


REPORT TO PLANNING COMMITTEE

11 March 2020

Application Reference	DC/19/63739
Application Received	22 November 2019
Application Description	Retention of single storey side and two storey side/rear extensions (revised application - DC/18/62254).
Application Address	60 Sundial Lane, Great Barr, Birmingham, B43 6PE
Applicant	Mr Sandeep Birdie
Ward	Great Barr With Yew Tree
Contribution towards Vision 2030:	
Contact Officer(s)	William Stevens 0121 569 4897 William_stevens@sandwell.gov.uk

RECOMMENDATION

That retrospective planning permission is granted subject to:

- i) The garage space retained for the parking of motor vehicles.

1. BACKGROUND

- 1.1 This is a retrospective application.
- 1.2 The application is being reported to your Planning Committee because the agent works for the local authority.

2. SUMMARY OF KEY CONSIDERATIONS

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

Government policy (NPPF),
Planning history,
Overlooking/loss of privacy,
Loss of light and/or outlook,
Public visual amenity,
Overbearing nature of proposal,
Design, appearance and materials, and
Parking.

3. THE APPLICATION SITE

3.1 The application site is situated on the corner of Sundial Lane, and Beacon Close, Great Barr. The application site relates to a semi-detached property within a residential area.

4. PLANNING HISTORY

4.1 Planning permission was granted in 2018 (DC/18/62254) for a single and two storey side/front/rear extensions to include double garage, and porch to front. Following complaints by residents, the site was investigated, and it was found that the applicant had deviated from their approved permission.

4.2 Relevant planning applications are as follows:-

4.3	DC/18/62254	Proposed single and two storey side/front/rear extensions to include double garage, and porch to front.	Approved: 27.11.2018
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5. APPLICATION DETAILS

5.1 The applicant proposes to retain the single storey side and two storey side/rear extensions (revised application - DC/18/62254).

5.2 The differences between the approved application and the one before your committee are:

Front elevation

- i) The first-floor side extension had differing widths. The front part facing Sundial Lane has been enlarged to match the width of the rear elevation;
- ii) The front porch roof has changed from a hipped to gable end.

Rear elevation

- i) The roof of the two-storey rear extension was originally hipped, however the applicant has built a gable roof;
- ii) The single-storey rear extension originally had a pitched roof, a flat roof has been created lowering the overall height of this extension;
- iii) Window and door alterations.

Side elevation (facing Beacon Close)

- i) Roof alterations;
- ii) Detailing and a window inserted into the garage.

Internal changes to the extension

- i) The garage has been reduced in size and would just about fit two medium sized cars.

6. PUBLICITY

6.1 The application has been publicised by neighbour notification letters with two letters of response from the same objector.

6.2 Objections

Objections have been received on the following grounds: -

- (i) The development is of greater scale than the original property;
- (ii) The plans do not reflect what has been built;
 - a. The garage is built much larger than the original approval,
 - b. the roof has been changed from red clay tiles to grey slate,
 - c. the height of the roof of the two-storey side extension has increased;
- (iii) The built porch is not in keeping with the local area; and
- (iv) The originally approved hipped roof has been replaced with a gable end which, when viewed from the street, is completely out of character with the local area.

6.3 Responses to objections

I respond to the objector's comments in turn:

- (i) The footprint of the extension remains unchanged; however, part of the first-floor extension has been widened to match that of the rear.
- (ii) Following my site visit, amended plans were requested, and received, showing the changes as built, however the objector still has concerns. The changes in materials and the structure are not

- as approved and the applicant is seeking to regularise the development with this new application. However, in my opinion, the materials used are satisfactory.
- (iii) In my opinion, the porch is of satisfactory design, and in keeping with the local area.
 - (iv) The hipped roof originally approved on the application was in keeping with the local area. I am sympathetic to the objector's comments, however, in context to the wider area, there are a variety of roof designs and therefore I consider that this would not be wholly out of character with the area. Whilst the hipped roof on the two-storey rear extension would have reduced the 'massing' of the structure, given the width of the applicant's property and the orientation of surrounding properties, in my opinion this allows for a larger than normal extension.

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

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.

- 9.2 The Council's adopted Supplementary Planning Document – Revised Residential Design Guide (SPD) states;

- Poor quality domestic extensions which require planning consent that do not fit in visually or are clearly out of keeping with their surroundings, by virtue of their scale, architectural design, proposed materials and impact on neighbouring properties will be resisted. For example;
- Extensions must be in proportion to the scale of the existing dwelling and street scene;

- The over intensification of individual dwellings where it is proposed to extend then to a scale that is considered unreasonable will be resisted, and
- The appearance and size of roof designs...must respect established design codes.

