


## REPORT TO PLANNING COMMITTEE

12<sup>th</sup> February 2020

<b>Application Reference</b>	DC/19/63820
<b>Application Received</b>	17 <sup>th</sup> December 2019
<b>Application Description</b>	Proposed double storey side extension, single storey front and rear extensions.
<b>Application Address</b>	69 Europa Avenue West Bromwich B70 6TS
<b>Applicant</b>	Mr Pawan Dhillon
<b>Ward</b>	West Bromwich Central
<b>Contribution towards Vision 2030:</b>	
<b>Contact Officer(s)</b>	Alison Bishop 0121 569 4039 alison_bishop@sandwell.gov.uk

### **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 Agent is employed by Sandwell Council within the Directorate of Regeneration and Growth

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

- 2.1 The Site is unallocated with the development plan.
- 2.2 The material planning considerations which are relevant to this application are:-

Government policy (NPPF)  
Proposals in the Local Plan

Overlooking/loss of privacy  
Loss of light and/or outlook  
Design, appearance and materials

### **3. THE APPLICATION SITE**

- 3.1 The site is situated within the Europa Estate which is a residential estate which incorporates a variety of house styles ranging from bungalows, semi-detached and detached properties.
- 3.2 The application site relates to a corner detached property at the junction of Europa Avenue and St James Close.

### **4. PLANNING HISTORY**

- 4.1 Relevant planning applications are as follows:-

DC/19/62563	Retention of boundary wall with new railings and gates.	Approve 26.03.2019
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### **5. APPLICATION DETAILS**

- 5.1 The applicant proposes to construct:-
- (i) a two storey extension to the side of the property measuring 3.7 metres (W) by 7.2 metres (L) with a maximum height of 6.2 metres;
  - (ii) a further single storey extension beyond would measure 3 metres (L) by 4 metres (W) with a mono pitched roof to 3.4 metres; and
  - (iii) a single storey front extension adjoining the existing porch measuring 3.9 m (W) by 1.8 m (L) with a hipped roof to a maximum height of 3.3 metres.

### **6. PUBLICITY**

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

### **7. STATUTORY CONSULTATION**

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

ENV3: Design Quality

SAD EOS9: Urban Design Principles

9.2 ENV3: Design Quality and SAD EOS9: Urban Design Principles states that development should be of high quality and that the Council will reject poor designs, particularly those that are inappropriate in their locality, for example, those clearly out of scale with or incompatible with their surroundings. With regard to the proposal, it is considered that the extensions are in proportion to the property with the side extension being set in 1 metre from the boundary. Whilst the proposed side extension is positioned forward of the building line of the bungalow on St James Close, given the irregular building line of properties on this road, it is considered that this is not out of character with the area.

## **10. MATERIAL CONSIDERATIONS**

10.1 The material considerations relating to Government Policy (NPPF), and proposals within the local plan, have been referred to above in Sections 8 and 9. Other considerations are highlighted below:-

### **10.2 Overlooking/loss of privacy**

The separation distances between the two storey side and existing bungalow do not result in any harm to the neighbouring bungalow on St James Close.

### **10.3 Loss of light and/or outlook**

The orientation of the sun will not result in any harm to the neighbouring bungalow.

### **10.4 Design, appearance and materials**

The proposed design is in keeping with the original property and the surrounding area.

## **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 The proposal is of an acceptable design and will not result in harm to neighbouring properties. Approval is therefore recommended.

