



REPORT TO PLANNING COMMITTEE

5th August 2020

Application Reference	DC/20/64188
Application Received	14 th April 2020
Application Description	Proposed change of use to House in Multiple Occupancy (HMO), including a first floor rear extension, with external alterations and associated car parking.
Application Address	Granville House 40 Wood Green Road Wednesbury WS10 9QS
Applicant	Western Trading Limited
Ward	Wednesbury North
Contribution towards Vision 2030:	 
Contact Officer(s)	Douglas Eardley 0121 5694892 douglas_eardley@sandwell.gov.uk

RECOMMENDATION

That planning permission is granted subject to: -

- (i) External materials
- (ii) Construction hours/no bonfires
- (iii) Details of security gates
- (iv) Bin storage details; implementation and retention of approved details
- (v) Cycle storage details; implementation and retention of approved details
- (vi) Provision and retention of parking
- (vii) Provision and retention of electric vehicle charging points
- (viii) Retention of existing trees
- (ix) Details of security measures
- (x) Windows indicated on submitted plans as having obscure glazing shall be provided and retained as such
- (xi) Details of how car parking area shall be laid out, graded and surfaced

1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because Councillor Peter Hughes has requested that the application be determined at Planning Committee and for a site visit. Concerning the request for a site visit, given current circumstances concerning Covid-19 it has made it difficult to undertake such requests; therefore, photos of the site have been included at the end of this report.
- 1.2 To assist members with site context, a link to Google Maps is provided below:

[40 Wood Green Road, Wednesbury](#)

2. SUMMARY OF KEY CONSIDERATIONS

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

Government policy (NPPF)
Proposals in the Development Plan
Over development of the site
Parking/proximity to school and highway safety
Loss of trees

3. THE APPLICATION SITE

- 3.1 The application refers to an existing care home property on the eastern side of Wood Green Road, Wednesbury; the immediate surrounding area is generally residential.

4. PLANNING HISTORY

- 4.1 Relevant planning applications are as follows: -

DC/09/50833	Proposed two storey extension to increase the number of bedrooms from 25 to 31.	Refused 29.06.2009
DC/07/47878	Proposed part ground floor rear extension and first floor rear extension (revised application).	Approved 28.06.2007
DC/07/47487	Proposed part ground floor rear extension and first floor rear extension.	Refused 17.04.2007

DC/27892	Ground and first floor extension to elderly persons home and additional car parking.	Approved 17.03.1992
DC/20510	Change of use of bungalow under construction into extension to residential home for the elderly.	Approved 18.07.1986
DC/20570	Flagpole.	Approved 18.07.1986
DC/18811	2 bedroom bungalow and detached sectional garage.	Approved 17.05.1985
DC/18330	Extensions to form residential home for the aged.	Approved 22.01.1985
DC/16403	Change of use for guest house and new parking area.	Approved 14.09.1983
DC/14876	Change of use to residential home for the aged.	Approved 30.06.1982

5. APPLICATION DETAILS

- 5.1 The applicant proposes a change of use to 28-bedroom House in Multiple Occupancy (HMO), which would be split over the ground, first and second floors of the proposal. There would be shared lounge and kitchen facilities. Each of the rooms would be single occupancy and would range in size between 10sq.m and 18sq.m; apart from bedroom 3, which would be 9sq.m.
- 5.2 A first floor rear extension is also proposed, the dimensions of which would measure 23.6 metres deep by 12.2 metres wide by 9.1 metres high from ground floor level to the height of the sloping roof. External alterations include blocking up and reducing some window/door openings. It is proposed to provide 14 car parking spaces. Provision has also been made for bin and cycle storage. Amended plans have been received to indicate obscure glazing for the proposal.

6. PUBLICITY

- 6.1 The application has been publicised by neighbour notification letter and site notice. One objection to the proposal was received from Councillor Peter Hughes.

6.2 **Objections**

Objections have been received on the following grounds:

- (i) Over development of the site
- (ii) Parking/proximity to school and highway safety

6.3 **Responses to objections**

I respond to the objector's comments in turn;

- (i) The proposed extension to the property is akin to a proposal that has already been granted by DC/07/47878. When this is coupled with the proposed layout of the site, it is considered that the proposal would not constitute an over development of the site in this instance.
- (ii) An amended site plan has been received showing 14 parking spaces. The Head of Highways has no objection to the parking provision which accords with parking standards, namely one space per two flats. Consequently, it is considered that the revised proposal would not cause any parking/highway safety issues to the surrounding area/schools to warrant refusal of this application in this instance.

6.4 **Representation**

- 6.4.1 A representation has been received from the occupiers of 3 Houliston Close; they raised some inaccuracies concerning how the planning application form had been completed (Q10) and sort clarification on some aspects of the planning application form; an amended planning application form has been submitted to address this matter. Furthermore, they would support the trees being retained to the rear of the site next to the residential properties on Houliston Close. Therefore, the Agent has submitted an amended plan to indicate that the trees at the rear of the site next to Houliston Close would be retained; but it is also recommended that a condition is imposed to ensure that these existing trees are retained.

7. **STATUTORY CONSULTATION**

- 7.1 **Planning Policy** – No objection.

- 7.2 **Highways** – No objection.

7.3 Public Health (Air Quality)

No objection, subject to the imposition of conditions relating to provision and retention of electric vehicle charging points.

7.4 Public Health (Contaminated Land) – No objection.

7.5 Public Health (Air Pollution and Noise)

No objection, subject to the imposition of conditions relating to construction times/no bonfires.

7.6 West Midlands Police

No objection, subject to the imposition of a condition relating to details of security measures.

7.7 Private Sector Housing

No objection but point out that the HMO would require Building Regulations Approval. Comments have been forwarded to the Agent, as this would be dealt with under separate legislation.

7.8 Tree Preservation Officer

He has confirmed that none of the trees within the proposed site are subject of a Tree Preservation Order. However, he concurs with the retention of the trees on the rear boundary with Houliston Close.