9.3 When referring to the above, despite the alterations to the approved scheme, the proposal remains in scale with the application site and respects the residential vernacular of the area.

10. MATERIAL CONSIDERATIONS

10.1 Government policy (NPPF),
 Planning history,
 Overlooking/loss of privacy,
 Loss of light and/or outlook,
 Public visual amenity,
 Overbearing nature of proposal,
 Design, appearance and materials, and
 Parking.

10.2 The material considerations relating to Government Policy (NPPF), and proposals within the local plan, have been referred to above in Sections 8 and 9. However, it is considered that on balance the proposal complies with local and national planning policy. Other considerations are highlighted below:

10.3 Planning history

Planning permission has been granted for the majority of works carried out. However, the applicant has amended the development.

10.4 Overlooking/loss of privacy

With regards to residential amenity, the changes do not cause loss of light, privacy or outlook to neighbouring properties.

10.5 Public visual amenity/Overbearing nature of proposal

The roof design to the side/rear of the property is arguably the most significant change. The application site sits on the corner of Sundial Road and Beacon Close where the style of house types changes on the opposite corner. Therefore, the roof design is less discernible and would not be sufficient to warrant refusal.

10.8 Design, appearance and materials

The materials whilst differing from the approved permission, when seen in context to the area, it is considered that they are complementary to the vernacular of the area.

10.9 Parking

In the absence of the garage being provided for parking of vehicles, the driveway can accommodate off street parking.

11. IMPLICATIONS FOR SANDWELL'S VISION

11.1 The proposal supports Ambitions 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 changes to the approved application are acceptable being generally those of a standard domestic extension, the key determining issue relates to the changes to roof design from a hip to gable roof to the side/rear which does not follow the design of the original house. However, as indicated in 10.3 above, the residential vernacular of the area does vary along Beacon Close and Sundial Lane and hence in context to the wider area it is considered that the roof is not significantly out of character.