## **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

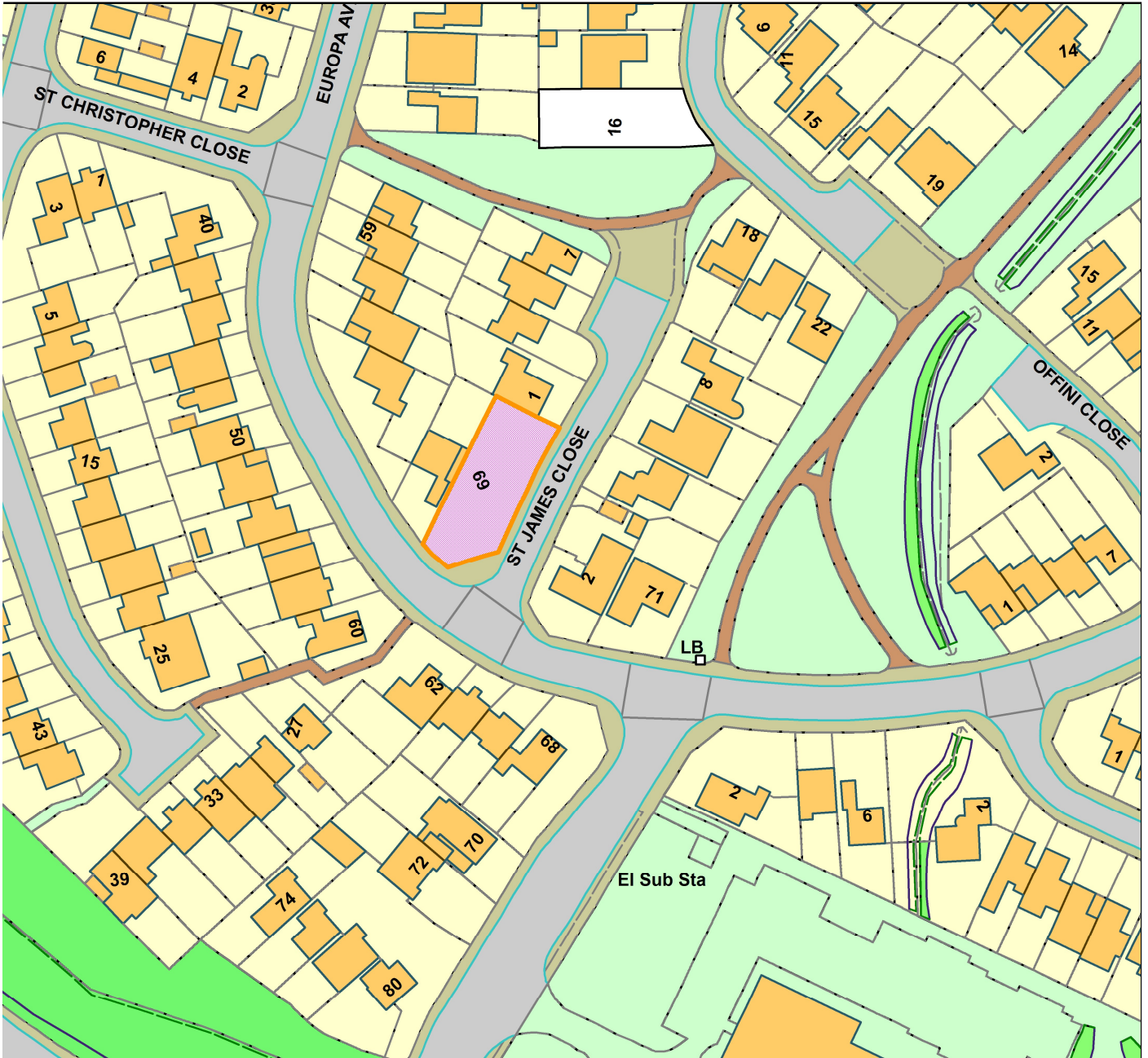
Context Plan

2019-01/ Rev 01

2019-02/ Rev 01

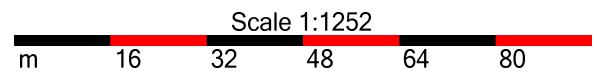
2019-03/ Rev 01

DC/19/63820  
 69 Europa Avenue



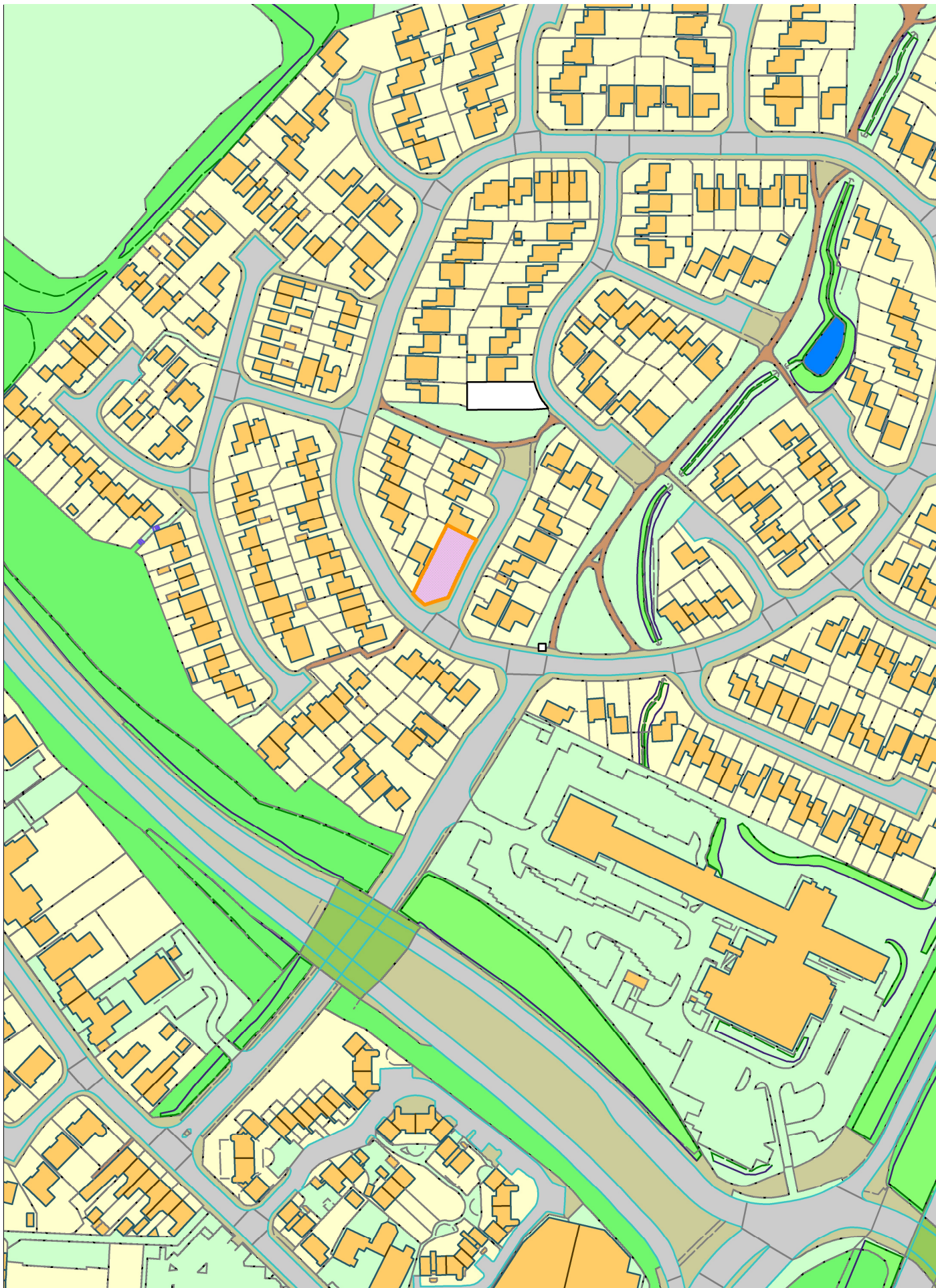
**Legend**

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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	03 February 2020
<b>OS Licence No</b>	