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 Development Plan are relevant: -

DEL1: Infrastructure Provision

HOU1: Delivering Sustainable Housing Growth

TRAN4: Creating Coherent Networks for Cycling and for Walking

ENV3: Design Quality

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

ENV8: Air Quality

SAD H2: Windfall Sites

SAD EOS9: Urban Design Principles
Sandwell's Supplementary Revised Residential Design Guide (HMO
Annex)

- 9.2 In connection to Policy DEL:1, the proposal would be liable for Community Infrastructure Levy (CIL).
- 9.3 Policy HOU1 promotes sustainable housing growth; it is considered that the proposal would adhere to the provisions of this policy.
- 9.4 The proposal would provide cycle parking as part of the scheme; therefore, it is considered that the proposal would adhere to the provisions of Policy TRAN4.
- 9.5 Policies ENV3 and SAD EOS9 refer to well-designed schemes that provide quality living environments. In the main, the design and layout of the proposal is considered to be acceptable, subject to conditions relating to external materials, bin storage and cycle storage.
- 9.6 The proposal would be compliant with the provisions of Policy ENV5 and the proposal is considered acceptable subject to a condition relating to details of how the car parking area shall be laid out, graded and surfaced.
- 9.7 The Head of Public Health has no objection to the application, subject to the imposition of conditions relating to provision and retention of electric vehicle charging points; therefore, it is considered that the proposal would be compliant with Policy ENV8.
- 9.8 The proposal would be compliant with the provisions of Policy SAD H2, as it utilises an existing building, which falls within a predominantly residential area; and has good links to local services, transport and open space.
- 9.9 The application is unallocated in the adopted development plan. The provision of a HMO is therefore considered in accordance with the adopted supplementary guidance set out in paragraph 9.1 above. Apart from bedroom 3 (9sq.m), the internal space standards and provisions set out in the HMO Annex (minimum 10sq.m for a single occupancy room with separate shared kitchen facilities) have been met by the applicant in this instance. As bedroom 3 is only slightly under the requirement of 10sq.m, it is considered de minimis in the consideration of the overall proposal in this instance.

10. MATERIAL CONSIDERATIONS

- 10.1 The material considerations relating to Government Policy (NPPF) and proposals within the Development Plan have been referred to above in

Sections 8 and 9. With regards to the other considerations these are highlighted below:

10.2 Over development of the site

The dimensions of the first floor rear extension is considered acceptable in relation to the size of the site; and would also accord with the provisions of Policies ENV3 and SAD EOS9. The proposed extension to the property is akin to a proposal that has already been granted by DC/07/47878. When this is coupled with the proposed layout of the site, it is considered that the proposal would not constitute an over development of the site in this instance.

10.3 Parking/proximity to school and highway safety

The Head of Highways has no objections to the amended parking layout which accords with parking standards for HMOs. It is therefore considered that parking requirements associated with this development is met and would not cause any parking/highway safety issues to the surrounding area/schools to warrant refusal of this application.

10.4 Loss of trees

The trees at the rear of the site next to Houliston Close would be retained and their retention can be controlled by condition.

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 dimensions of the first floor rear extension is considered acceptable in relation to its scale compared to the size of the overall building and therefore it is considered it would not constitute an over development of the site.

12.2 The proposal would be policy compliant in terms of housing standards for HMOs for both internal provision and parking.

12.3 Conditional 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 equality 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 Policy Framework (8), Development 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 would be no impact.

21. APPENDICES:

Site Plan
Context Plan

GTD40WGR-01
GTD40WGR-02
GTD40WGR-03
GTD40WGR-04
GTD40WGR-05
GTD40WGR-06 Rev A
GTD40WGR-07 Rev A
GTD40WGR-08
GTD40WGR-09 Rev A
GTD40WGR-10 Rev A
GTD40WGR-11 Rev A

22. SITE VISIT PHOTOS:

22.1 Front of application property from Wood Green Road.



22.2 Rear of application property.



22.3 Rear of application property, including neighbouring property of 39 Wood Green Road on the right.



22.4 Rear of application site, towards properties on Houliston Close.



22.5 Rear of application site, towards properties on Houliston Close.



22.6 Neighbouring property of 41 Wood Green Road.



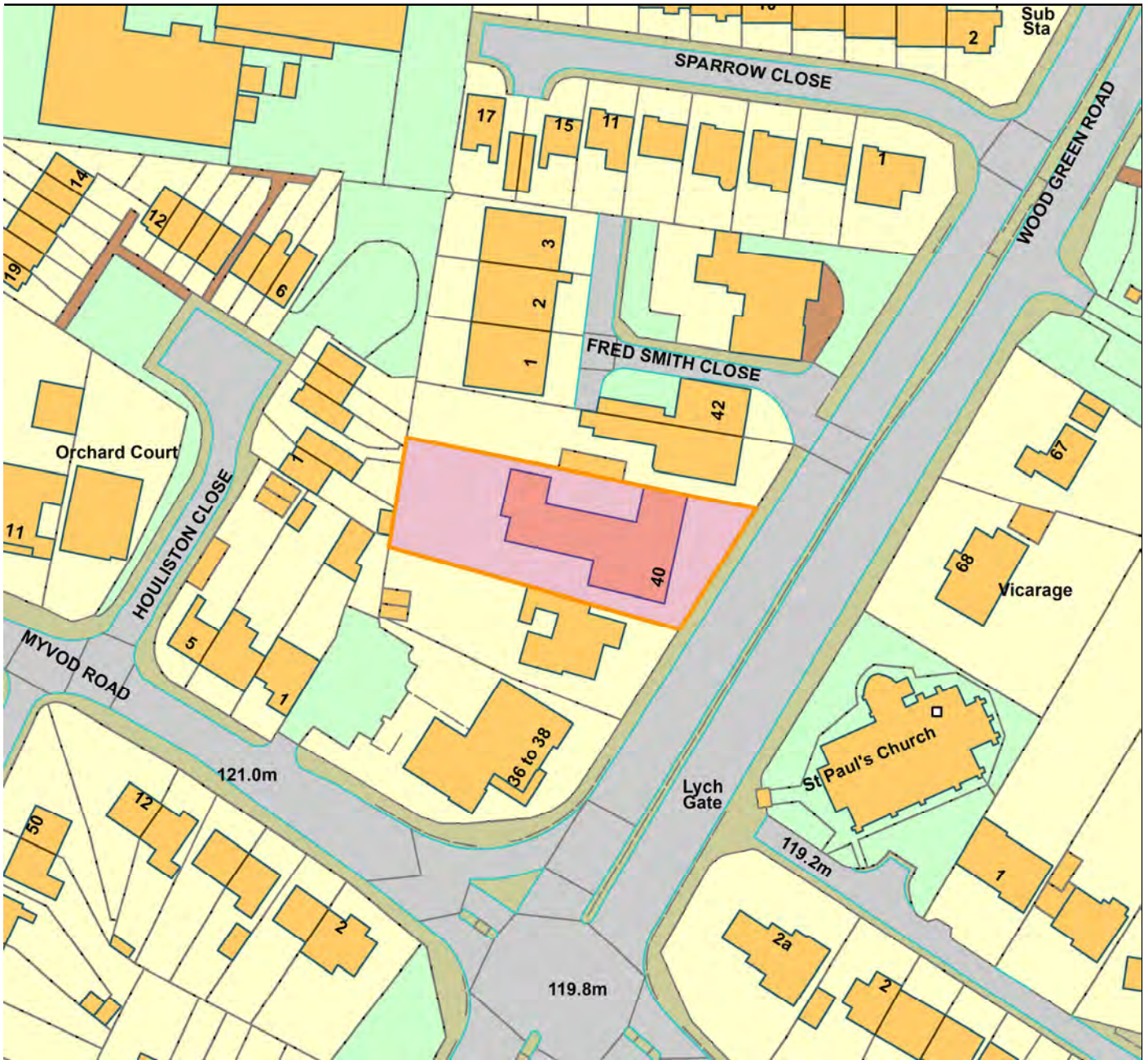
22.7 Rear of application property, including neighbouring property of 41 Wood Green Road on the left.



