


REPORT TO PLANNING COMMITTEE

11th March 2020

Application Reference	DC/20/63949
Application Received	03 rd February 2020.
Application Description	Proposed first floor rear extension.
Application Address	61 Park Avenue, Rowley Regis, B65 9ET
Applicant	Mrs Emma Jones
Ward	Rowley.
Contribution towards Vision 2030:	
Contact Officer(s)	Andrew Dean 0121 569 4056 andrew_dean@sandwell.gov.uk

RECOMMENDATION

That planning permission is granted subject to:-

- (i) External materials to match the existing.
- (ii) Glazing in the elevation facing the boundary with 60 Park Avenue shall be obscurely glazed and non-opening and retained as such.

1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because the applicants agent is employed by Sandwell Metropolitan Borough Council.

2. SUMMARY OF KEY CONSIDERATIONS

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

Government policy (NPPF)

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

3. THE APPLICATION SITE

3.1 The application relates to a semi-detached residential property located on the north eastern side of Park Avenue, Rowley Regis. The character of the surrounding area is residential in nature.

4. PLANNING HISTORY

4.1 The property has been subject to a Lawful Development Certificate for a hip to gable roof alteration and rear dormer window. It was considered the proposal is permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development Order) 2015 (As Amended).

4.2 Relevant planning applications are as follows:-

4.3	DC/19/63345	Proposed hip to gable roof alterations and new rear dormer (Lawful Development Certificate).	Grant Lawful Development Certificate 01/10/2020.
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5. APPLICATION DETAILS

5.1 The applicant is proposing to construct a first-floor rear extension above an existing single storey rear extension. The proposal (including the existing single storey extension) would measure a maximum of 3 metres (L) by 4 metres (W) and have an overall height of 5 metres.

5.2 An amended plan has been received to show that the window facing the boundary with 60 Park Avenue would be obscurely glazed and non-opening.

6. PUBLICITY

6.1 The application has been publicised by neighbour notification letter. At the time of writing this report, no comments or objections have been received.

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 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed extension is an unusual design in that two storey flat roofs are not normally permitted due to being contrary to design guidance. However, given the proposal is to the rear and can't be viewed from a public highway, coupled by the fact the applicant is proposing a number of further alterations to the property without requiring planning approval (hip to gable roof alteration and flat roofed rear dormer window), it is deemed the extension would be acceptable. Furthermore, numerous two storey flat roofed rear extensions are visible in the surrounding area.

10. MATERIAL CONSIDERATIONS

10.1 Loss of light and/or outlook and overbearing nature.

The proposed extension has been chamfered to prevent a breach of the 45-degree code from the attached neighbour's first floor rear bedroom window. The 45-degree code line has been shown on plan to demonstrate there would be no breach. On this basis, I am satisfied there would be no significant loss of light, outlook or privacy as a result of this proposal. However, it is considered prudent in the interests of privacy that the glazing in the elevation facing the boundary with 60 Park Avenue shall be obscurely glazed and non-opening and retained as such. A condition stating this has been included within the recommendation.

10.2 Design, appearance and materials

As indicated in 9.2 above and the materials proposed complement the property and surrounding area.

11. IMPLICATIONS FOR SANDWELL'S VISION

- 11.1 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 I am of the opinion that the proposed extension is of a standard design which accords with policy ENV3: Design Quality of the Black Country Core Strategy and SAD EOS9: Urban Design Principles of the Site Allocation and Delivery Plan Document. I am satisfied there would be no significant loss of light, outlook or privacy to neighbouring properties as a result of this proposal. On the basis of the above, the application is recommended for approval.