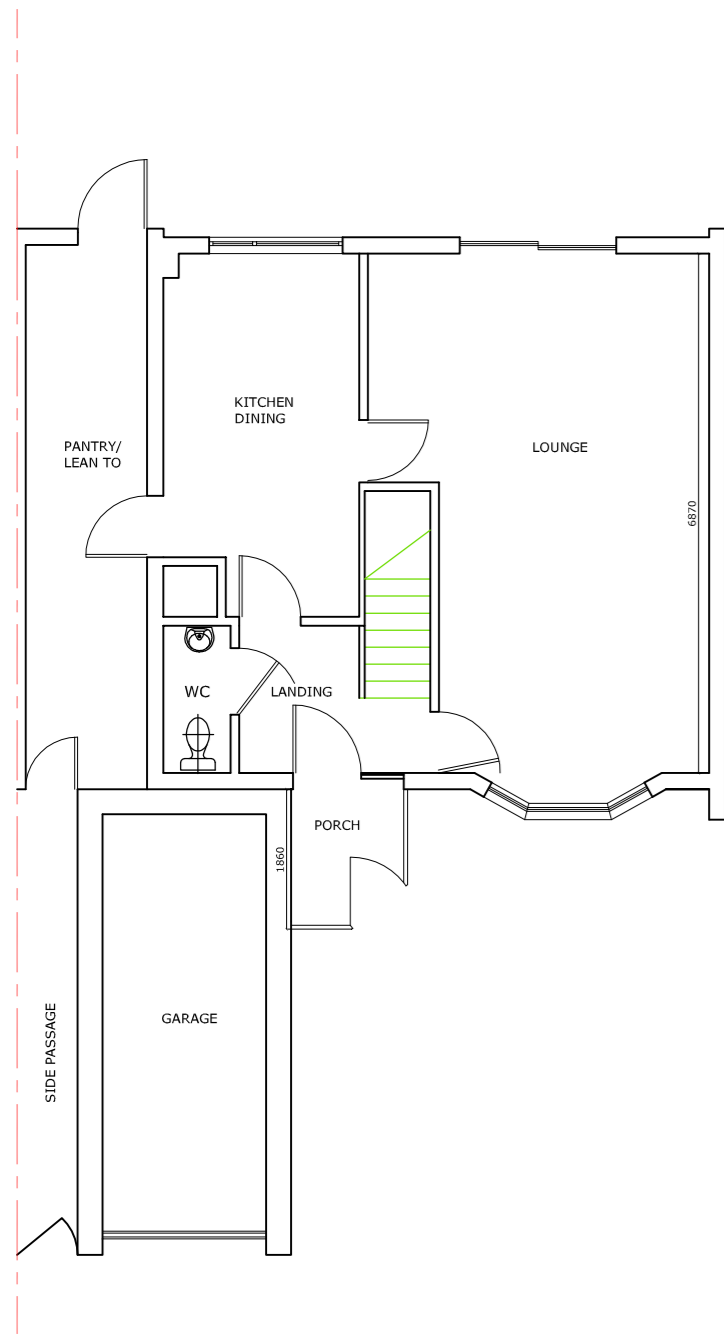
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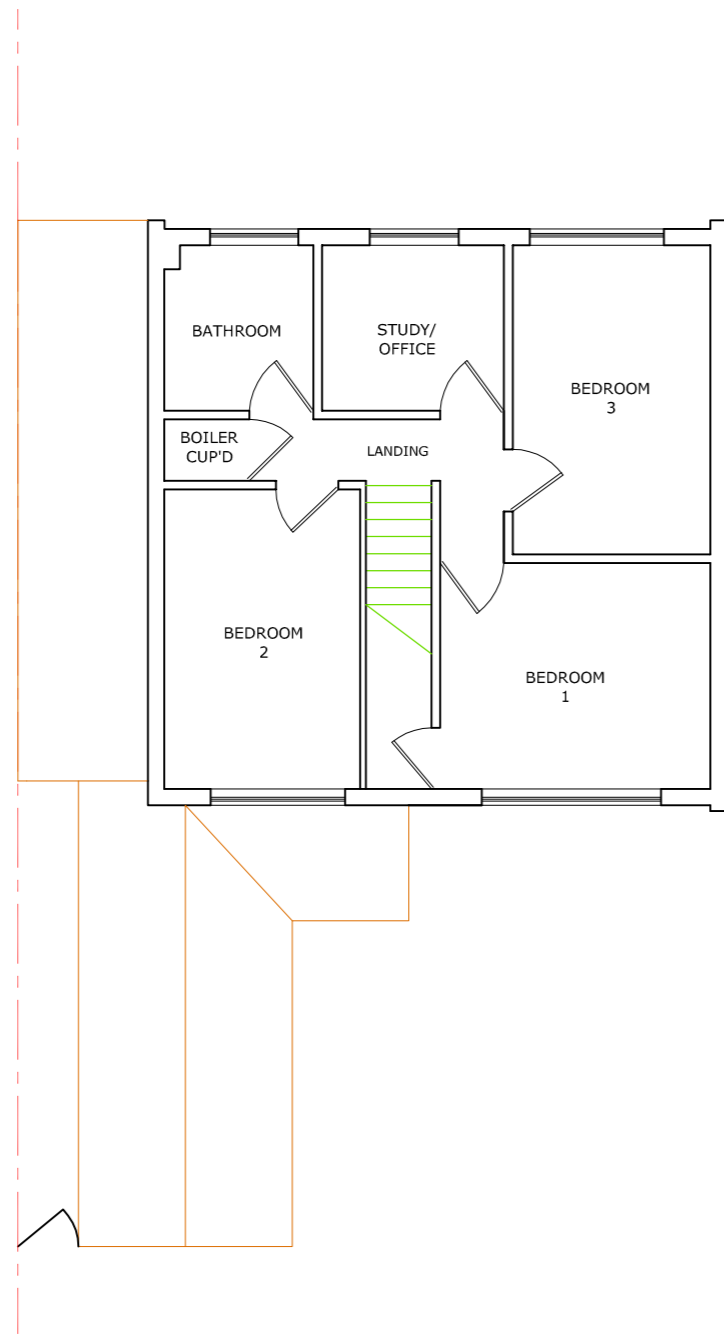