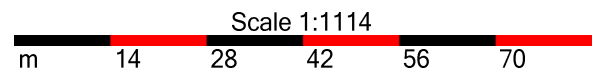
22.8 Side of application property next to 41 Wood Green Road.



DC/20/64188
Granville House, 40 Wood Green Road, Wednesbury

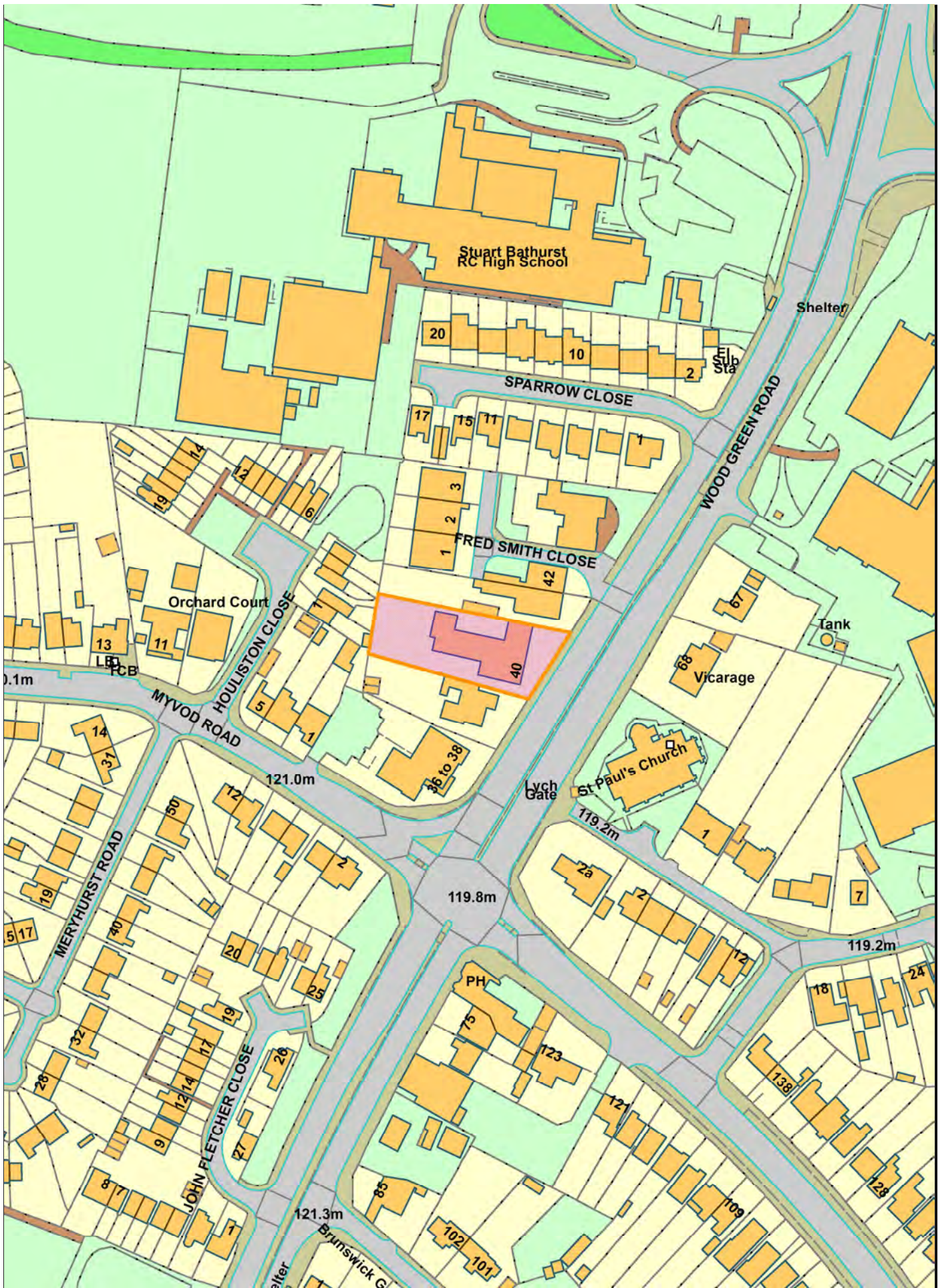


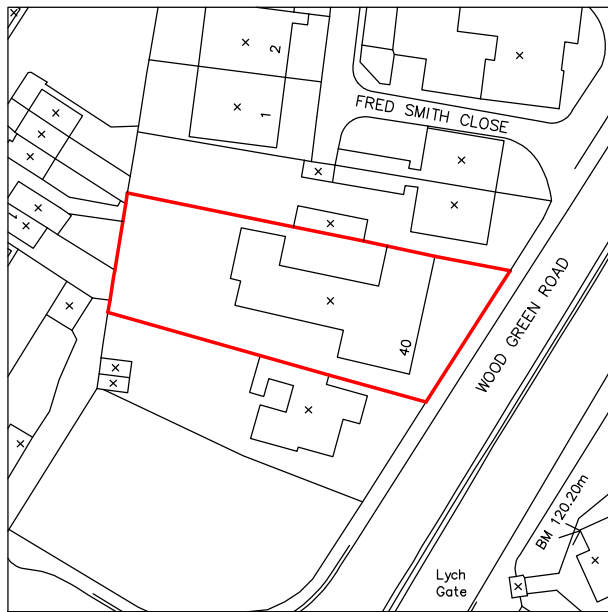
Legend



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Organisation	Not Set
Department	Not Set
Comments	
Date	22 July 2020
OS Licence No	





LOCATION PLAN
Scale 1:1250

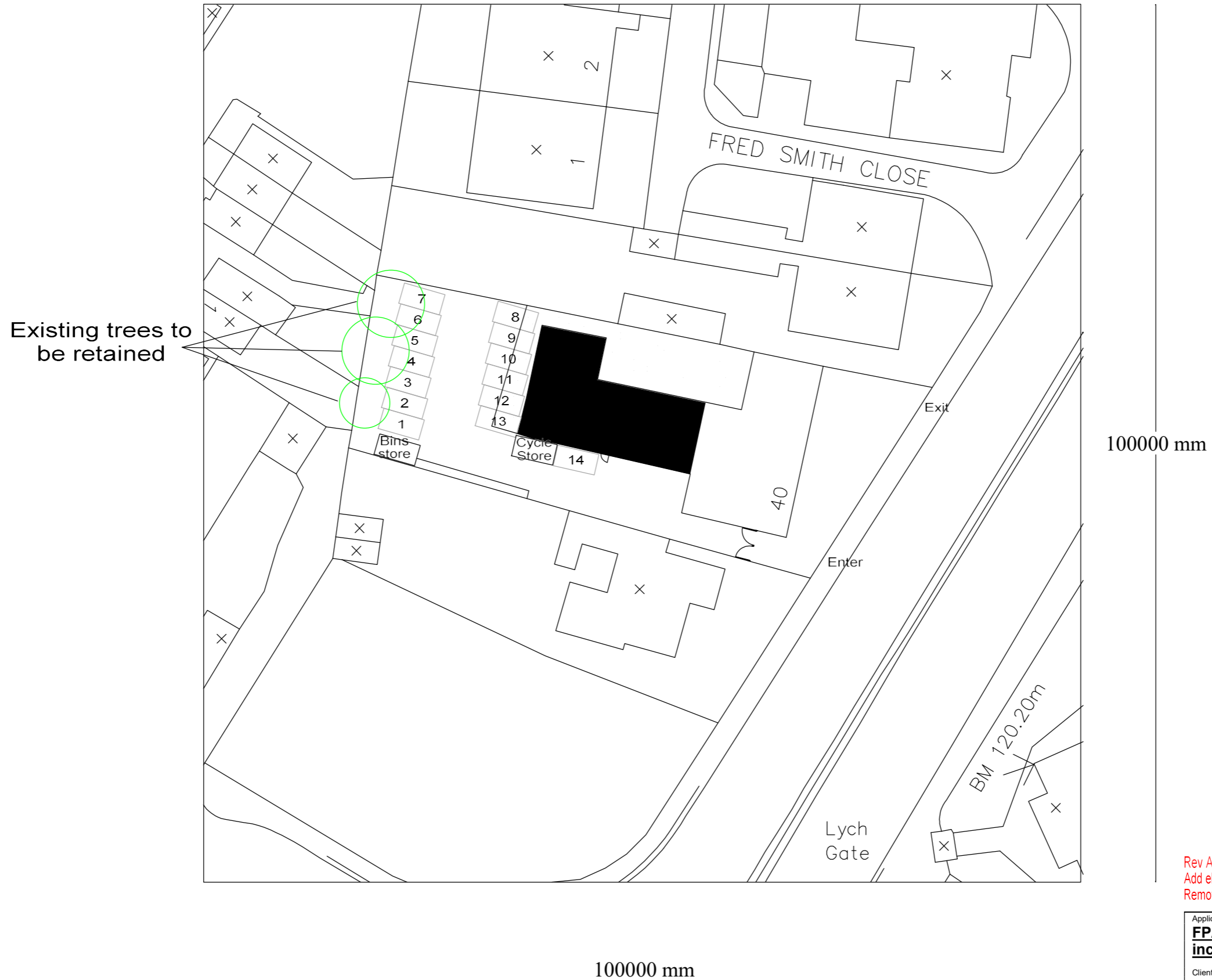


EXISTING SITE PLAN

Scale 1:500

Application:		
FPA – GF & FF rear and 2 storey extensions incl COU to HMO		
Client:	Western Trading Limited	Date: 15 th Dec 2019
Site:	40 Wood Green Road, Wednesbury, WS10 9QS	Drawn By: Gurps Benning
Scale:	Refer to Drawing @ A3	Dwg.No: GTD40WGR – 05

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PROPOSED SITE PLAN

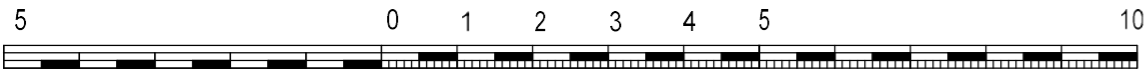
Scale 1:500

Rev A
 Add electric gates to the scheme (2 metre high)
 Remove parking spaces 16 - 20

