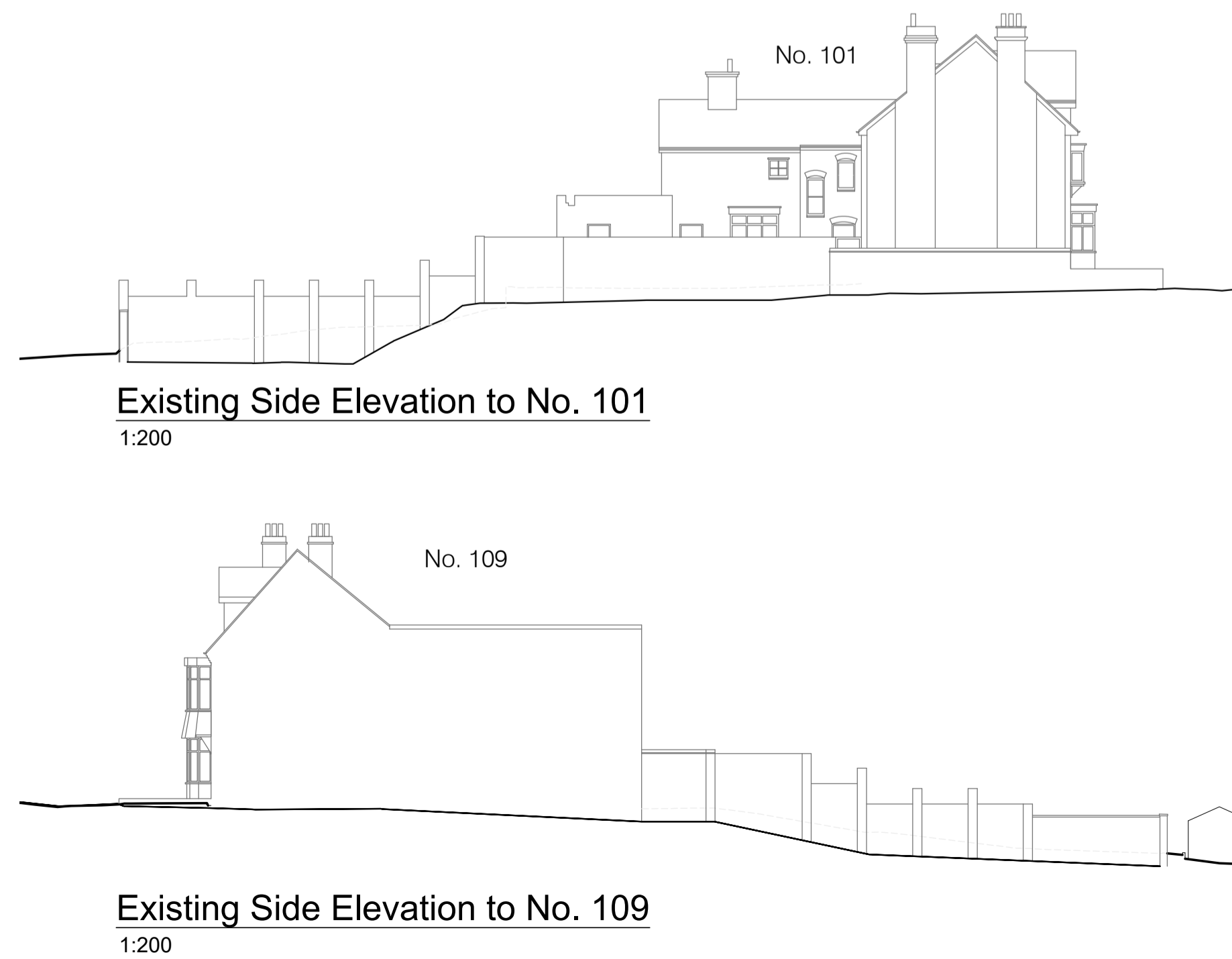
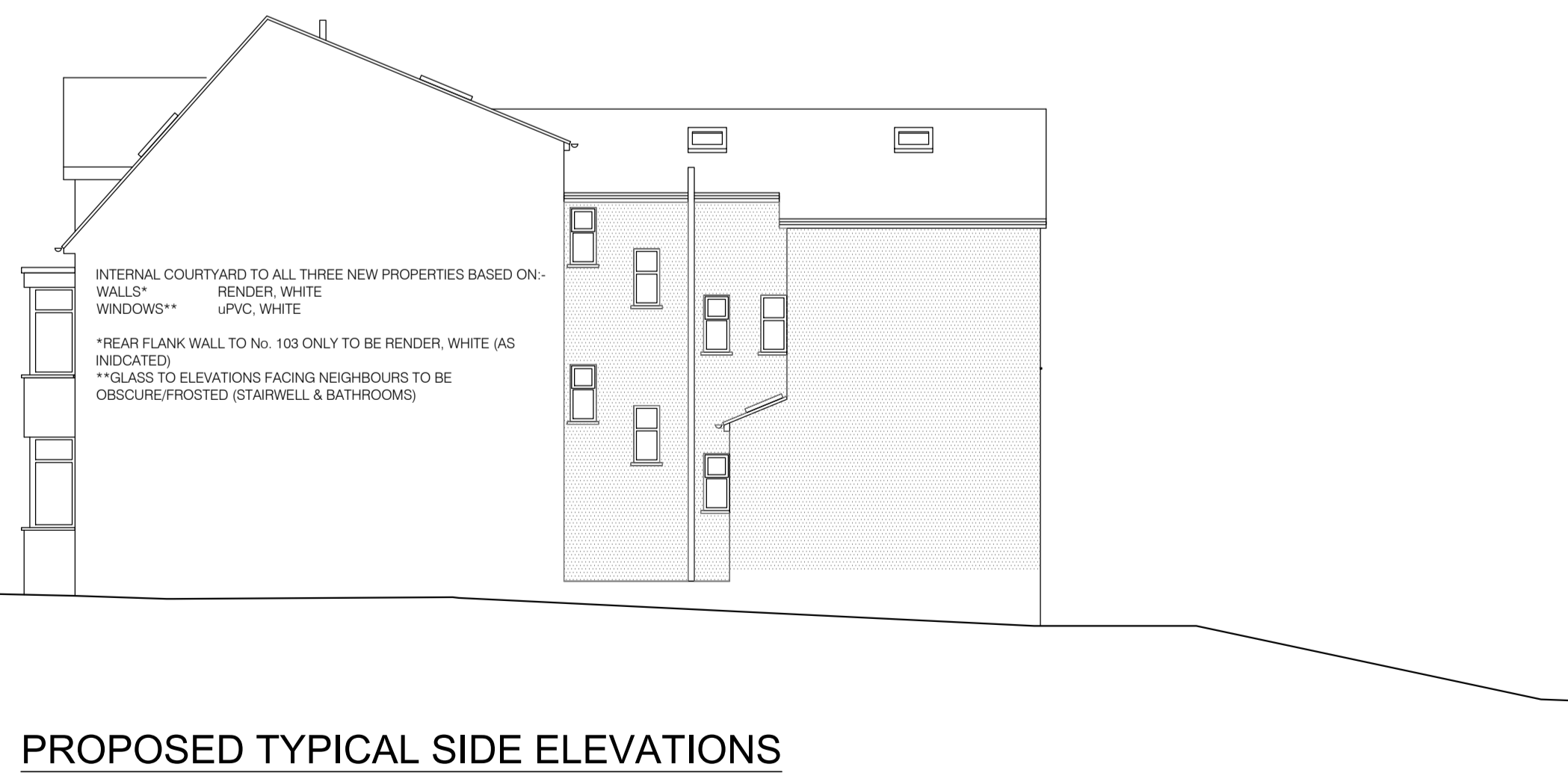
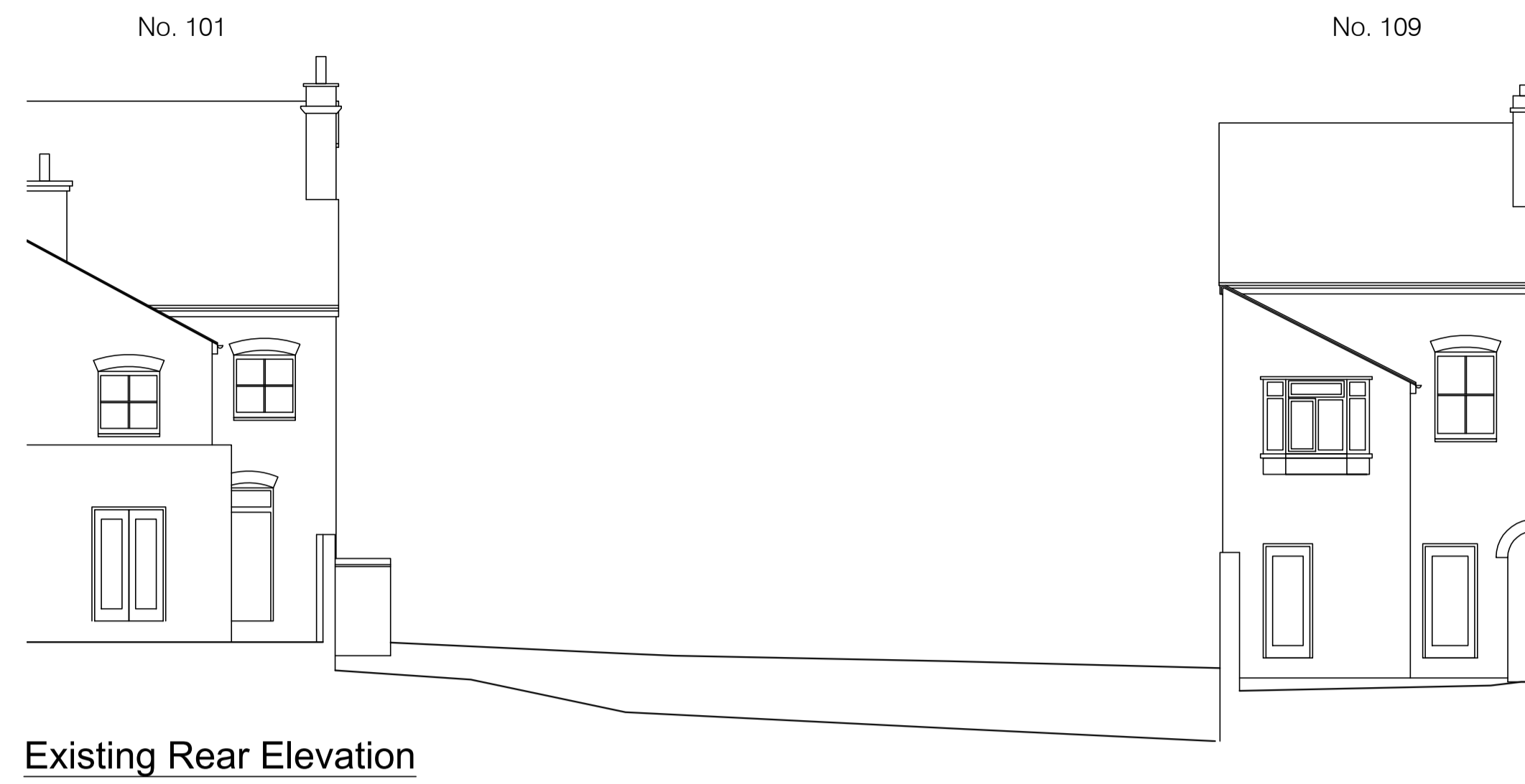