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

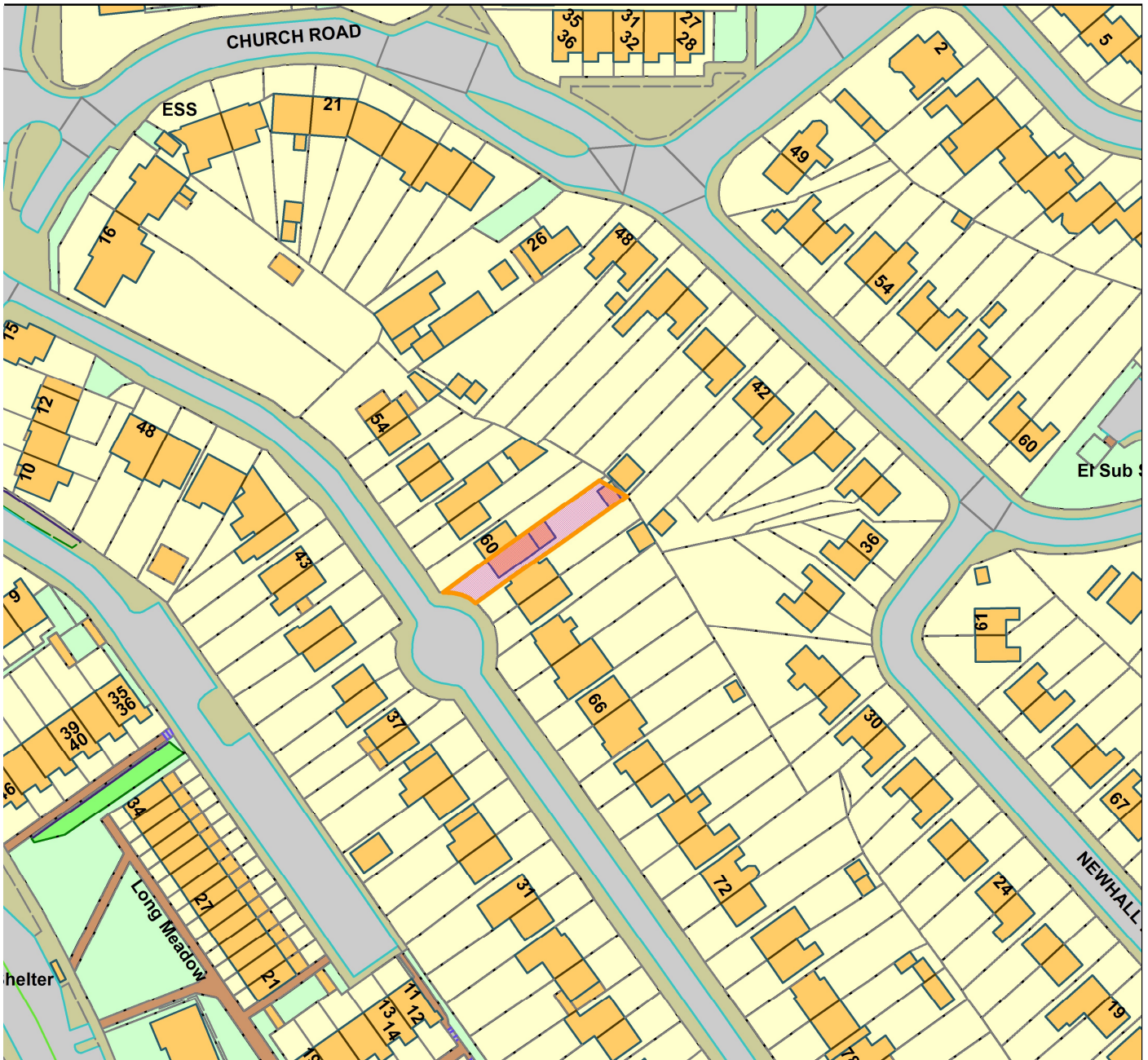
Context Plan

Drawing no. 1

Drawing no. 11

Drawing no. 12A

DC/20/63949
61 Park Avenue, Rowley Regis



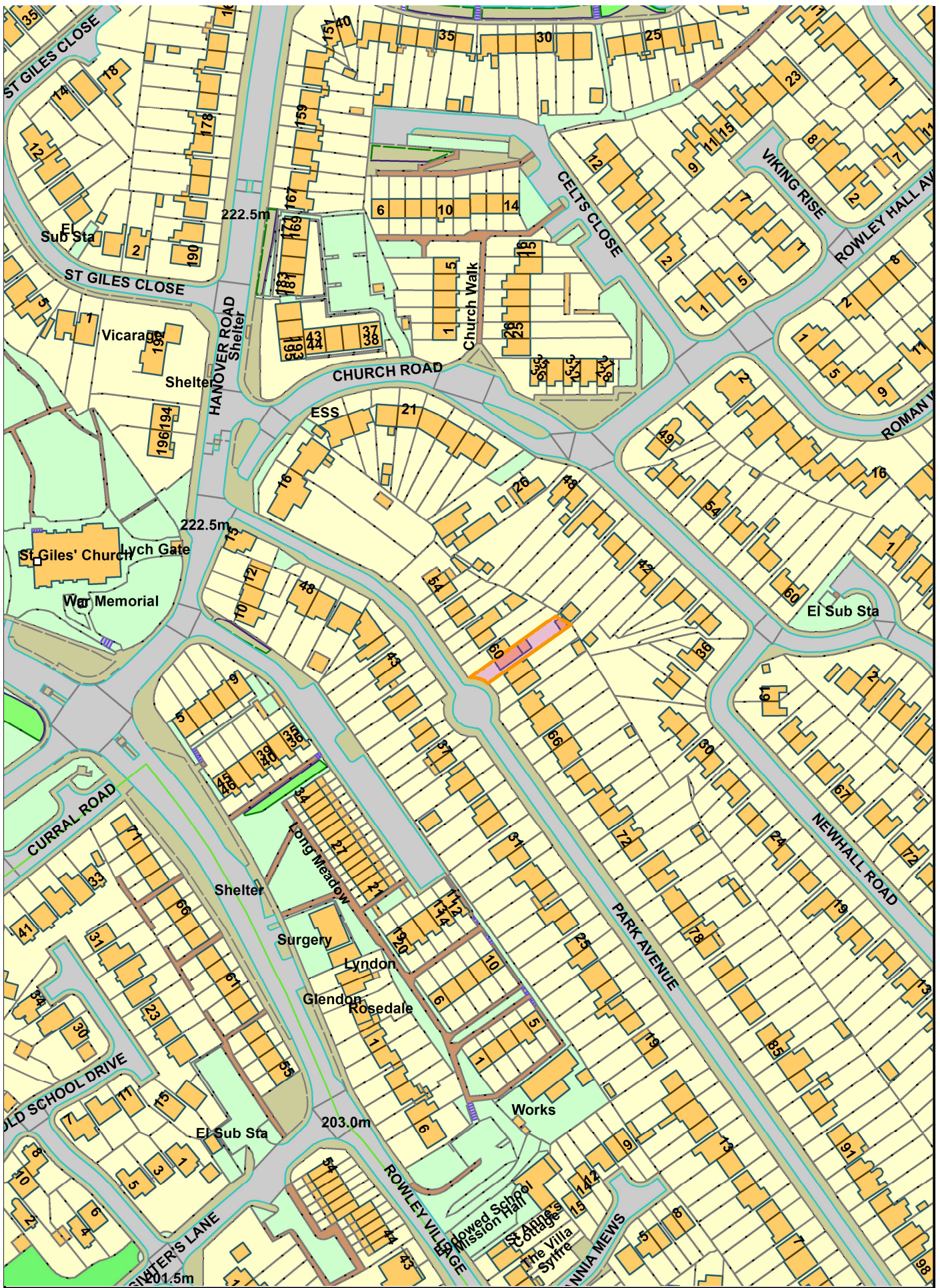