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Metres

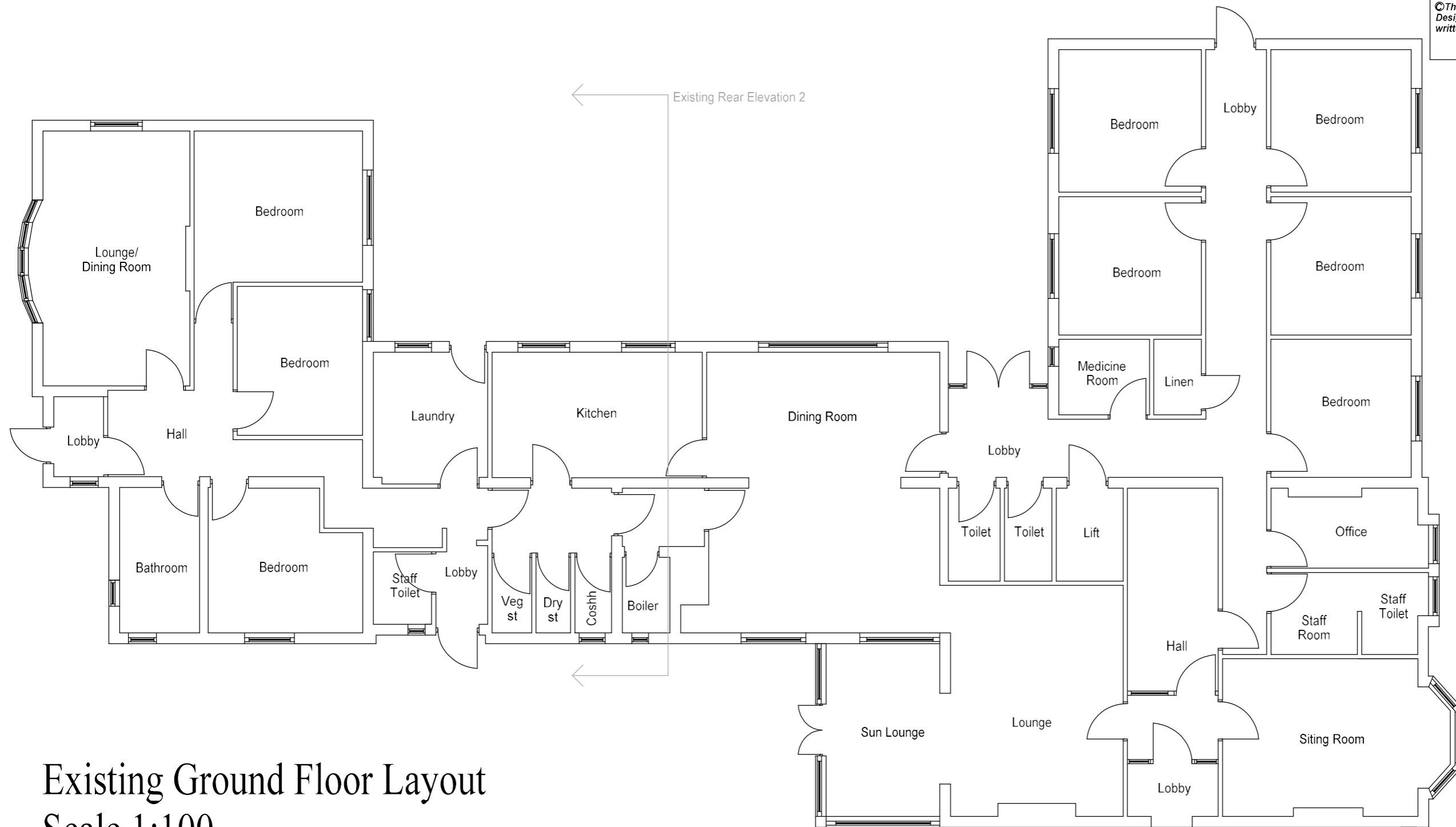


SCALE 1 : 100

REV/NOTES:

Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990.

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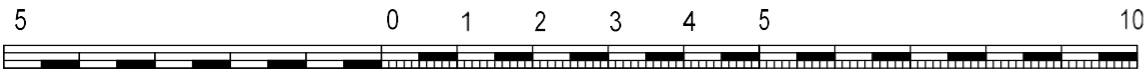
Existing Ground Floor Layout
Scale 1:100

Application: FPA – GF & FF rear and 2 storey extensions incl COU to HMO			
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Site:	40 Wood Green Road, Wednesbury, WS10 9QS	Drawn By:	Gurps Benning
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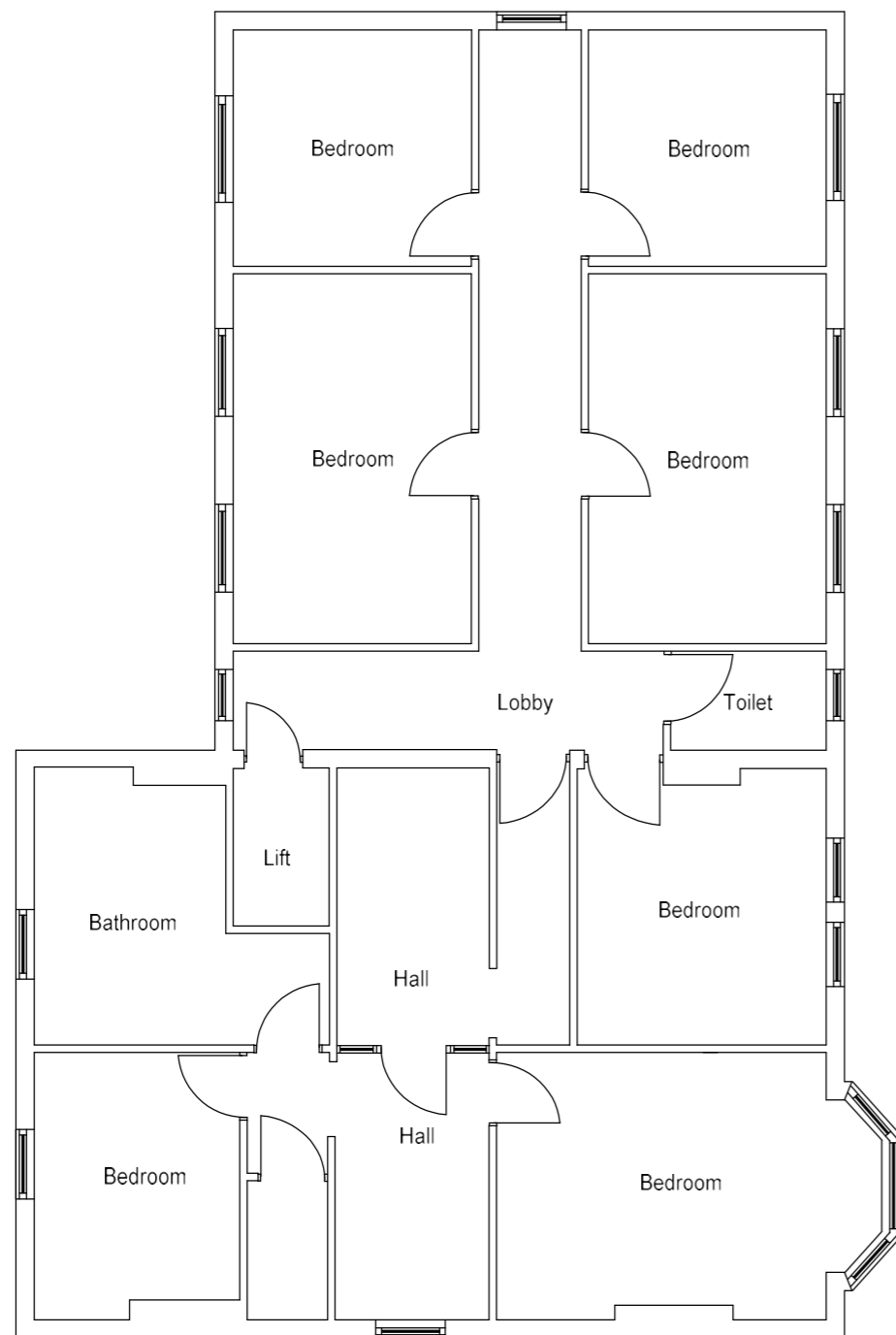
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Metres