12.2 Retrospective approval is recommended subject to the retention of the garage for the parking of vehicles.

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

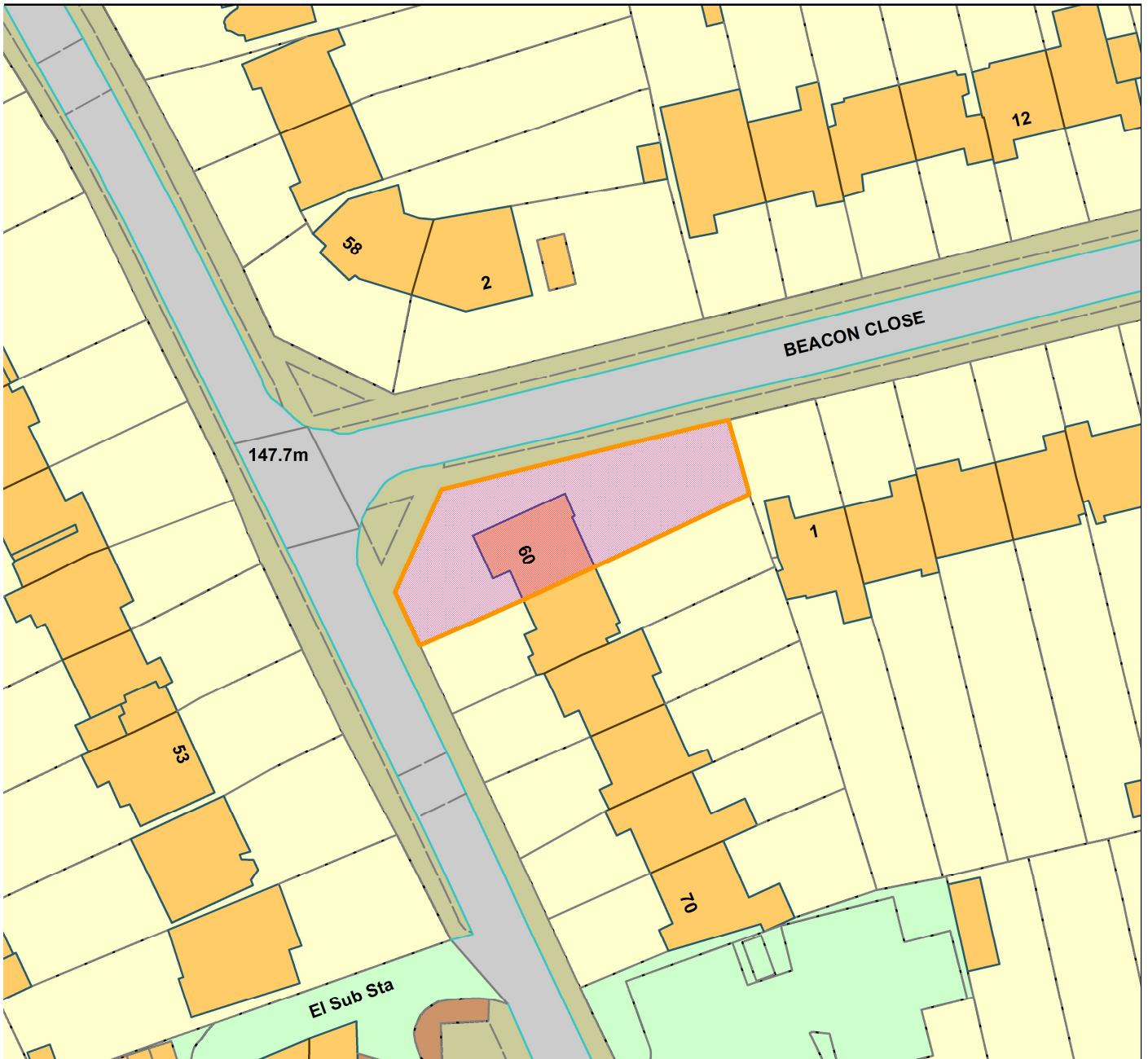
Context Plan

1003 – 02 – Site plan

02 F – Current application

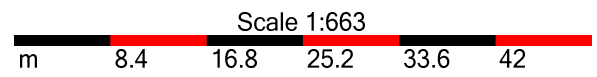
1003 04 – Approved application