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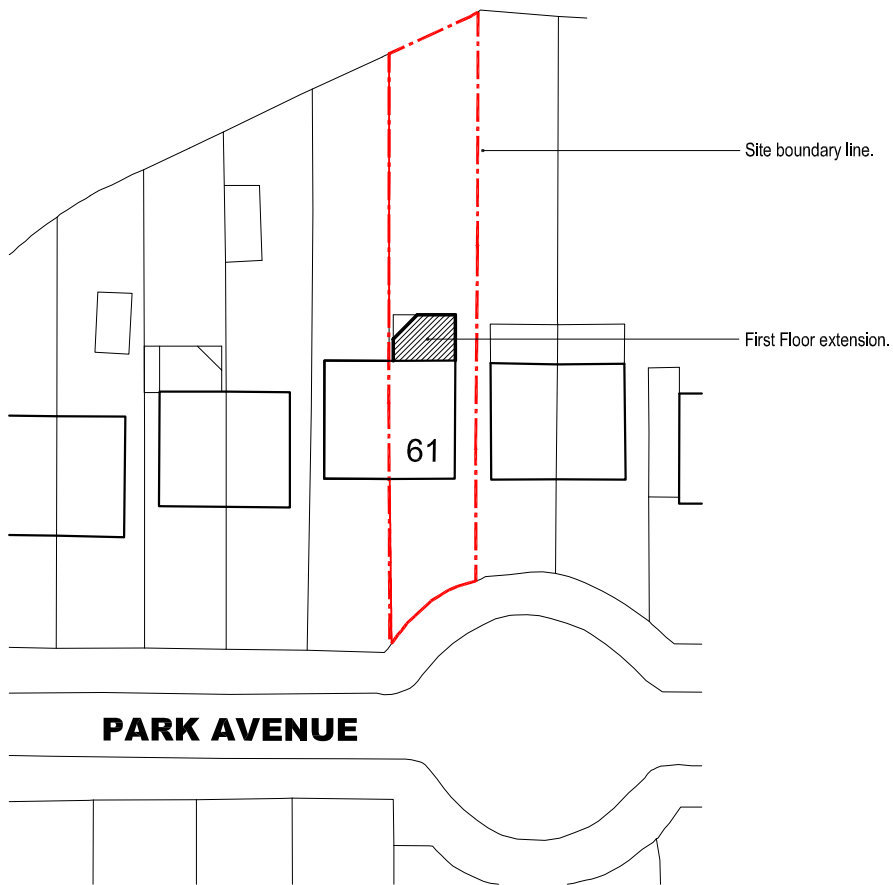
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Organisation	Not Set
Department	Not Set
Comments	
Date	26 February 2020
OS Licence No	