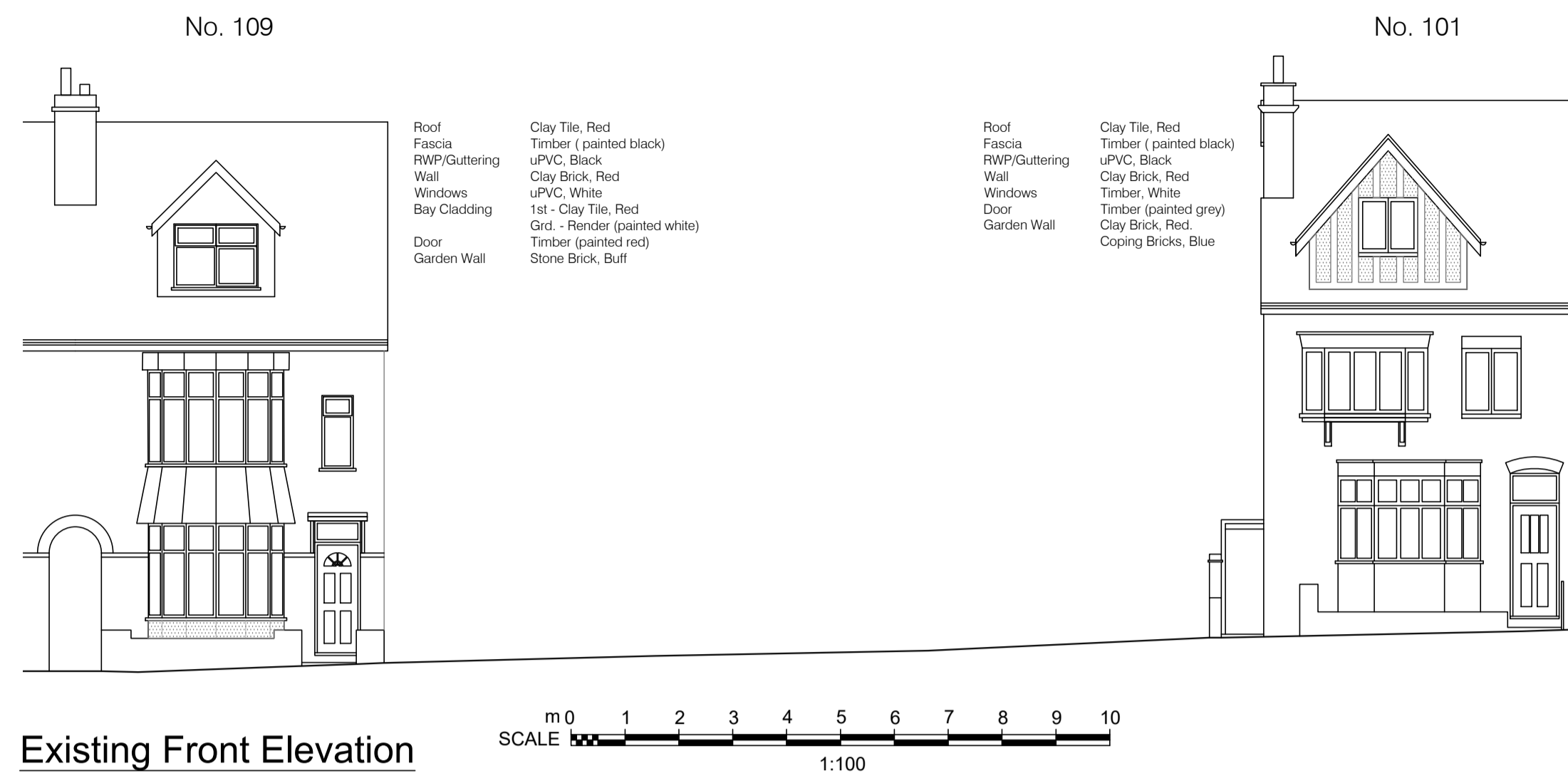
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Job No.	Contractors Drawing No. (if required)
Q19016	