DC/19/63739
60 Sundial Lane



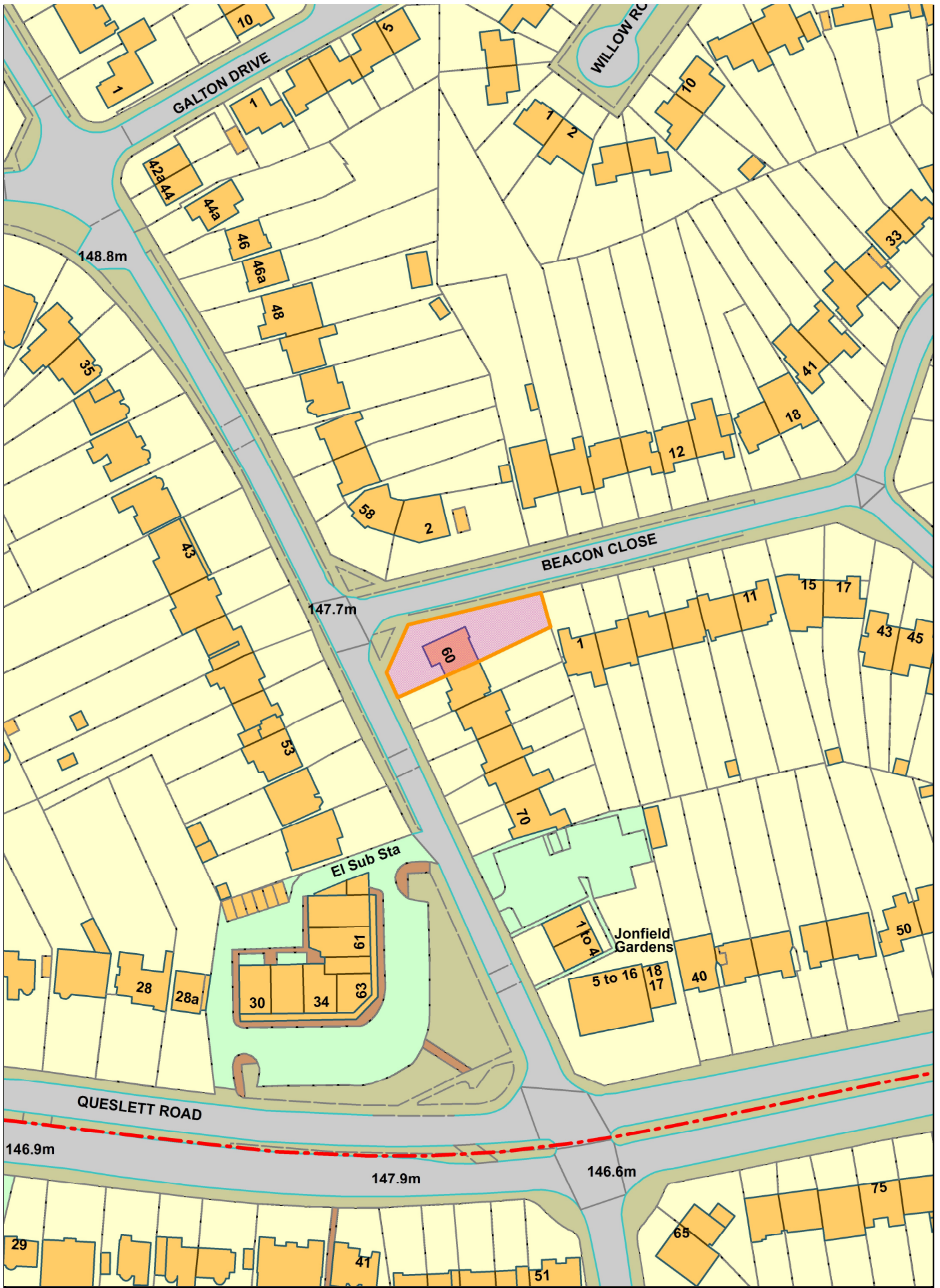
Legend

Sc 1:662



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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	29 January 2020
OS Licence No	



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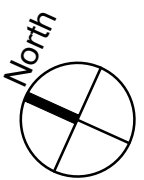