SCALE 1 : 100



Existing First Floor Layout
Scale 1:100

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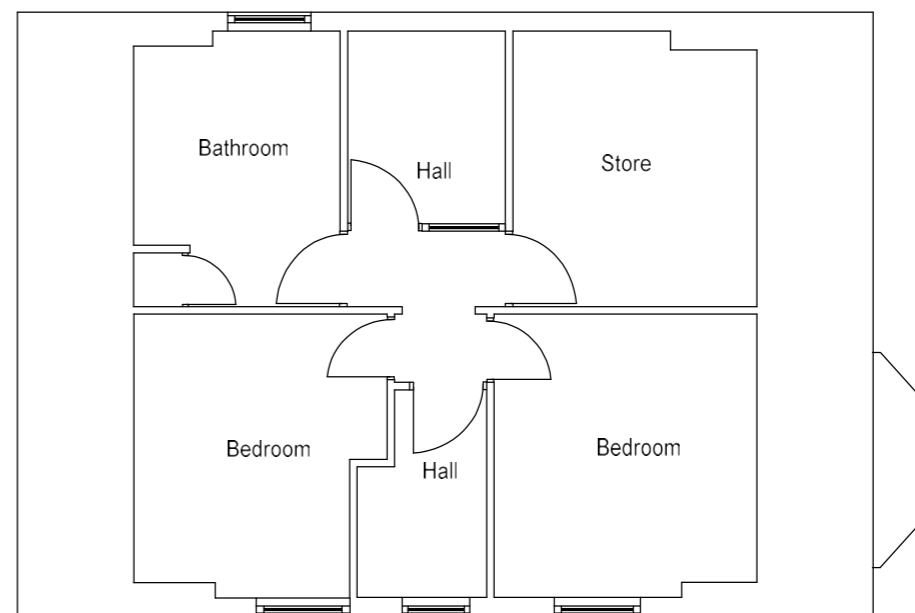
Application: FPA – GF & FF rear and 2 storey extensions incl COU to HMO			
Client:	Western Trading Limited	Date:	15 th Dec 2019
Site:	40 Wood Green Road, Wednesbury, WS10 9QS	Drawn By:	Gurps Benning
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Existing Second Floor Layout
Scale 1:100

Metres



SCALE 1 : 100



Existing Side 1 Elevation
Scale 1:100



Existing Side 2 Elevation
Scale 1:100

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**FPA – GF & FF rear and 2 storey extensions
incl COU to HMO**

Client: Western Trading Limited Date: 15th Dec 2019

Site: 40 Wood Green Road,
Wednesbury, WS10 9QS Drawn By: Gurps Benning

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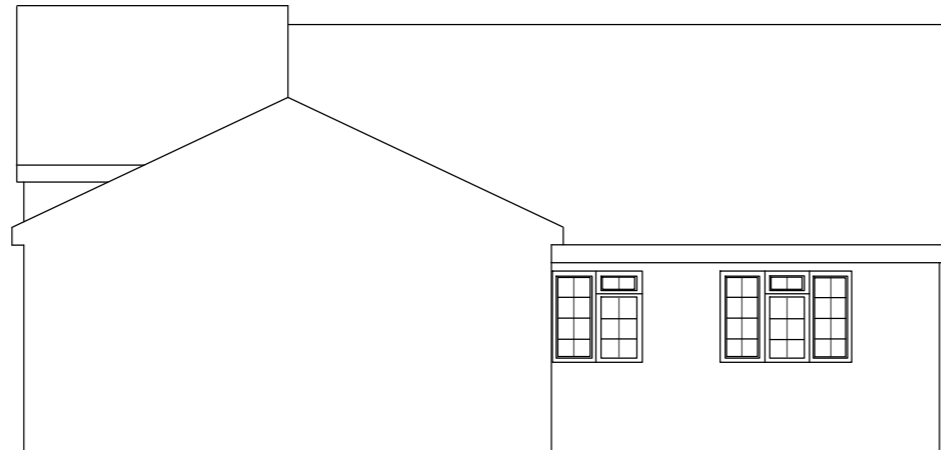


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Existing Rear Elevation
Scale 1:100