Urban Design & Building Services
 Sandwell Council House
 Freeth Street, Oldbury
 B69 3DE
 Tel: 0121 569 4541



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North Point

Key Plan

Rev	Date	Revision Note	By	Check

Project
INFILL HOUSES
Location
103-107 Barclay Road
Smethwick, B67 5JY
Sheet title
Elevations

Status
Planning

Drawn by	Date	Checked
pm	May 2019	

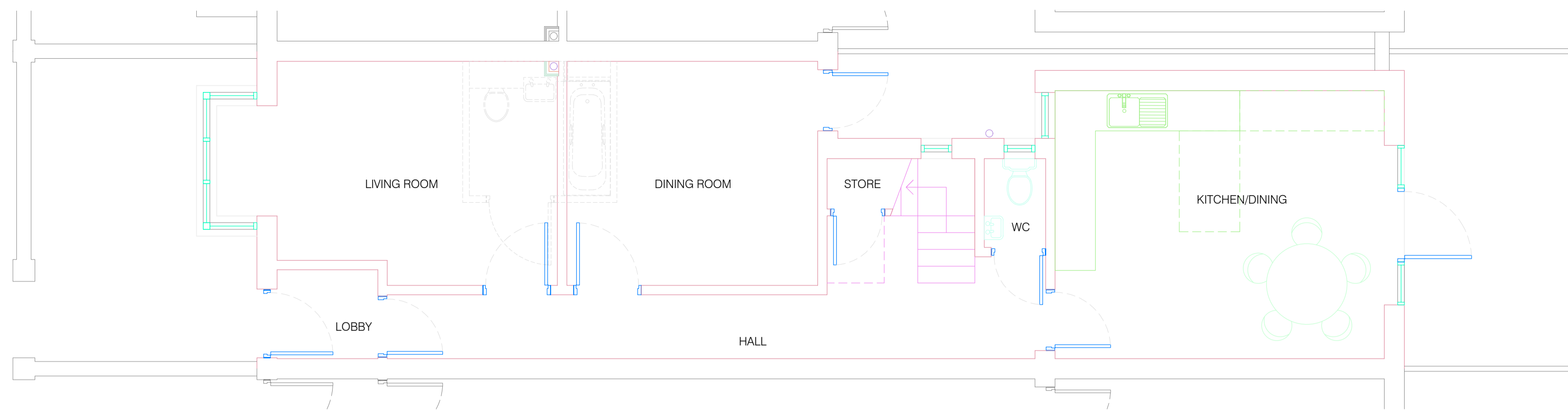
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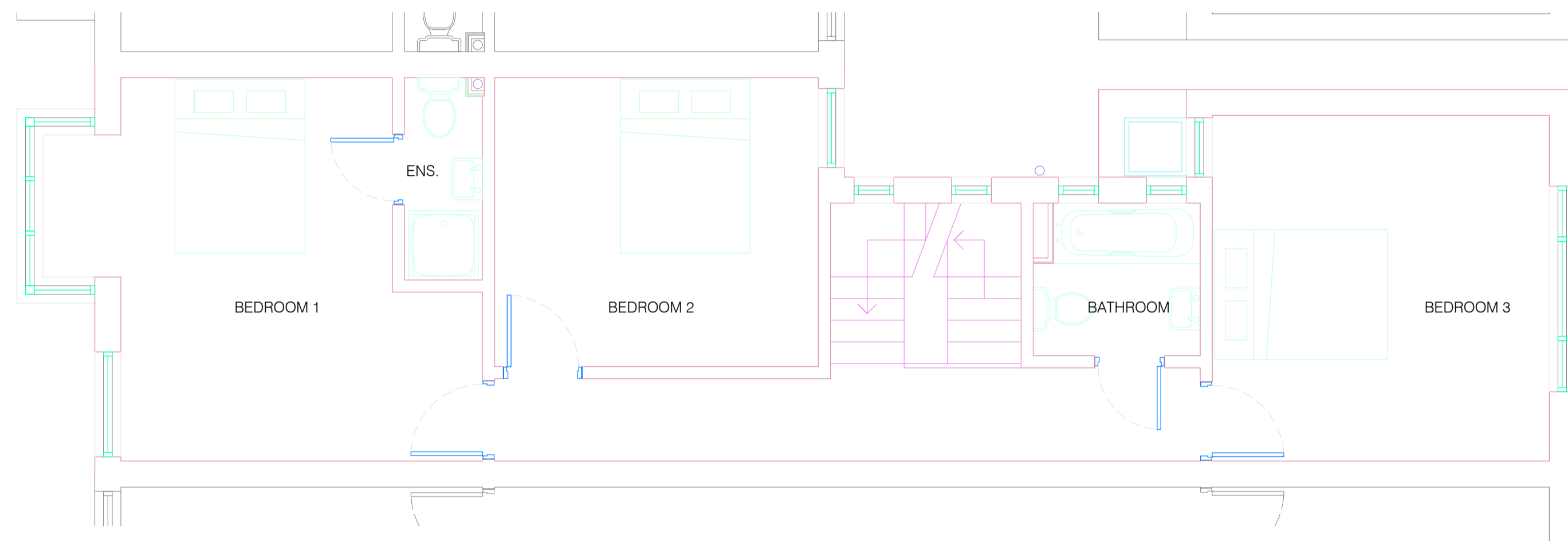
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Contractors Drawing No. (if required)

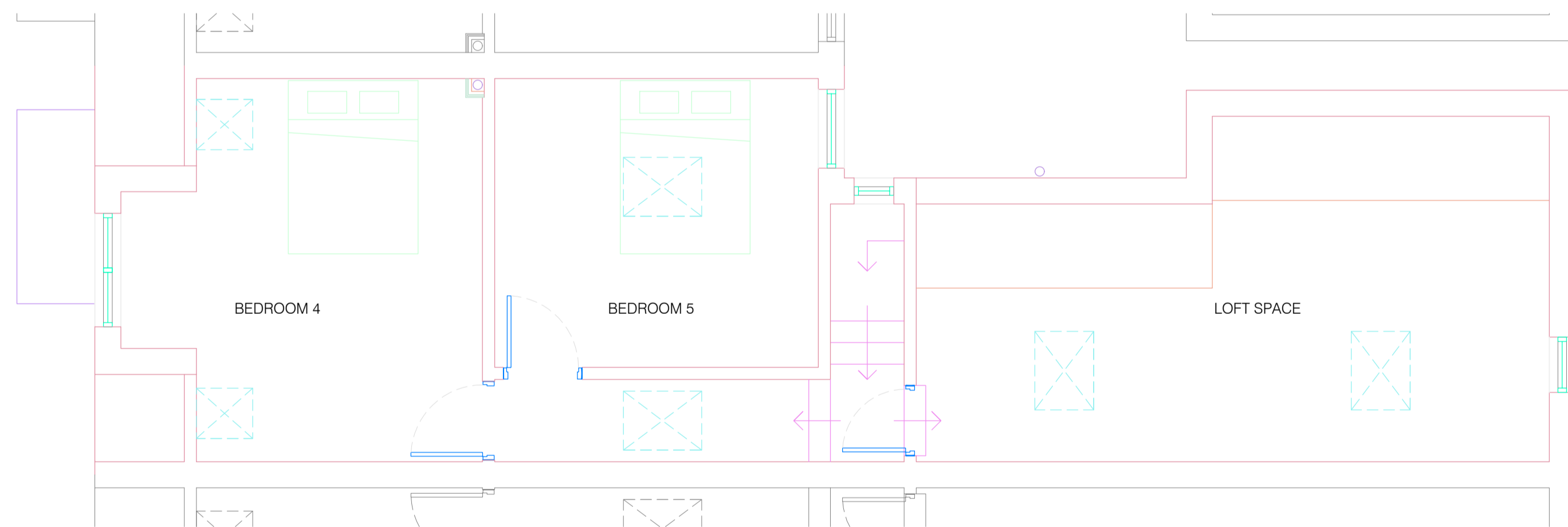
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Sandwell Council House
Froeth Street, Oldbury
B69 3DE
Tel: 0121 569 4541