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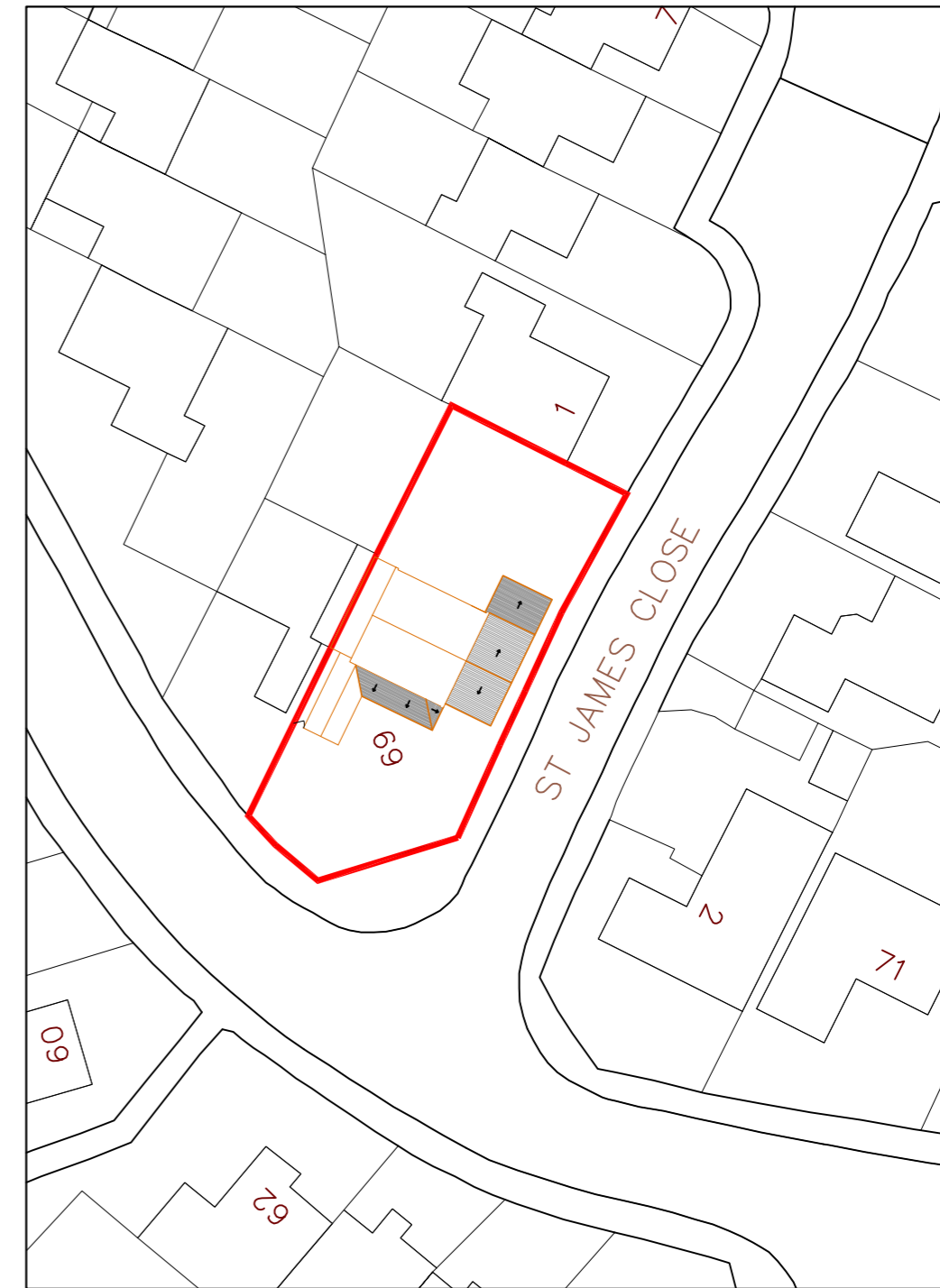
**Ground Floor Plan**  
**1.100**