Existing Rear Elevation 2
Scale 1:100

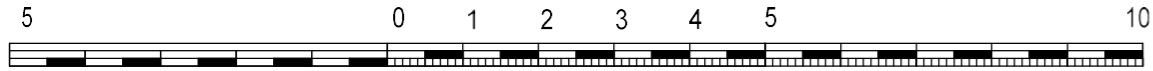
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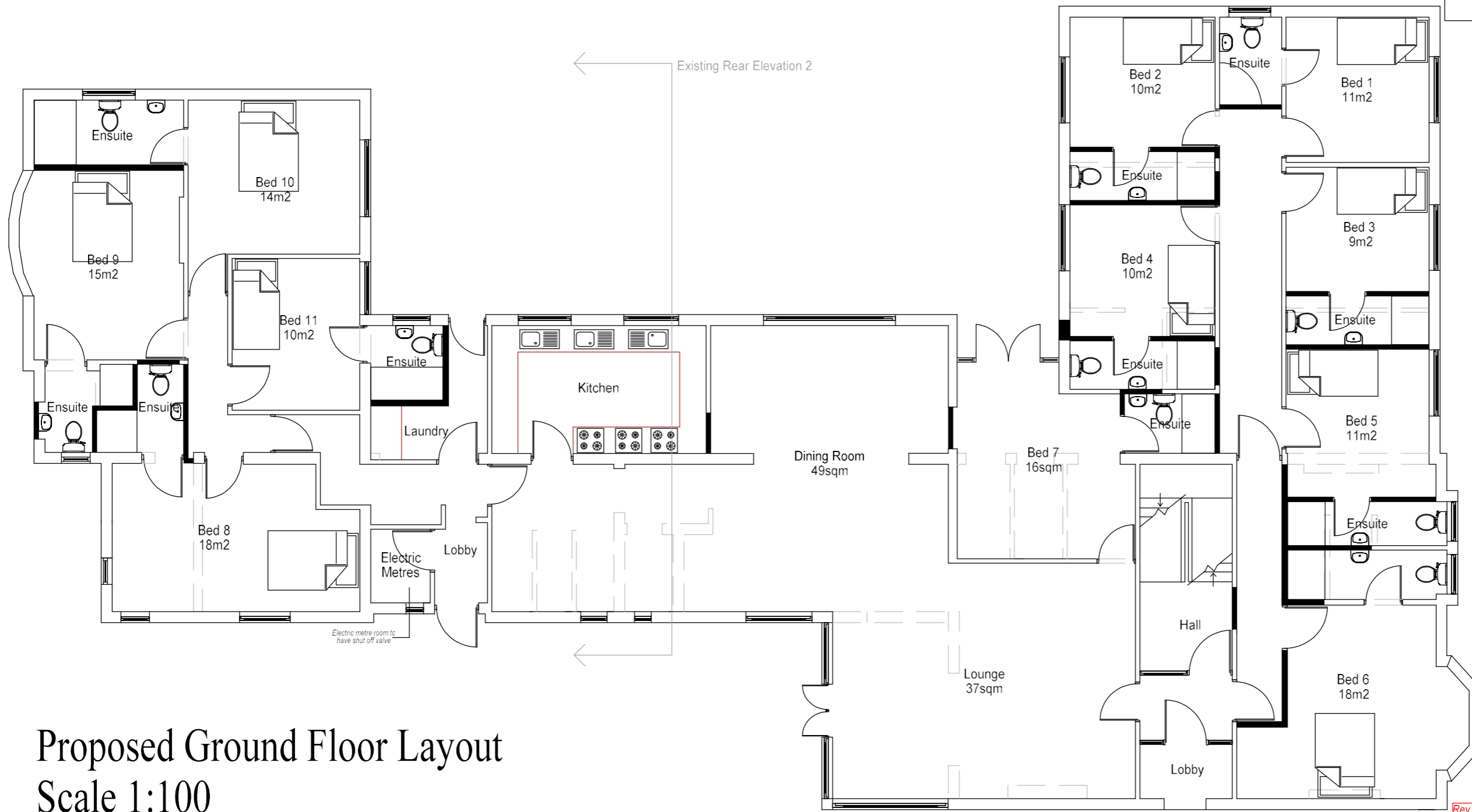


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NB

No gas proposed to rooms - electric panel heaters, electric showers and hot water storage tank

Each bedrooms and communal areas to have an efficient fixed form of whole dwelling heating with each bedroom having means of independently controlling the heating and hot water.

West Midlands Fire Service should will sent a copy of the automatic fire detection system for their comments.

All walls, floors, ceilings and doors separating the residential units and communal areas should provide a minimum of 60 minutes fire separation.

Grade A fire alarm system conforming to current BS 5839, to be installed providing LD1 coverage interlinked between the communal and each residential unit. A protected route out of the residential premise to the final exit door to be provided and lit with emergency lighting conforming to BS 5266 Part 1 (or equivalent).

The flat entrance doors to be FD30(S).

All fire doors to be fitted with overhead door closers. The flat / unit and final exit door lock to be thumb turn locks. A fire risk assessment to be carried out by a suitably qualified competent person and the system designed and installed accordingly.

Mechanical ventilation ducted to external air with a minimum extract rate of 15l/s is installed in each flat.

All habitable rooms to have an external window with a glazed area of not less than 1/10th of the floor area of the room for natural light with 1/20th of the floor area being an opening window for ventilation.

Any ductwork passing through a protected stairway, lobby or comidor without an opening into that area to be fire-resisting or provided with additional protection at the penetrations.

Each bedroom will be occupied by a single occupant.

All side hung window opening lights (above ground floor) to be fitted with an auto engaging child proof restrictor to limit the opening to approximately 100mm. Any opening limiter to be easy to over-ride by an adult in the event of fire.