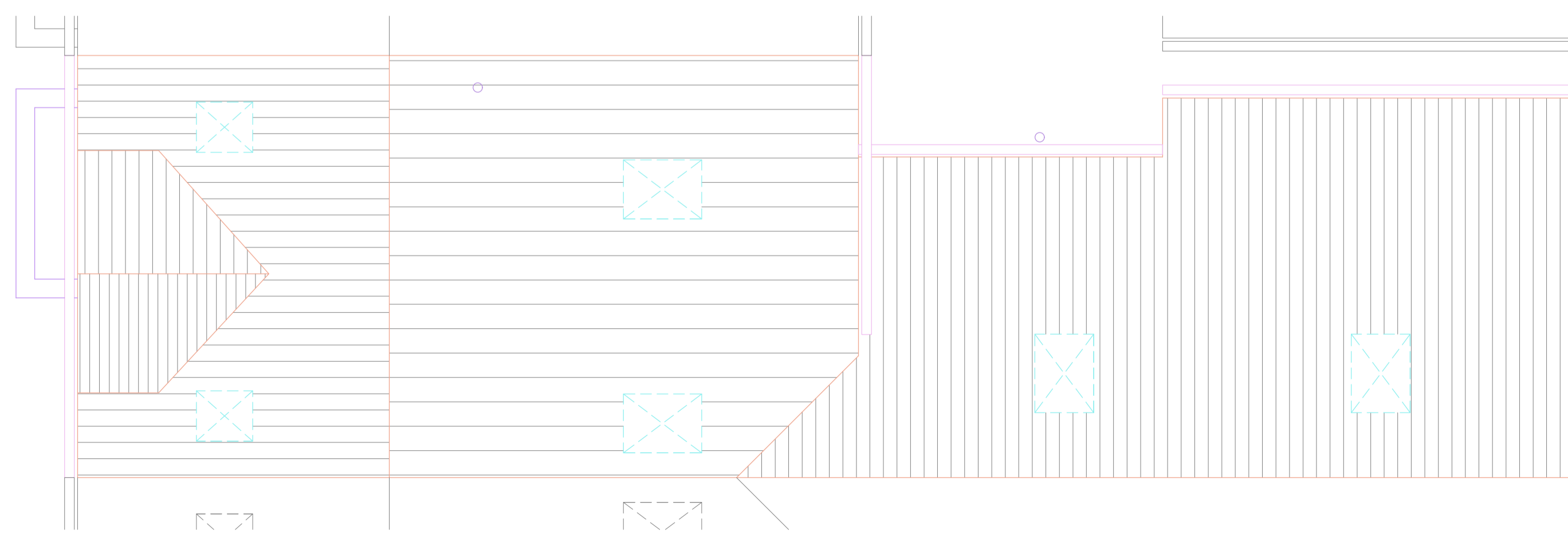
PROPOSED GROUND FLOOR PLAN



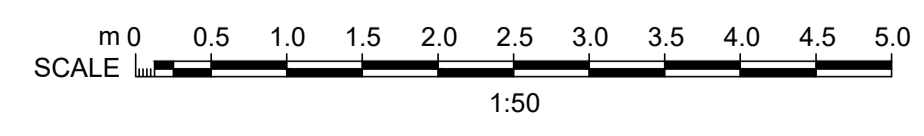
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN



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North Point

Key Plan

Rev	Date	Revision Note	By	Check


Project
INFILL HOUSES
Location
103-107 Barclay Road
Smethwick, B67 5JY
Sheet title
Proposed Floor Plans - #105, (#103 & #107 handed)

Drawn by	Date	Checked
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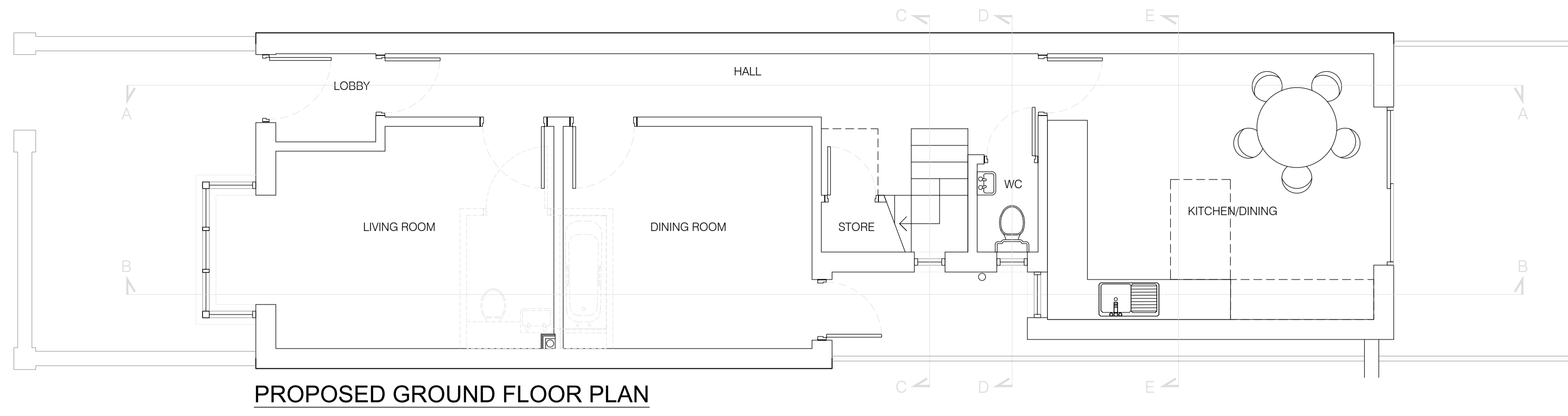
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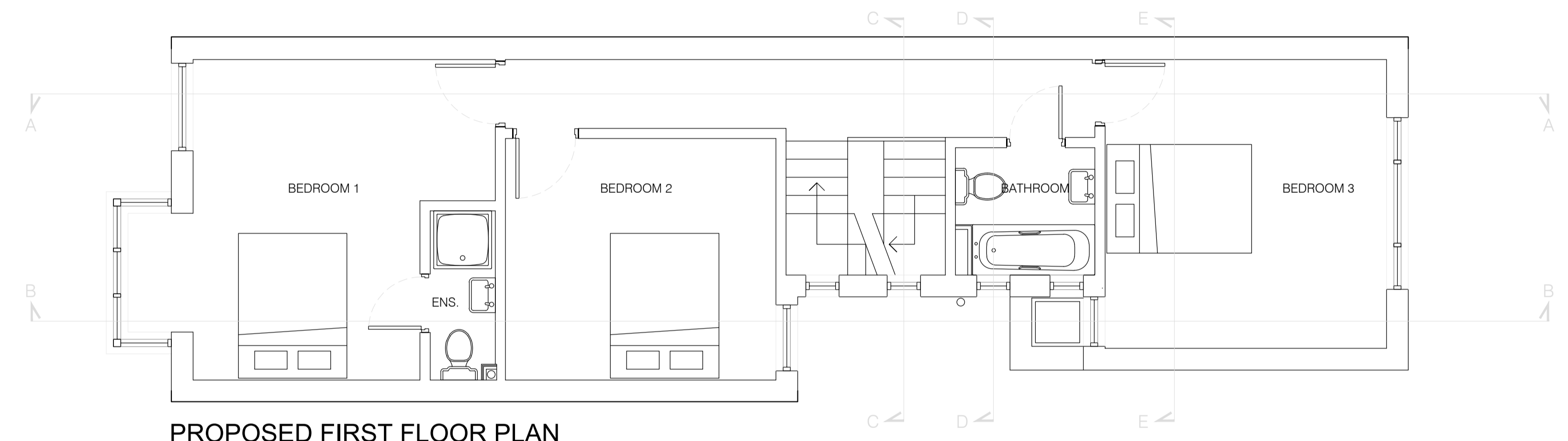
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Sandwell Council House
Freeth Street, Oldbury,
B69 3DE
Tel: 0121 969 4541