Site location Plan - 1:1250



Site Plan - 1:500



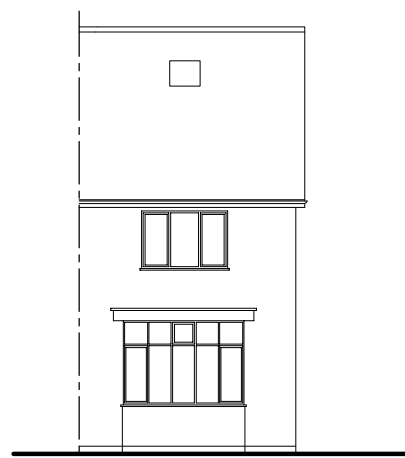
Do Not Scale From Drawings

Local Authority Drawings Only

Note

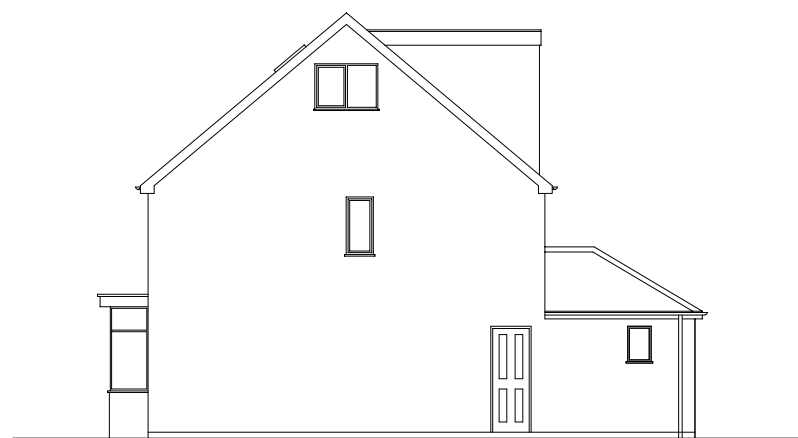
The proposals may be subject to the Party Wall Act 1996 which requires the owners to serve the adjoining owner with a notice at least 2 months prior to the intended commencement date of the works.

Rev Item Date

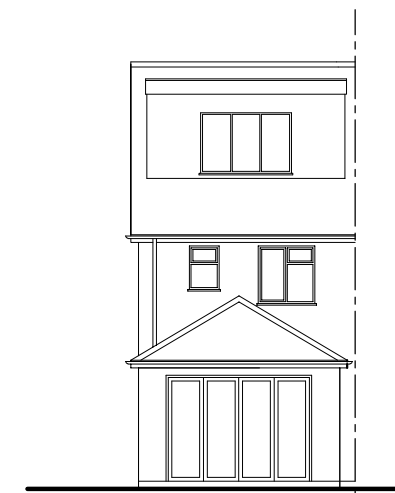


Front Elevation

Existing Elevations - 1:150



Side Elevation



Rear Elevation

Removal of Waste



Builder to dispose of all waste and cart away from site with the use of skips which are to be located in a suitable location in agreement with the client.

Any Asbestos based material found is to be removed carefully with the necessary Safety steps taken and an authorized Asbestos Removal Company if so required.

Supporting Structure



The builder is to take all the necessary measures in supporting the existing structure when removing the existing walls and windows etc. All necessary props and supports are to be used.

Existing Drainage

The exact depth and position is to be determined on site by the builder. Confirmation of the drainage details are to be determined at an early stage of the proposed project including the junction where the drainage meets from the adjacent property.

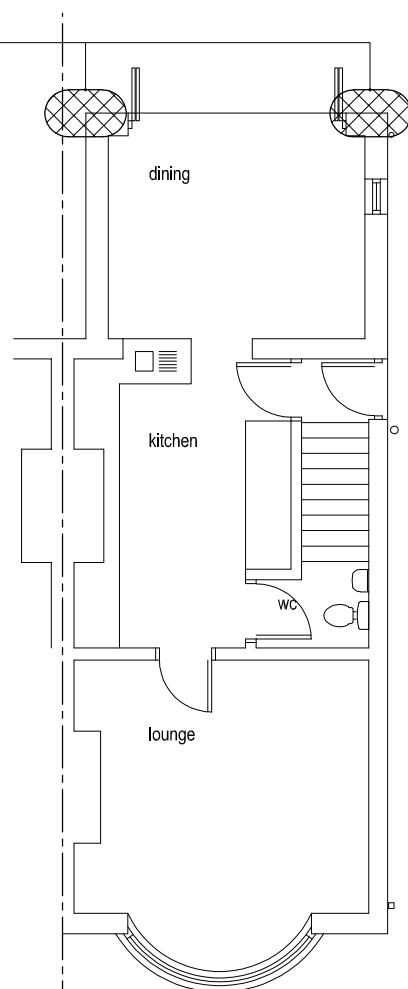
ACTUAL POSITION NOT KNOWN. THE BUILDER AND THE BUILDING CONTROL OFFICER ARE TO AGREE THE POSITION WHEN STARTING ON SITE.