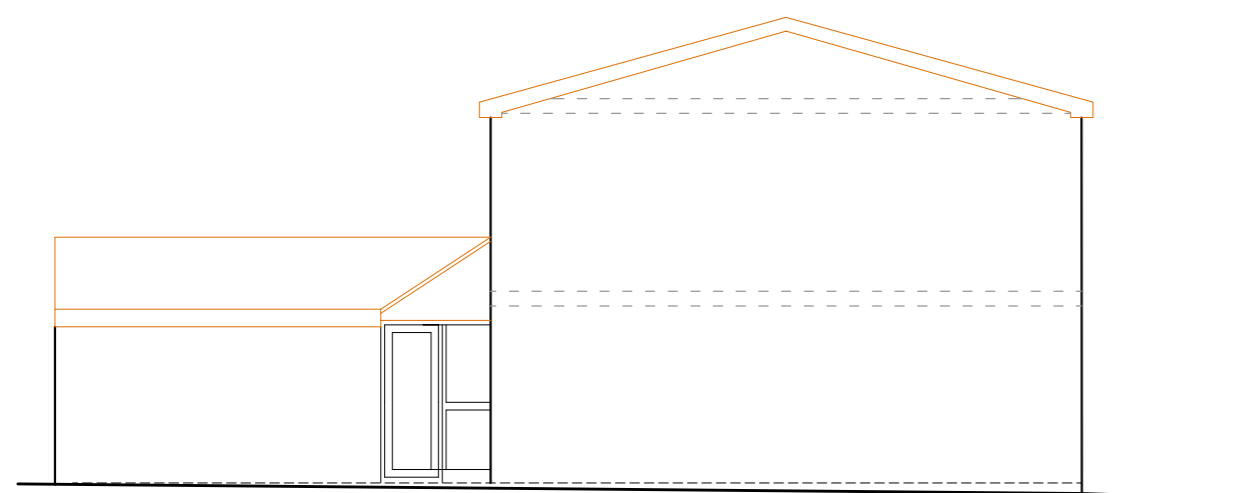
**First Floor Plan**  
**1.100**



**Location Plan**  
**1.1250**



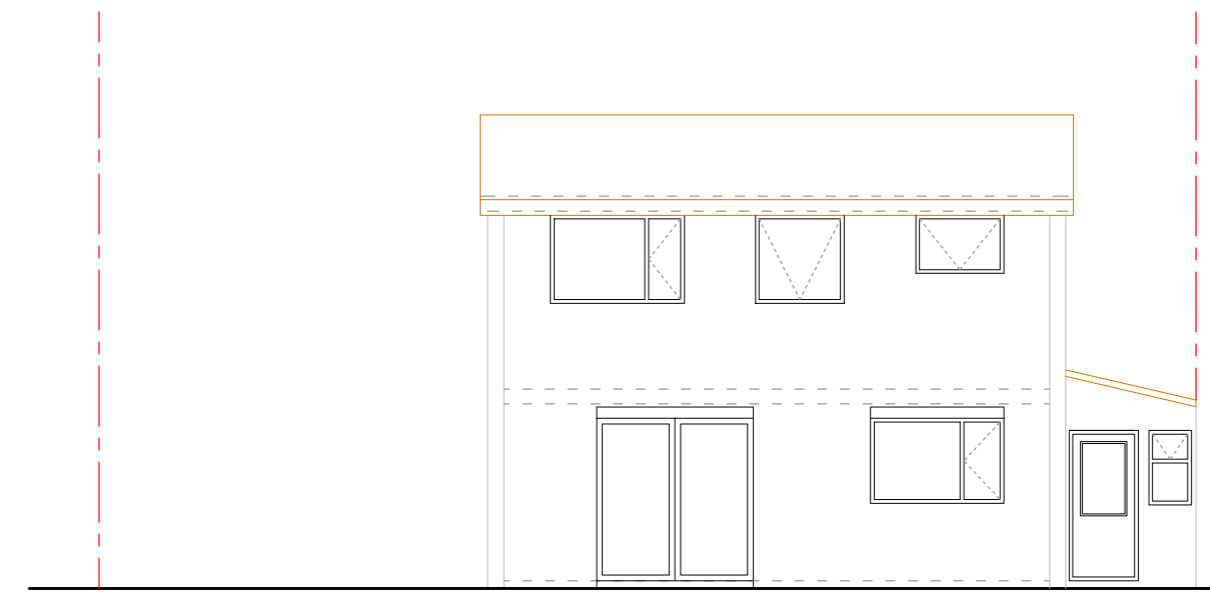
**Site Plan**  
**1.500**



**Side Elevation -**  
**1.100**



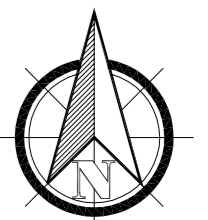
**Front Elevation -**  
**1.100**



**Rear Elevation -**  
**1.100**

**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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**REVISIONS**