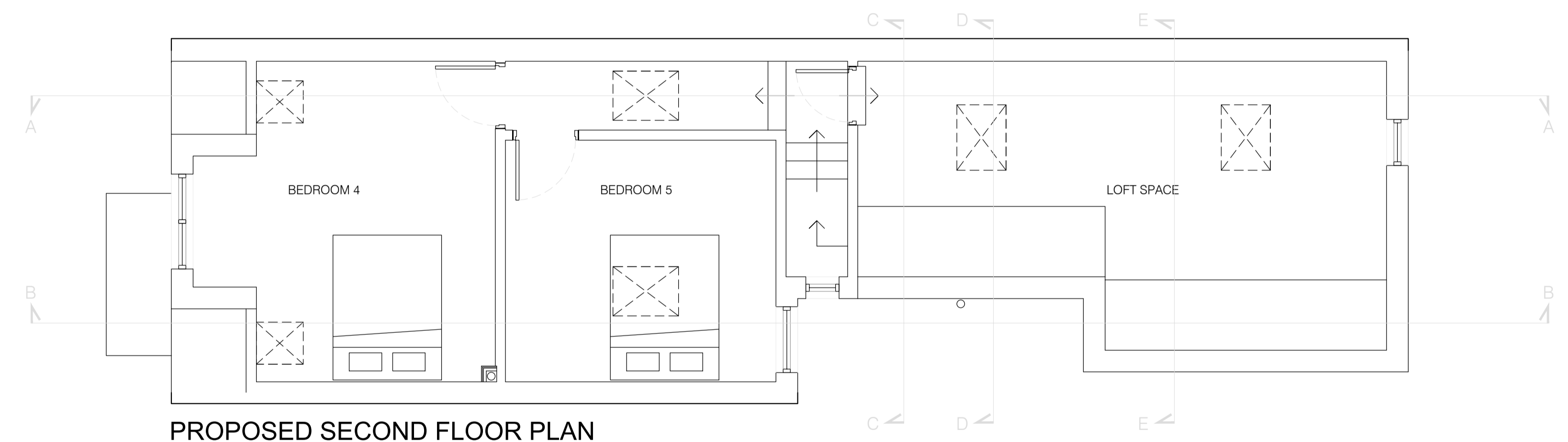
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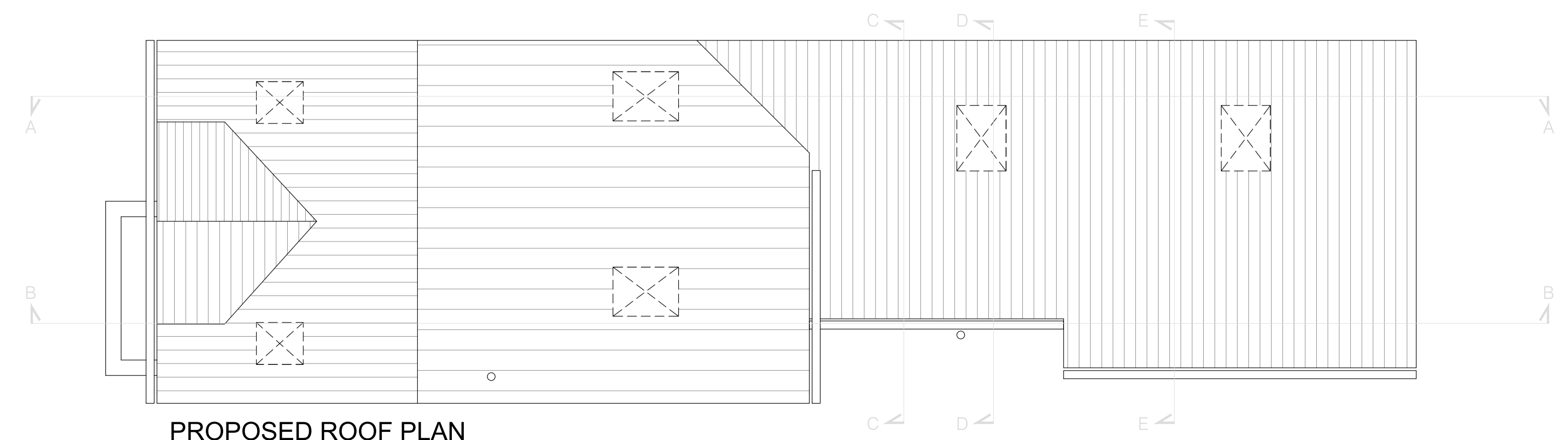
PROPOSED GROUND FLOOR PLAN



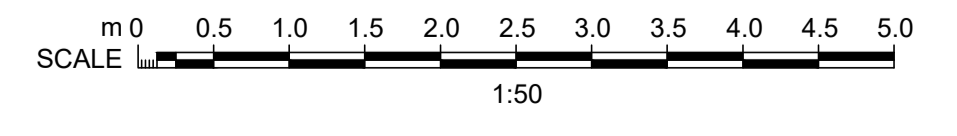
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN



North Point

Key Plan

Rev	Date	Revision Note	By	Check


Project
INFILL HOUSES
 Location
 103-107 Barclay Road
 Smethwick, B67 5JY
 Sheet title
Typical Proposed Floor Plans