Domestic Clients - Health and Safety

If you are having work done on your own home, and it is not in connection with a business, you will be a domestic client. The only responsibility a domestic client has under CDM 2015 is to appoint a principal designer and a principal contractor when there is more than one contractor working on the scheme. However, if you do not do this, (as is common practice) your duties as a domestic client are automatically transferred to the contractor or principal contractor.

It is your responsibility, as the domestic client, to appoint a suitably Qualified Principal Designer.

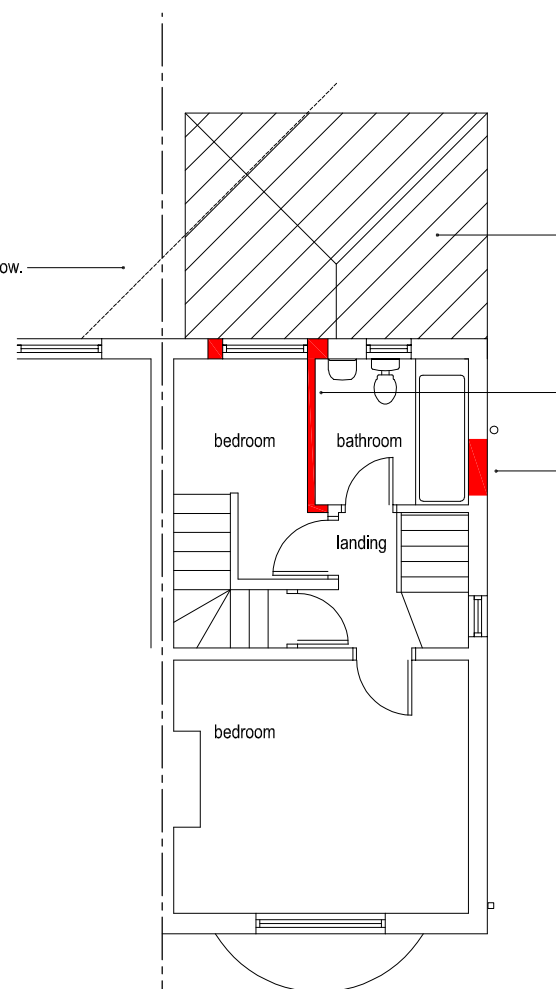
Foundations shown hatched are to be exposed to determine the suitability for the first floor extension. Foundation to be inspected and approved by the Building Control Officer.



Ground Floor Plan

Existing Plans - 1:100

45° line from 3rd of neighbours window.



First Floor Plan



Location
61 Park Avenue,
Rowley Regis,
B65 9ET.

Drawing Title
Existing Details

Rev Date

Jan 2020

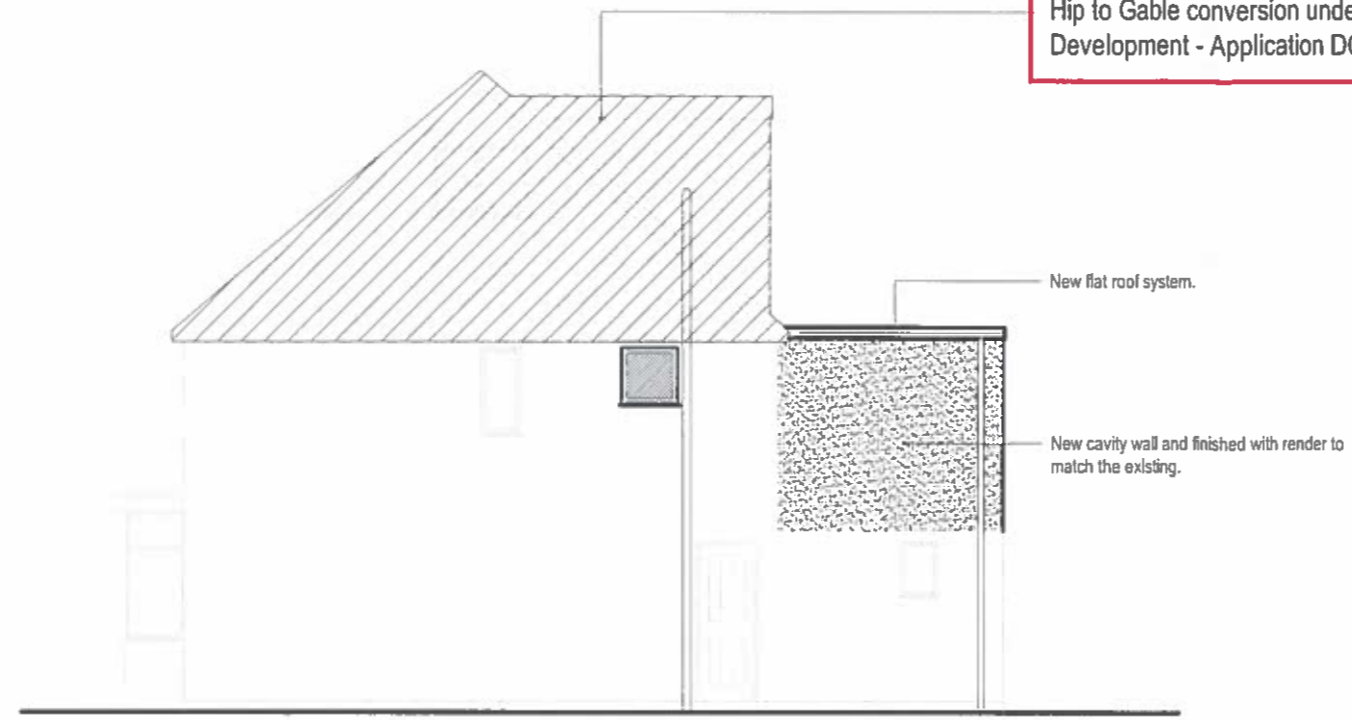
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1:100 A3 10