**CLIENT:**  
Mr Pawan Dhillon

**JOB:**  
69 Europa Avenue,  
West Bromwich

**DRG TITLE:**  
Existing Plans and  
Elevations

DRG NO.	REV.	Paper
2019-01/	01	A2
DATE: Dec '2019		SCALE: Various

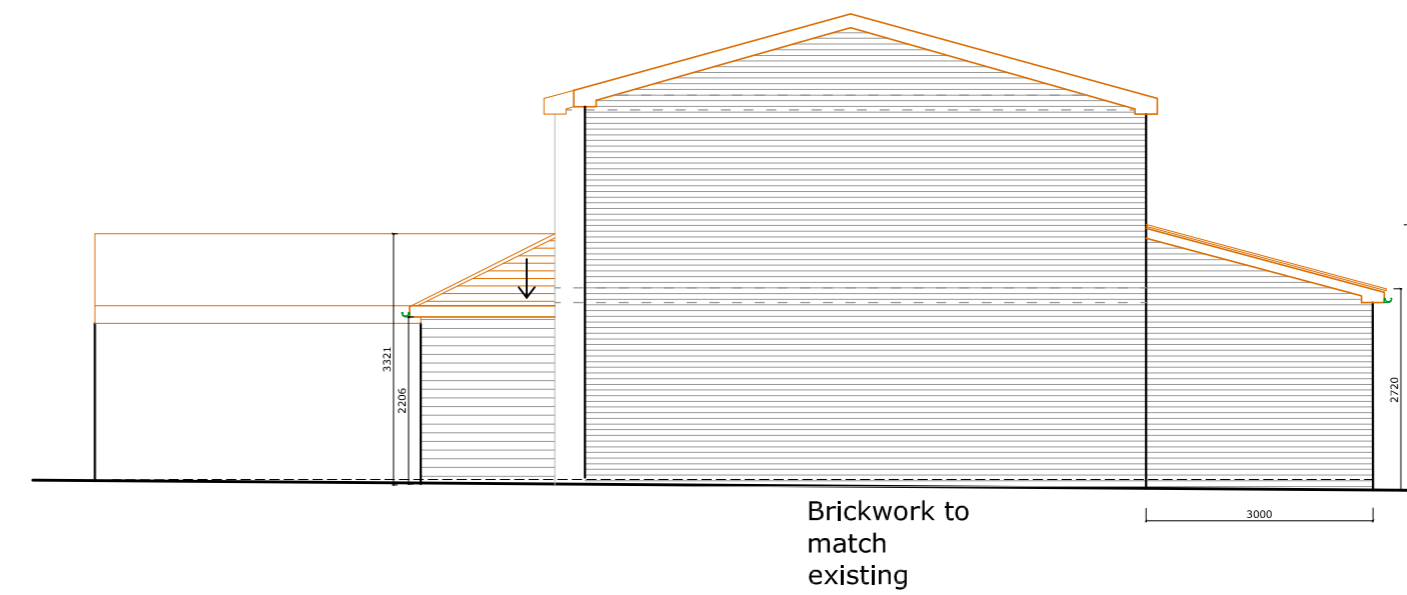


# PROPOSED

Front Elevation -  
1.50



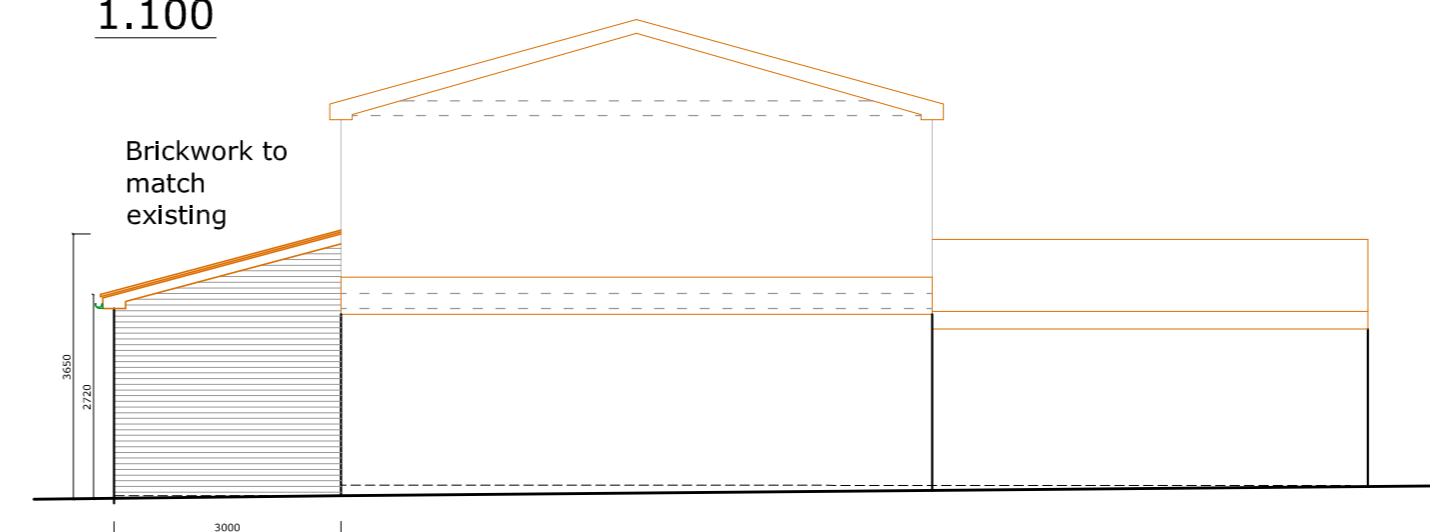
Side Elevation -  
1.100



Rear Elevation -  
1.50



Side Elevation -  
1.100