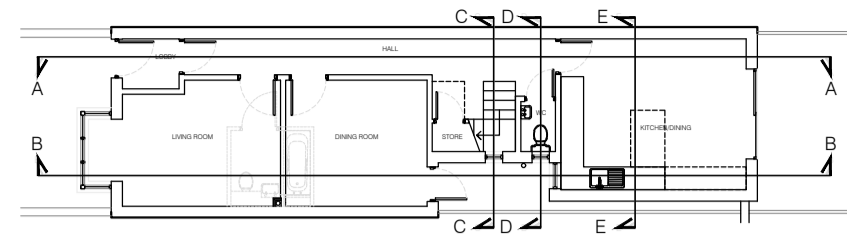
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Planning
 Drawn by
 pm
 Date
 May 2019
 Checked
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Zone	Level	Classification	Sheet No.	Scale	Ver/Rev
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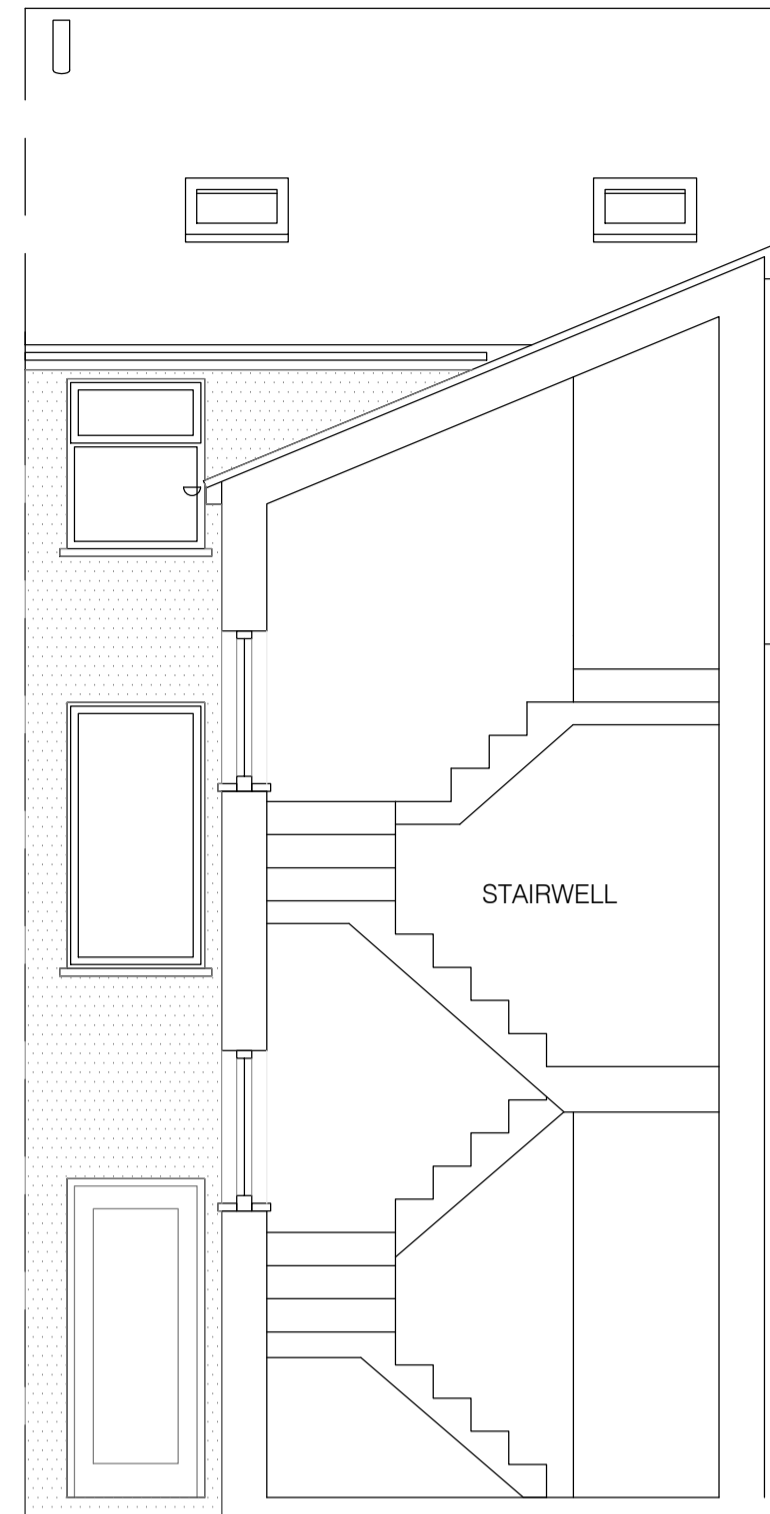
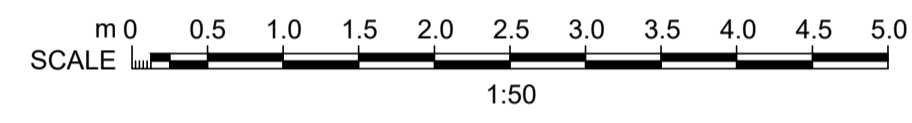
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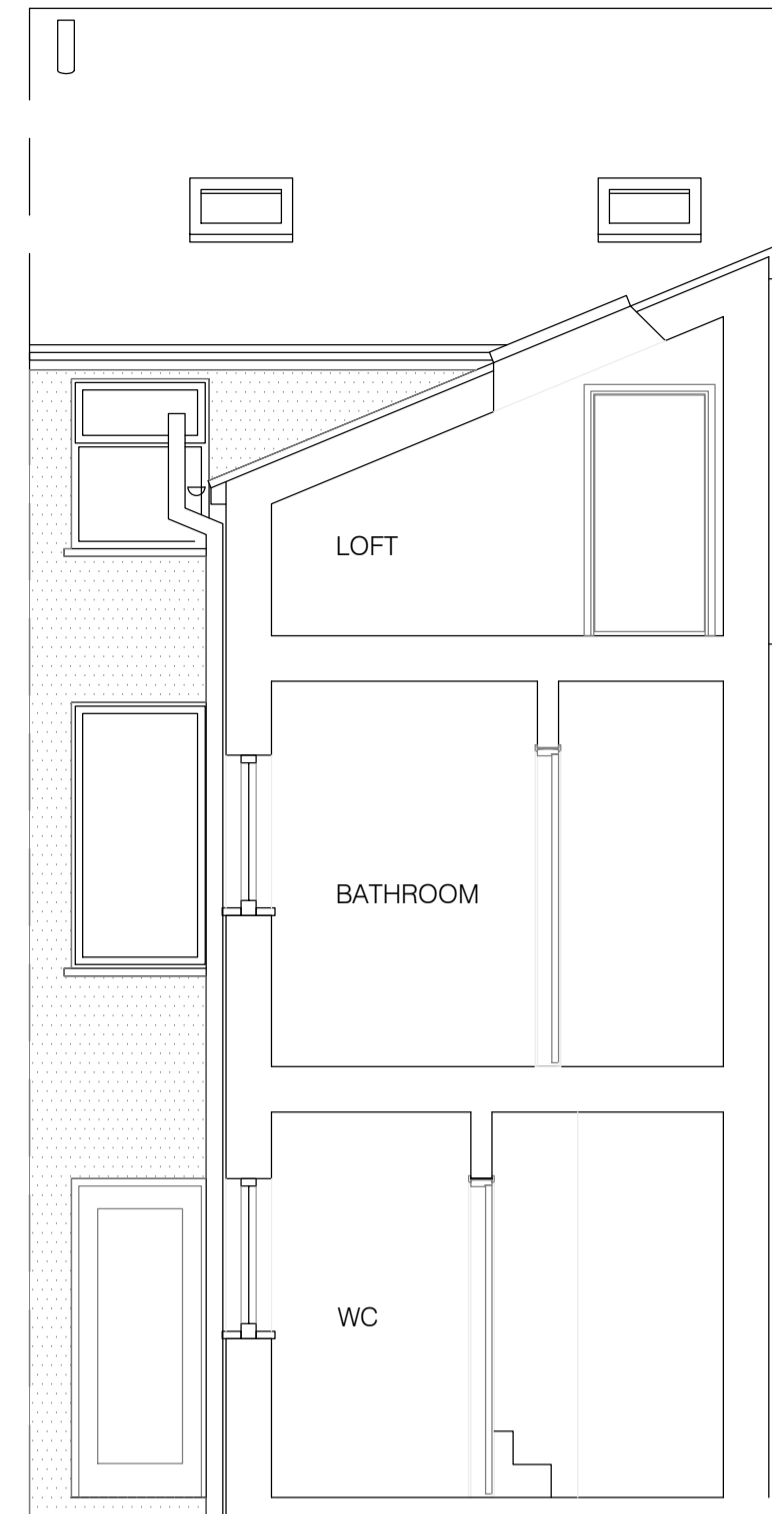