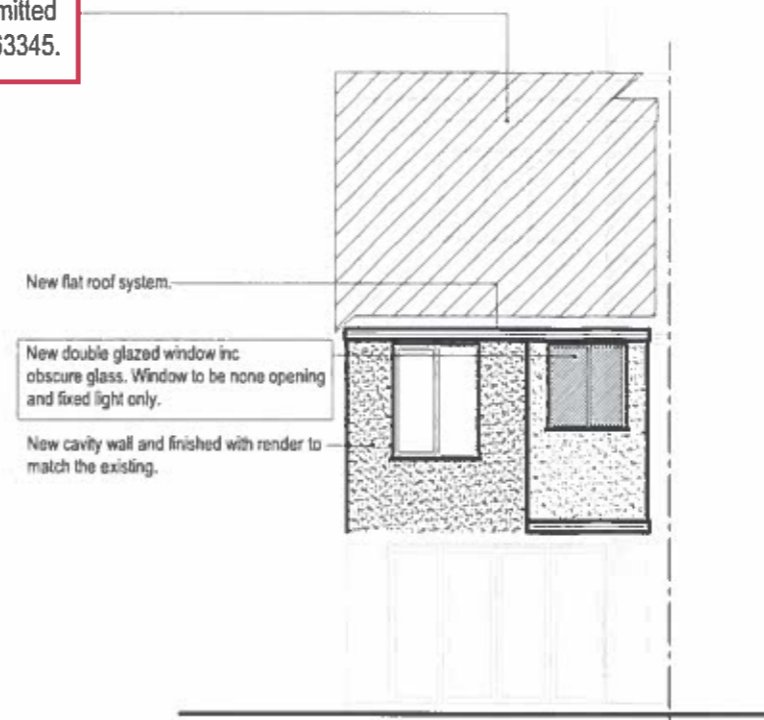
DC/19/63345

AMENDED PLAN

Hip to Gable conversion under Permitted Development - Application DC-19-63345.