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**JOB:**

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West Bromwich

**DRG TITLE:**

Proposed Plans & Elevations

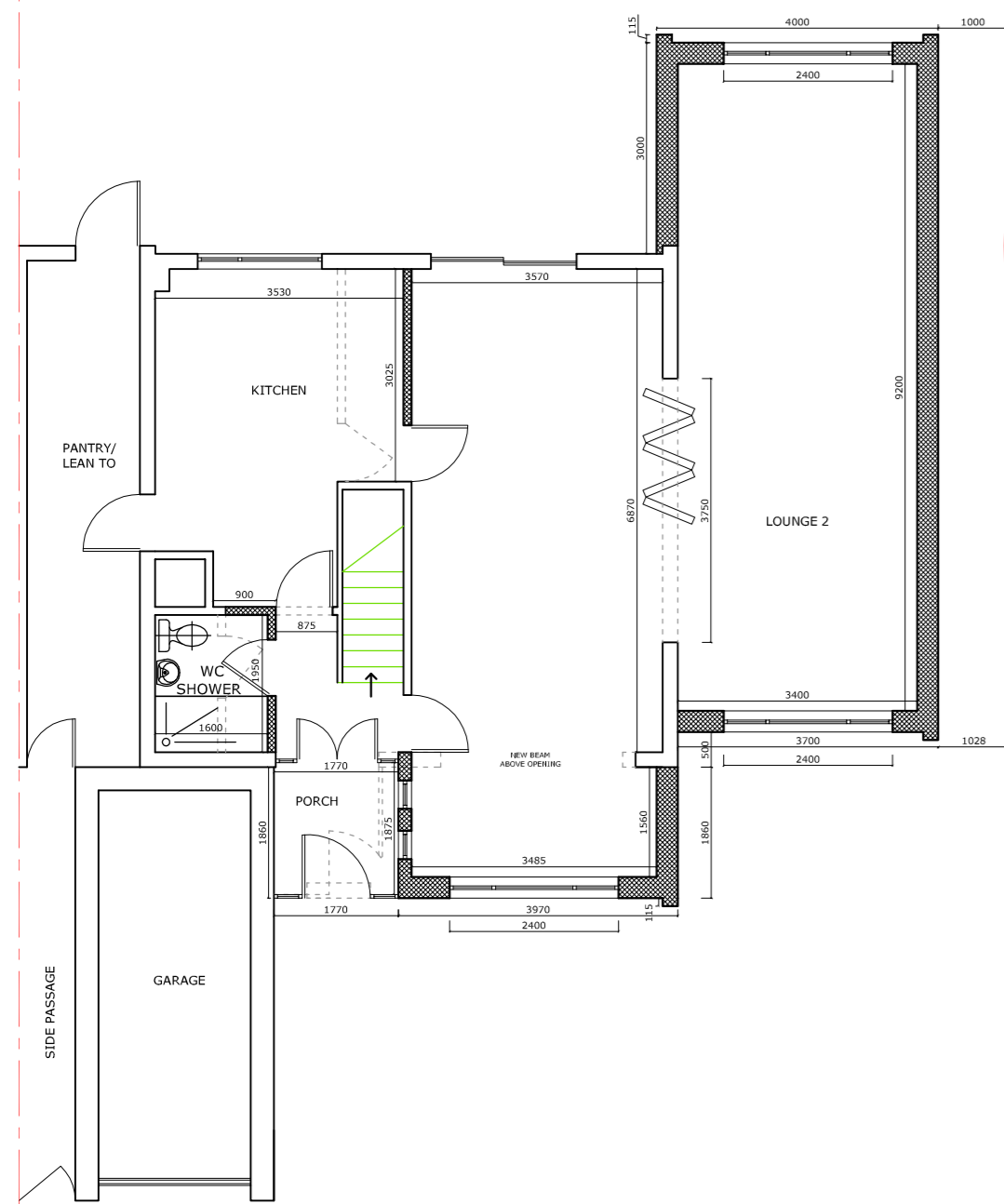
DRG NO.	REV.	Paper
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2019-03/	01	A2
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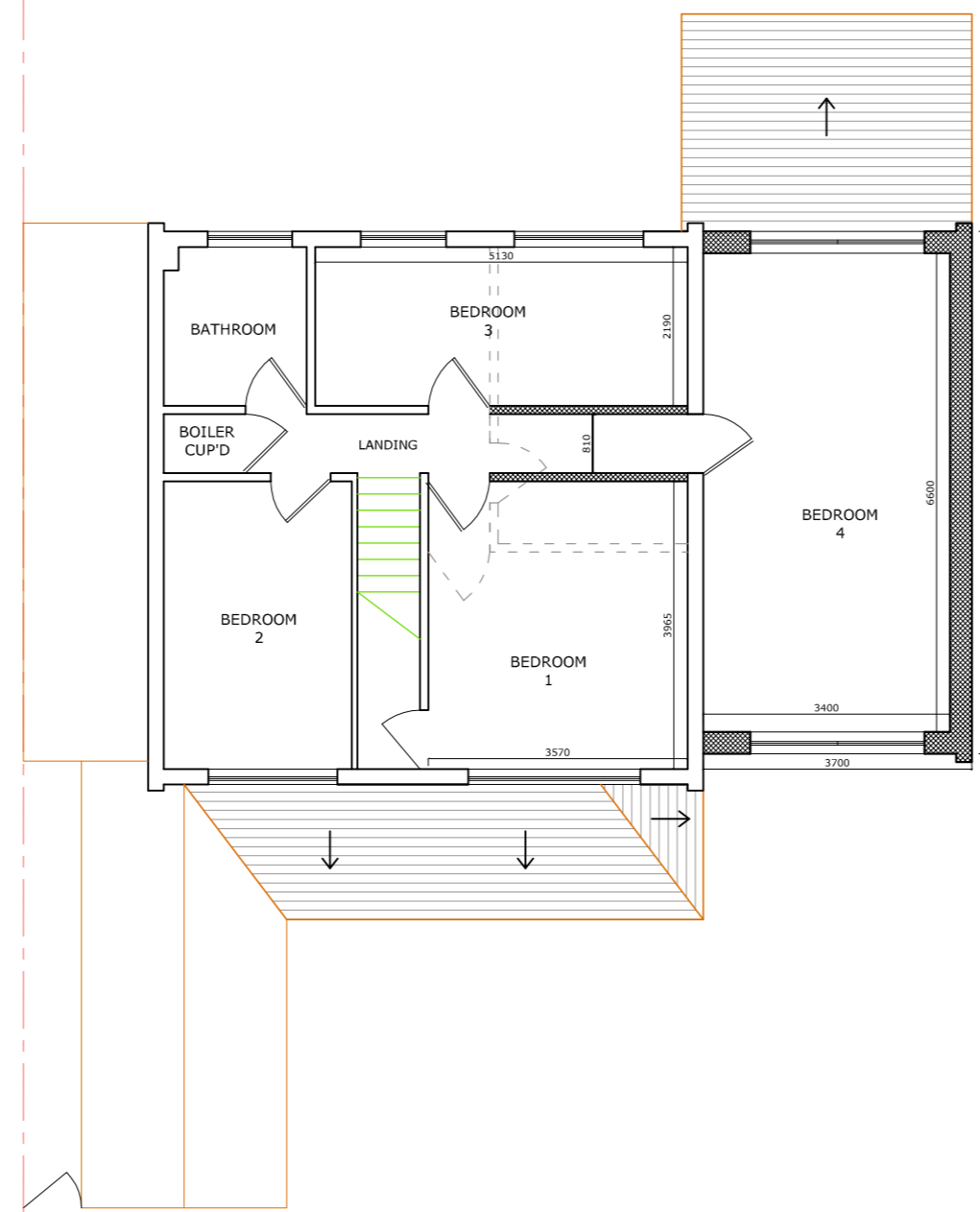
DATE: Dec' 2019 SCALE: Various