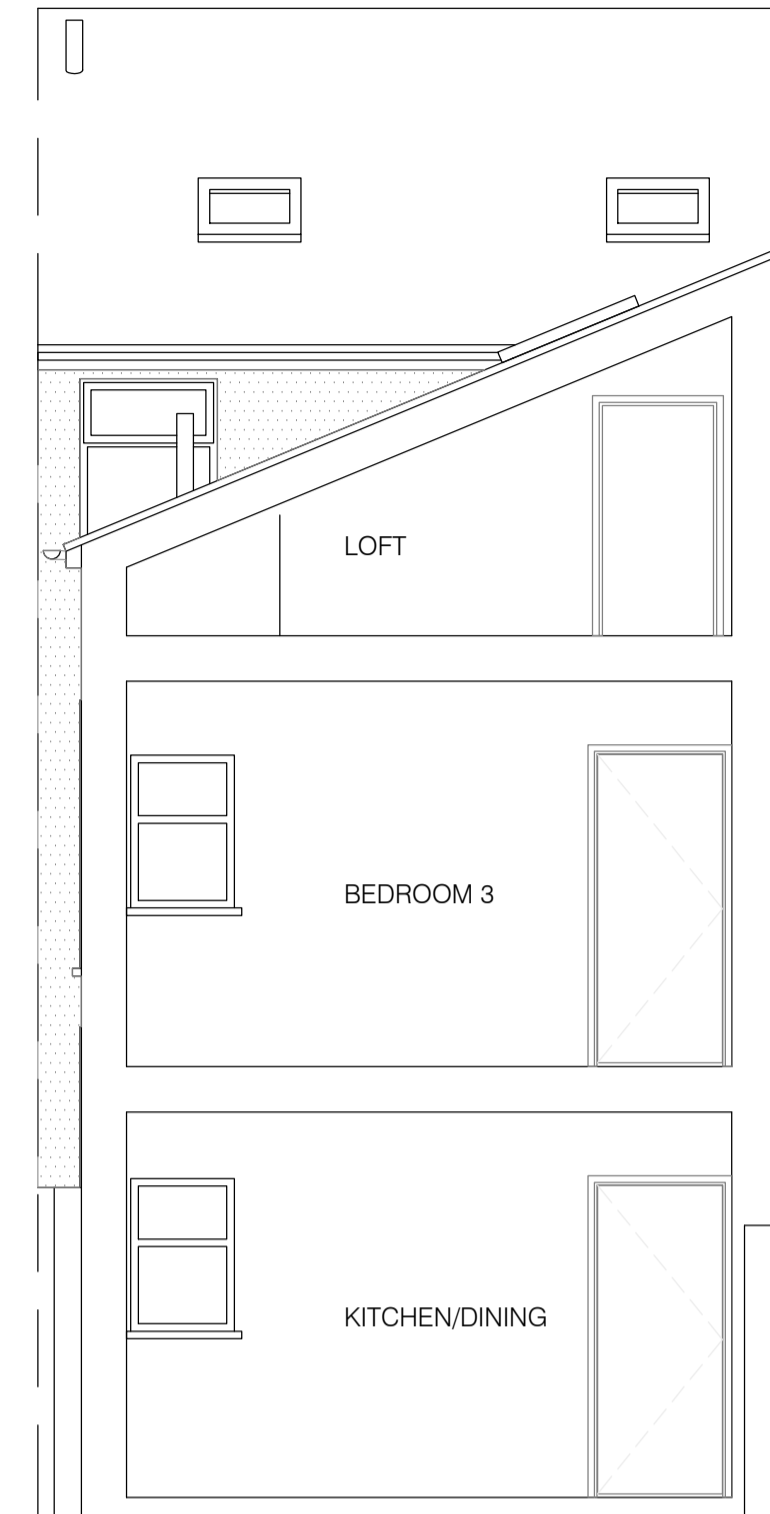
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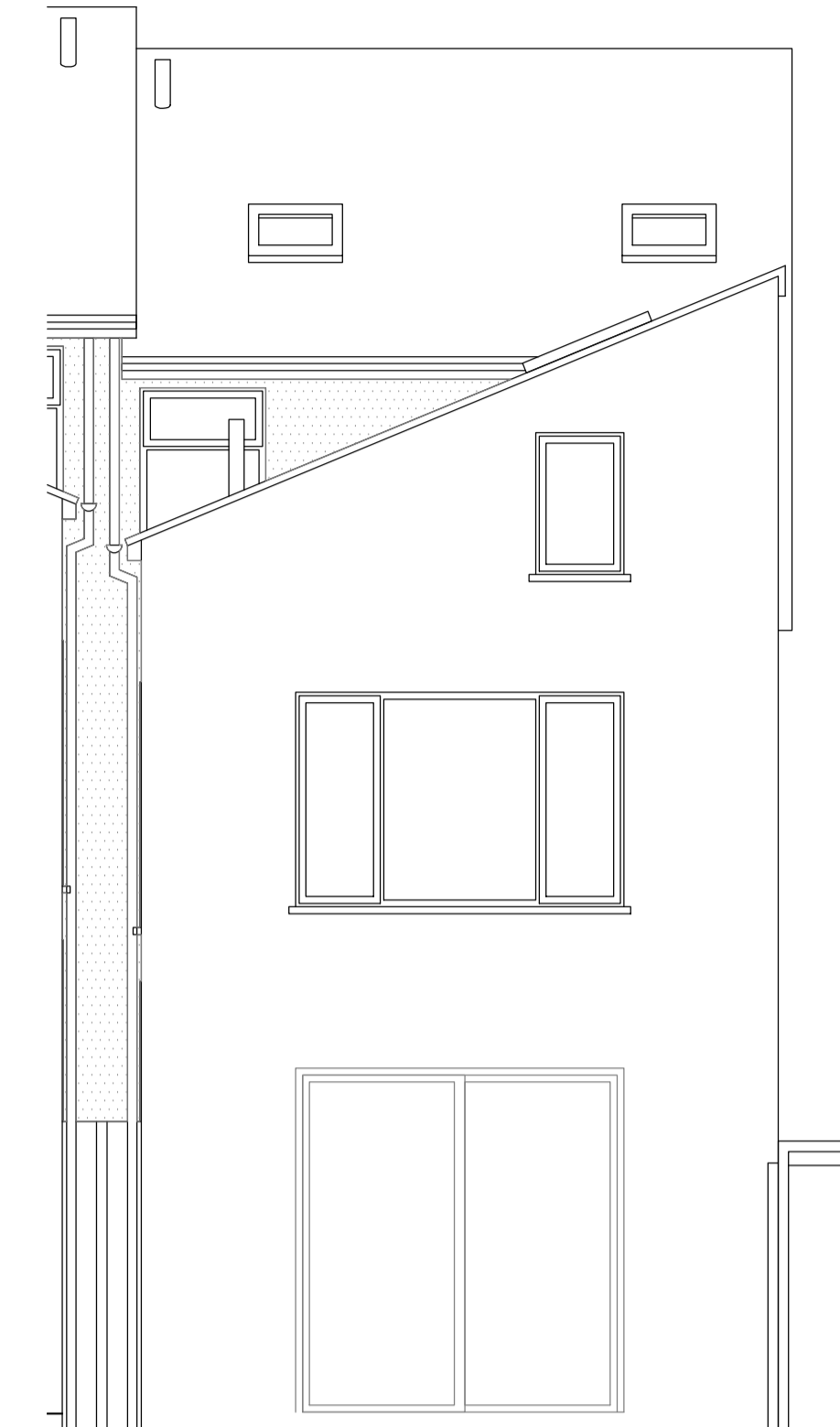
PROPOSED SECTION C-C