58

2

45°

SUNDIAL LANE



60 SUNDIAL LANE - GREAT BARR
Proposed Extension
Site Plan
1003 - 02

Sep 2018
Scale@A3 - 1:200

Rev B

Site Plan



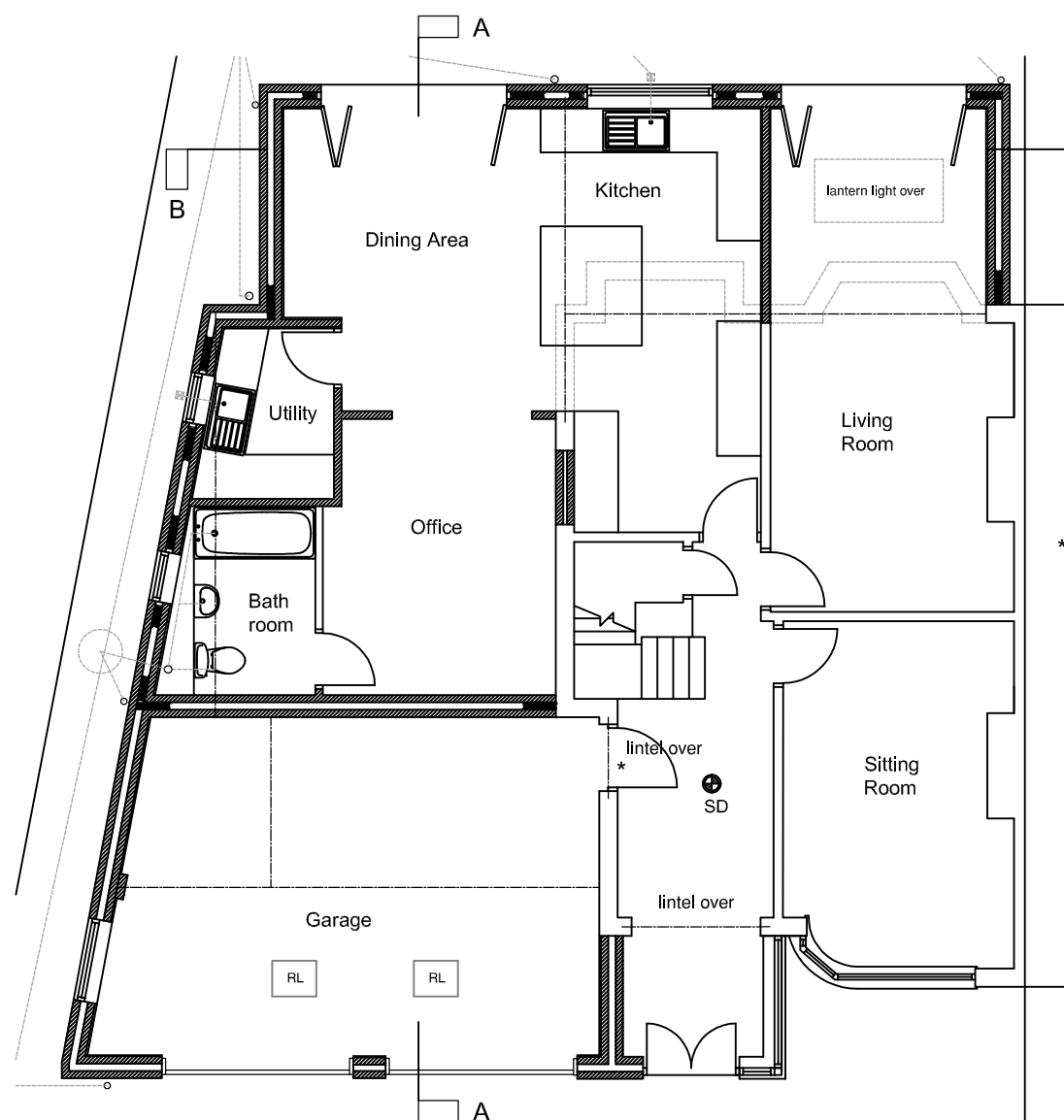
Proposed Front Elevation



Proposed Side Elevation

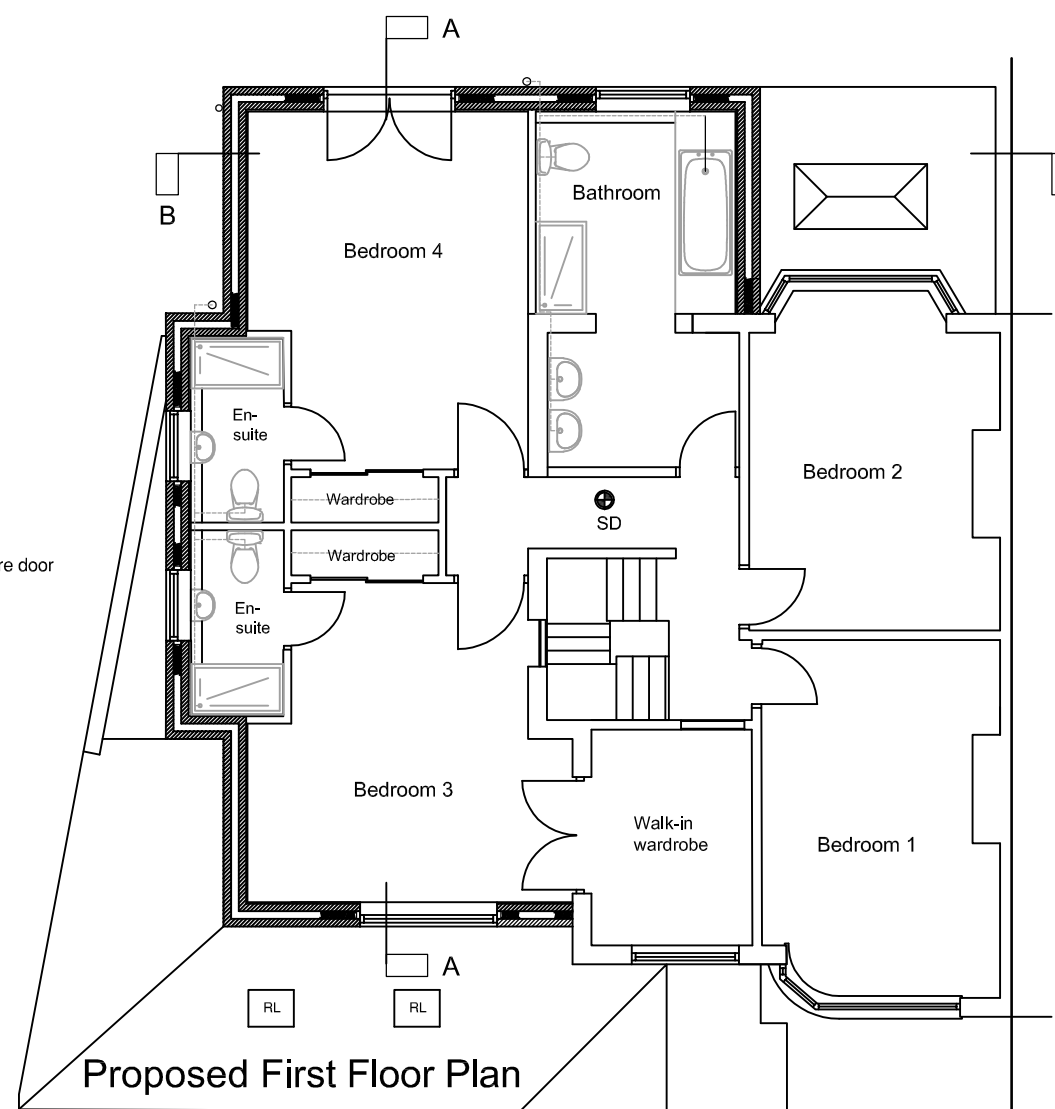


Proposed Rear Elevation

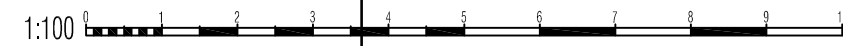


Proposed Ground Floor Plan

* Denotes FD30 fire door with self-closer