# PROPOSED

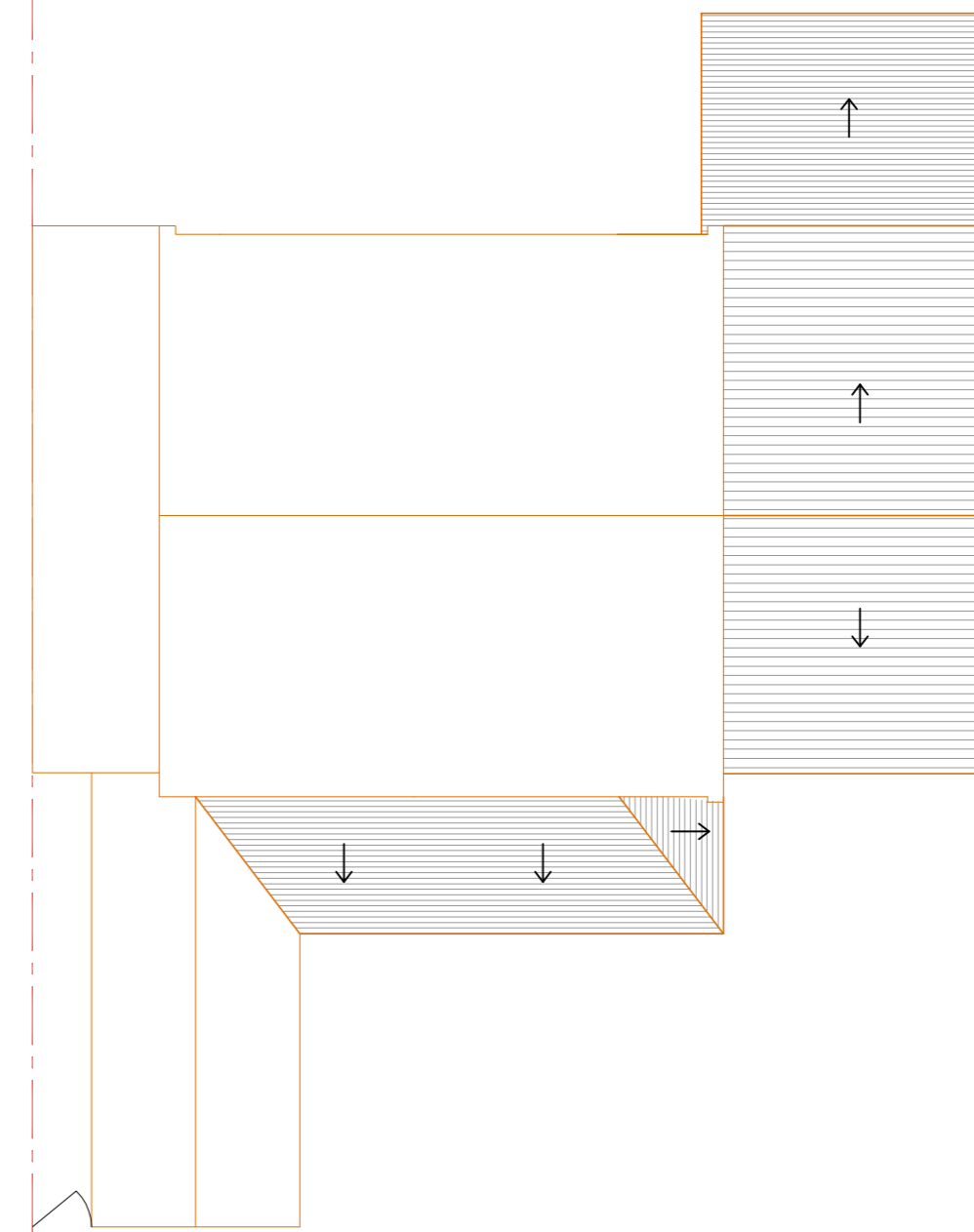
**Ground Floor Plan**  
**1.100**



**First Floor Plan**  
**1.100**



**Roof Plan**  
**1.100**



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Mr Pawan Dhillon

**JOB:**  
69 Europa Avenue,  
West Bromwich

**DRG TITLE:**  
Proposed Plans

DRG NO.	REV.	Paper
2019-02/	01	A2
DATE: Dec' 2019		SCALE: Various