PROPOSED SECTION D-D



PROPOSED SECTION E-E

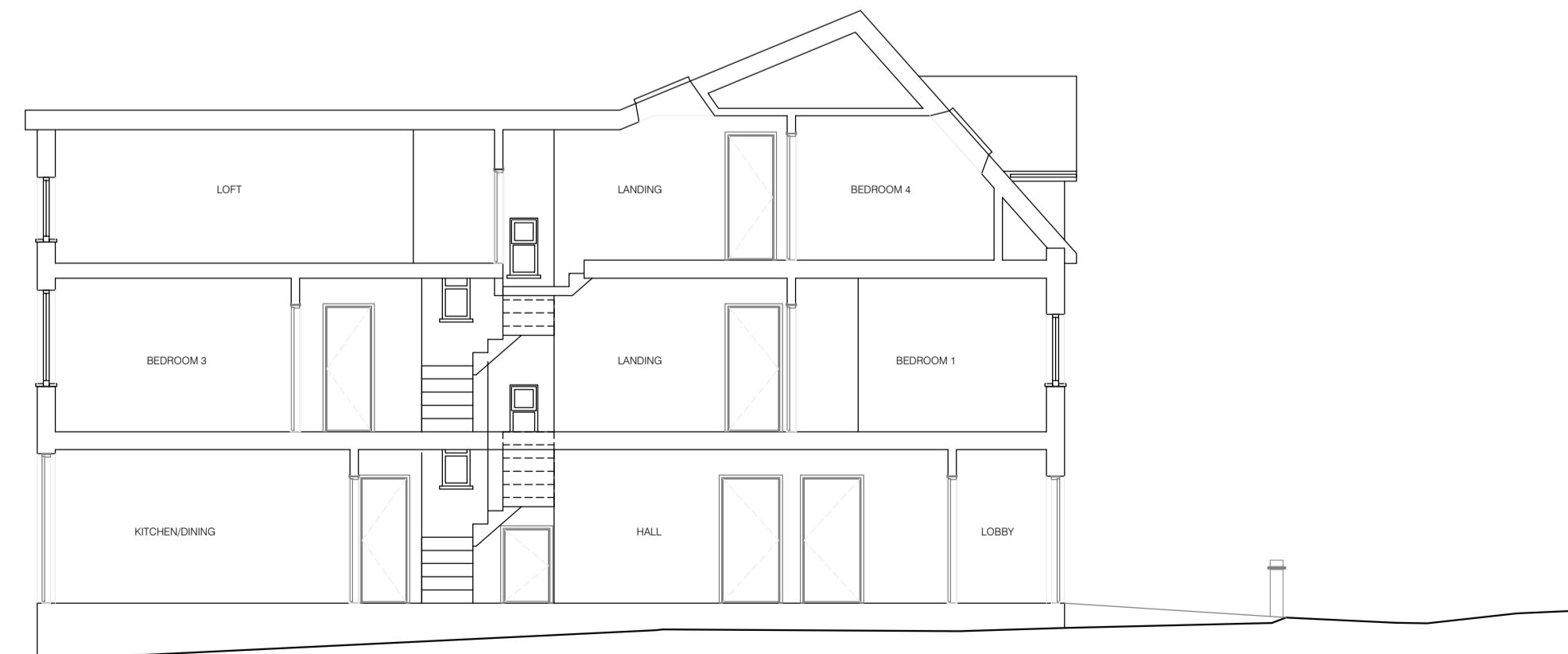


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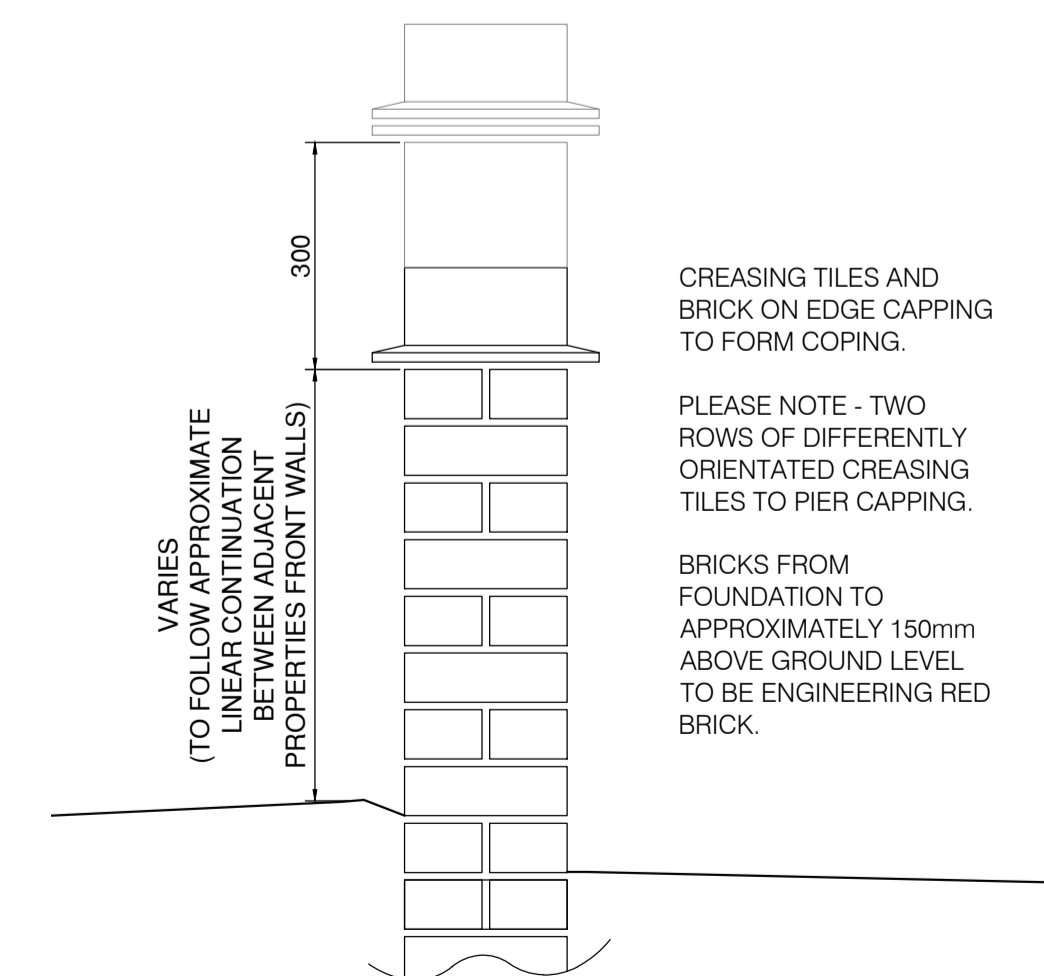
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PROPOSED SECTION A-A

1:100



PROPOSED FRONT WALL

1:10

Notes
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North Point

Key Plan

Rev	Date	Revision Note	By	Check

Project
INFILL HOUSES
Location
103-107 Barclay Road
Smethwick, B67 5JY
Sheet title
Typical Sections & Rear Elevation

Drawn by	Date	Checked
pm	May 2019	
Scale at A1	Scale at A3	
1:50	1:100	

Zone	Level	Classification	Sheet No.	Scale	Ver/Rev
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Job No:
Q19016
Contractors Drawing No. (if required)

Urban Design & Building Services
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