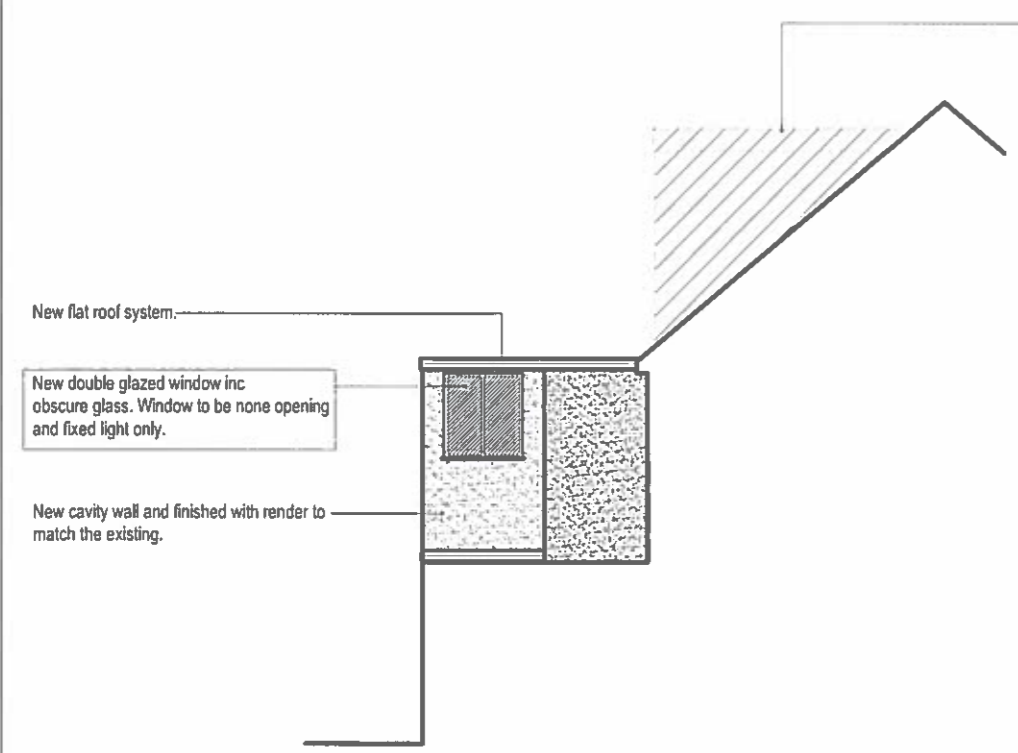


Side Elevation



Rear Elevation

Hip to Gable conversion under Permitted Development - Application DC-19-63345.



Side Elevation

Proposed Elevations - 1:100

Do Not Scale From Drawings

Local Authority Drawings Only


Note
The proposals may be subject to the Party Wall Act 1996 which requires the owners to serve the adjoining owner with a notice at least 2 months prior to the intended commencement date of the works.

Rev	Item	Date
A	Revised for Planning Ref: P20-63949	24-2-20

25/02/20

Removal of Waste 
Builder to dispose of all waste and cart away from site with the use of skips which are to be located in a suitable location in agreement with the client.

Any Asbestos based material found is to be removed carefully with the necessary Safety steps taken and an authorized Asbestos Removal Company if so required.

Supporting Structure 
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Drawing Title
Proposed Elevations