Proposed First Floor Plan

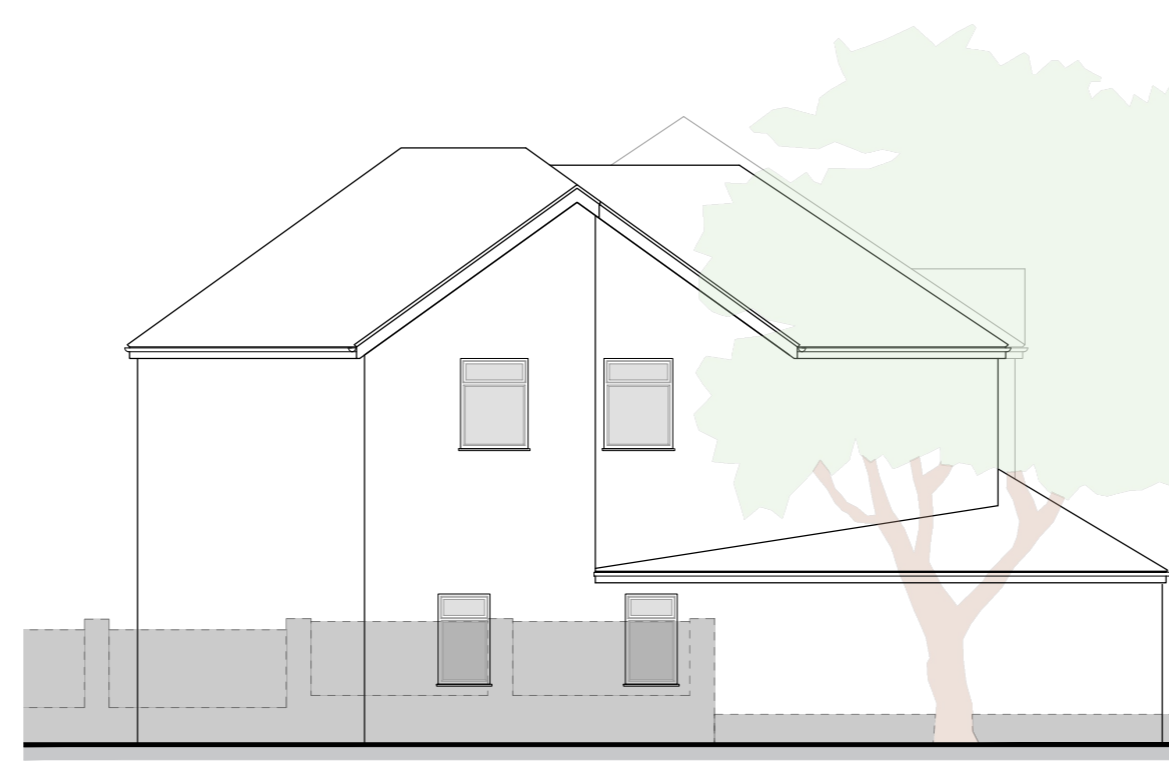


- Rev F - Plans and elevations updated as built 15/11/19
- Rev E - Pitched roof omitted over rear single-storey 15/11/19
- Rev D - Wall removed in garage 21/10/19
- Rev C - Elevations updated porch reconfigured 23/9/19
- Rev B - Building Regulations amendments added 30/3/19
- Rev A. External finishes revised 15/3/19

DATE Jan 19	OWNER	LOCATION 60 Sundial Lane Great Barr B43 6PE	TITLE Proposed Plans & Elevations	DRAWINGS PREPARED FOR LOCAL AUTHORITY APPROVALS ONLY. FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALE. THE WORKS MAY BE SUBJECT TO THE PARTY WALL ACT 1996. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL NECESSARY STEPS ARE TAKEN TO COMPLY WITH THE ACT IF REQUIRED.	NUMBER 02 F	REVISION
SCALE 1:100 @ A3	PROJECT Proposed Side/Rear Extension					



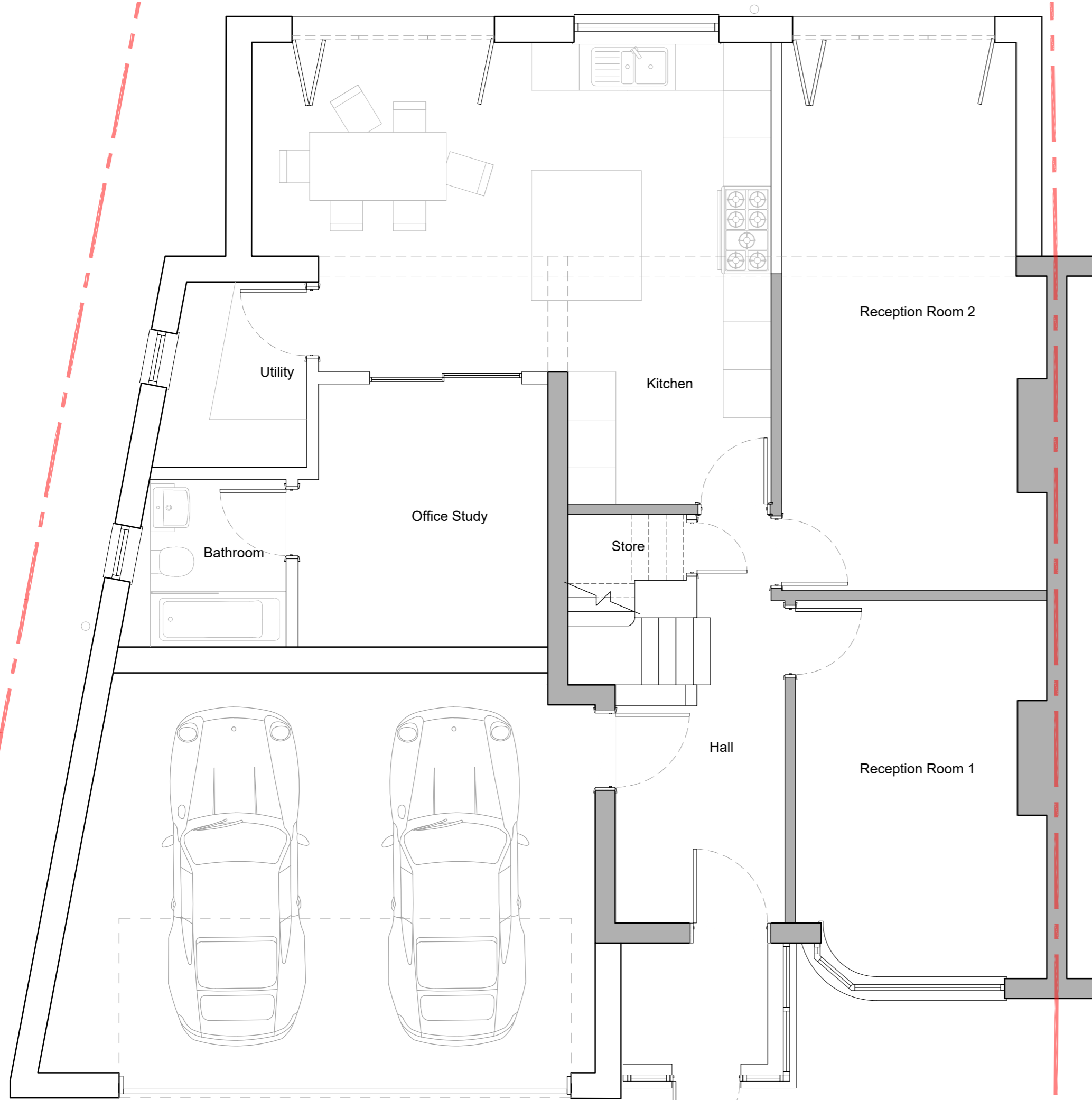
1. Proposed Front Elevation



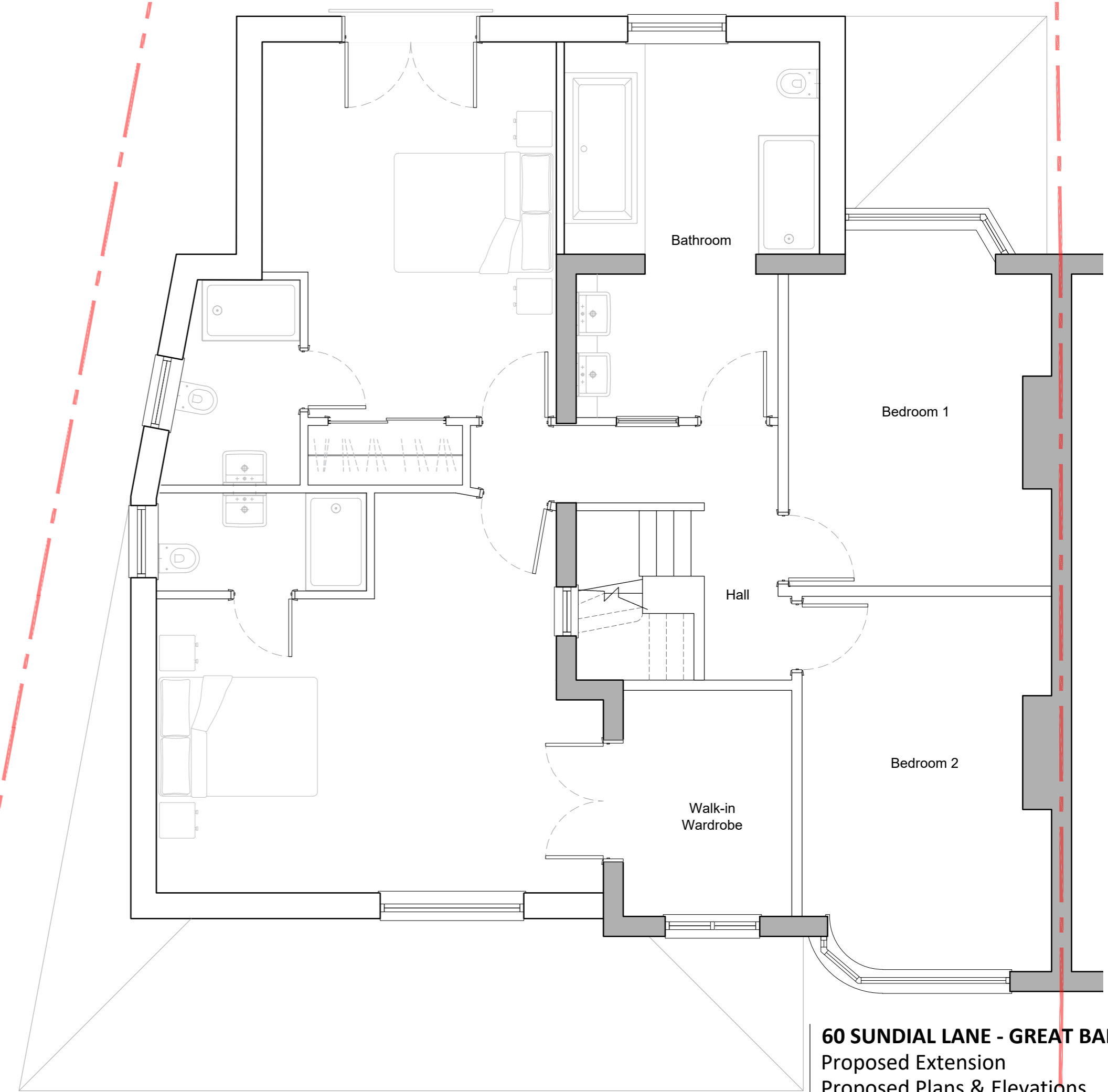
2. Proposed Side Elevation



3. Proposed Rear Elevation



4. Proposed Ground Floor Plan



5. Proposed First Floor Plan