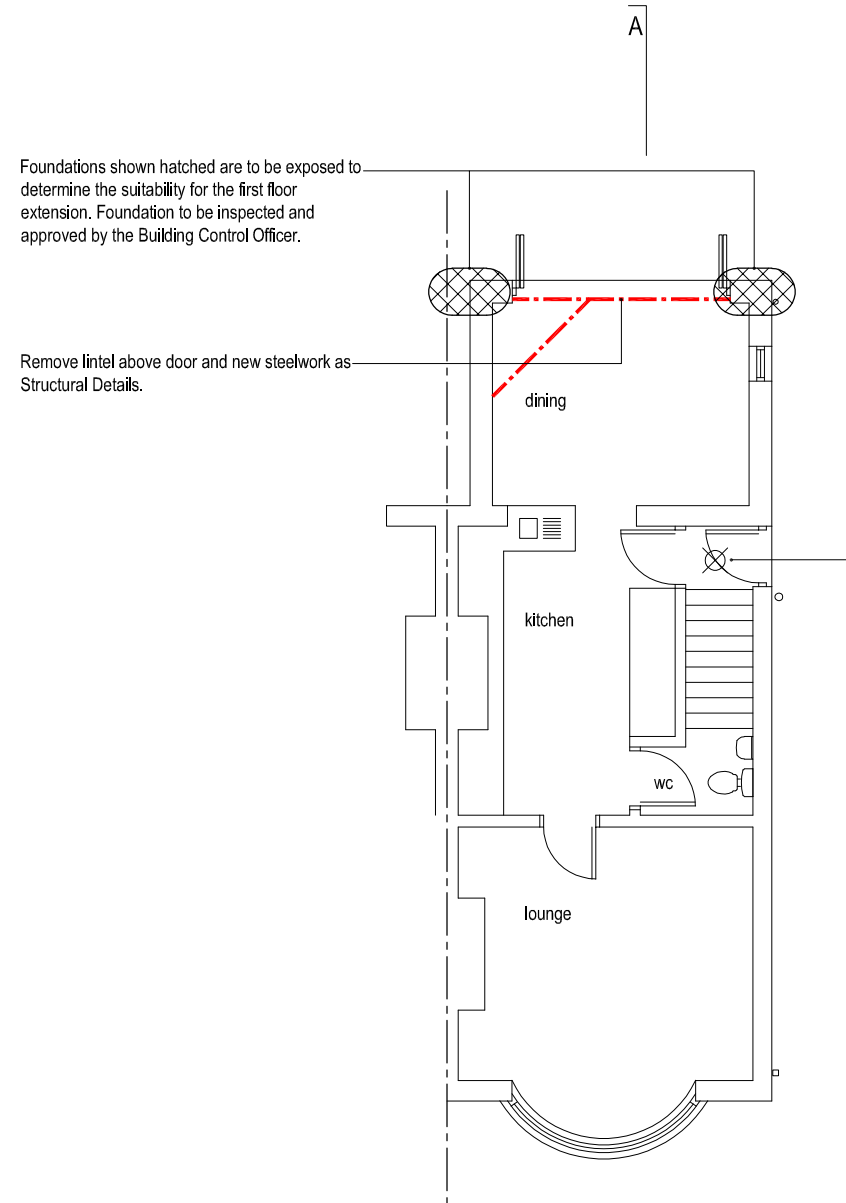
Rev	Date
A	Jan 2020

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1:100	A3	12



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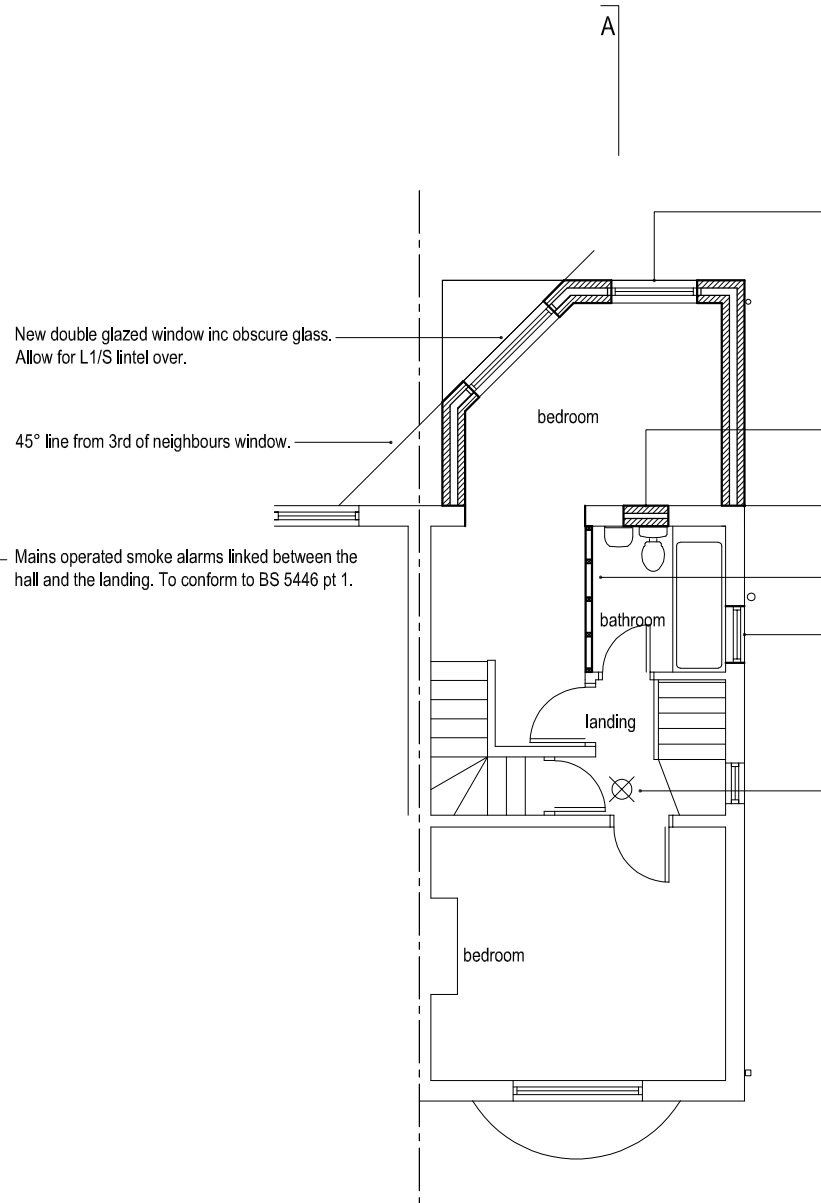
Rev	Item	Date
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Foundations shown hatched are to be exposed to determine the suitability for the first floor extension. Foundation to be inspected and approved by the Building Control Officer.

Remove lintel above door and new steelwork as Structural Details.

Ground Floor Plan
Proposed Plans - 1:100



New double glazed window inc obscure glass. Allow for L1/S lintel over.

45° line from 3rd of neighbours window.

Mains operated smoke alarms linked between the hall and the landing. To conform to BS 5446 pt 1.

First Floor Plan

New double glazed window with L1/S lintel over. The window in the new bedroom to incorporate a minimum of 735 x 450mm opening (0.33m) for escape purposes. Safety Glass to BS6206.

Existing window blocked up.

Wall starter kit where the new wall abuts the existing.

Stud wall to bathroom.

New double glazed window with L1/S lintel over. To be fitted with obscure glass.

Mains operated smoke alarms linked between the hall and the landing. To conform to BS 5446 pt 1.

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Proposed Plans

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	Jan 2020

Scale	Size	Drg No
1:100	A3	11