Predicted sound levels within the residential units to meet the indoor ambient noise levels for dwellings set out in table 4 of BS8233:2014

Proposed Ground Floor Layout

Scale 1:100

Rev A - Add electric metre room

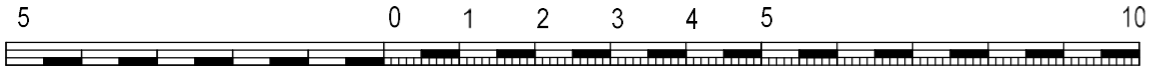
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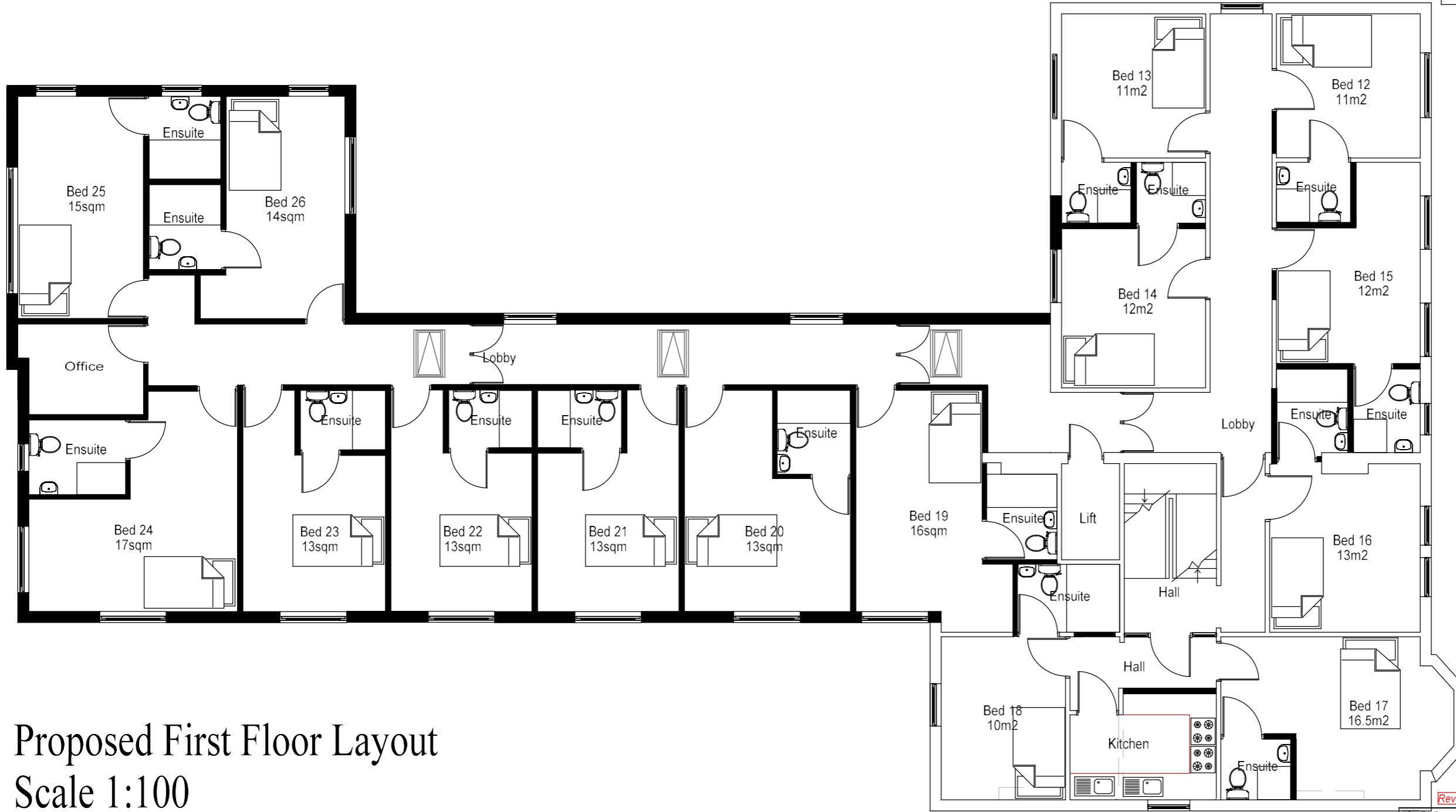


SCALE 1 : 100

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Proposed First Floor Layout
Scale 1:100

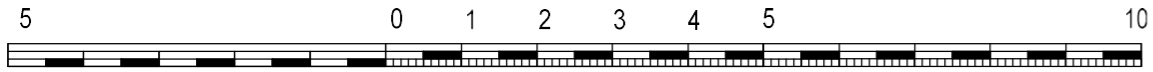
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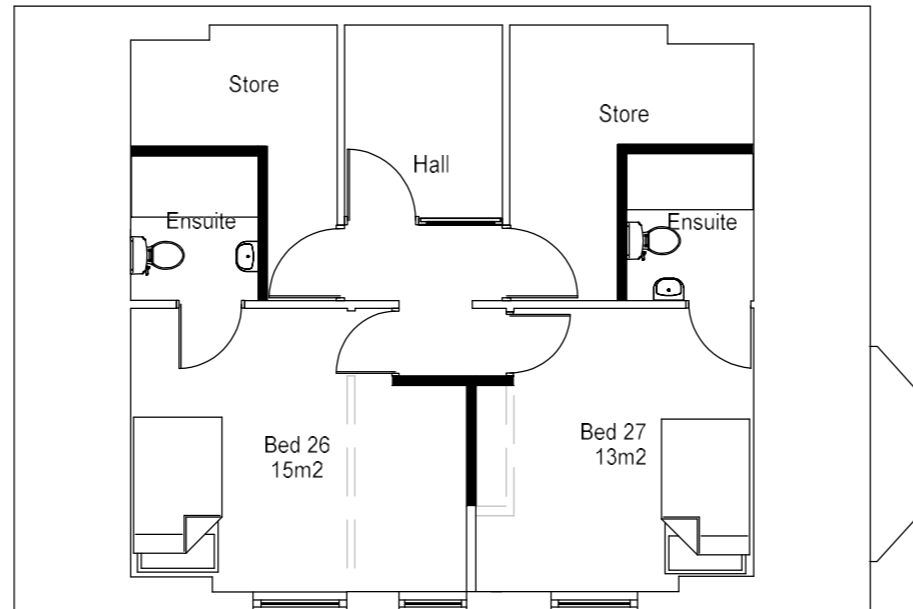


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Proposed Second Floor Layout
Scale 1:100

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Metres



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REV A
14.07.20

Side facing windows to be obscure glazed

OG = Obscure Glazing

Proposed Side 1 Elevation
Scale 1:100



Proposed Side 2 Elevation
Scale 1:100

Application: FPA – GF & FF rear and 2 storey extensions incl COU to HMO		
Client:	Western Trading Limited	Date: 15 th Dec 2019
Site:	40 Wood Green Road, Wednesbury, WS10 9QS	Drawn By: Gurps Benning
Scale:	Refer to Drawing @ A3	Dwg.No: GTD40WGR – 10A

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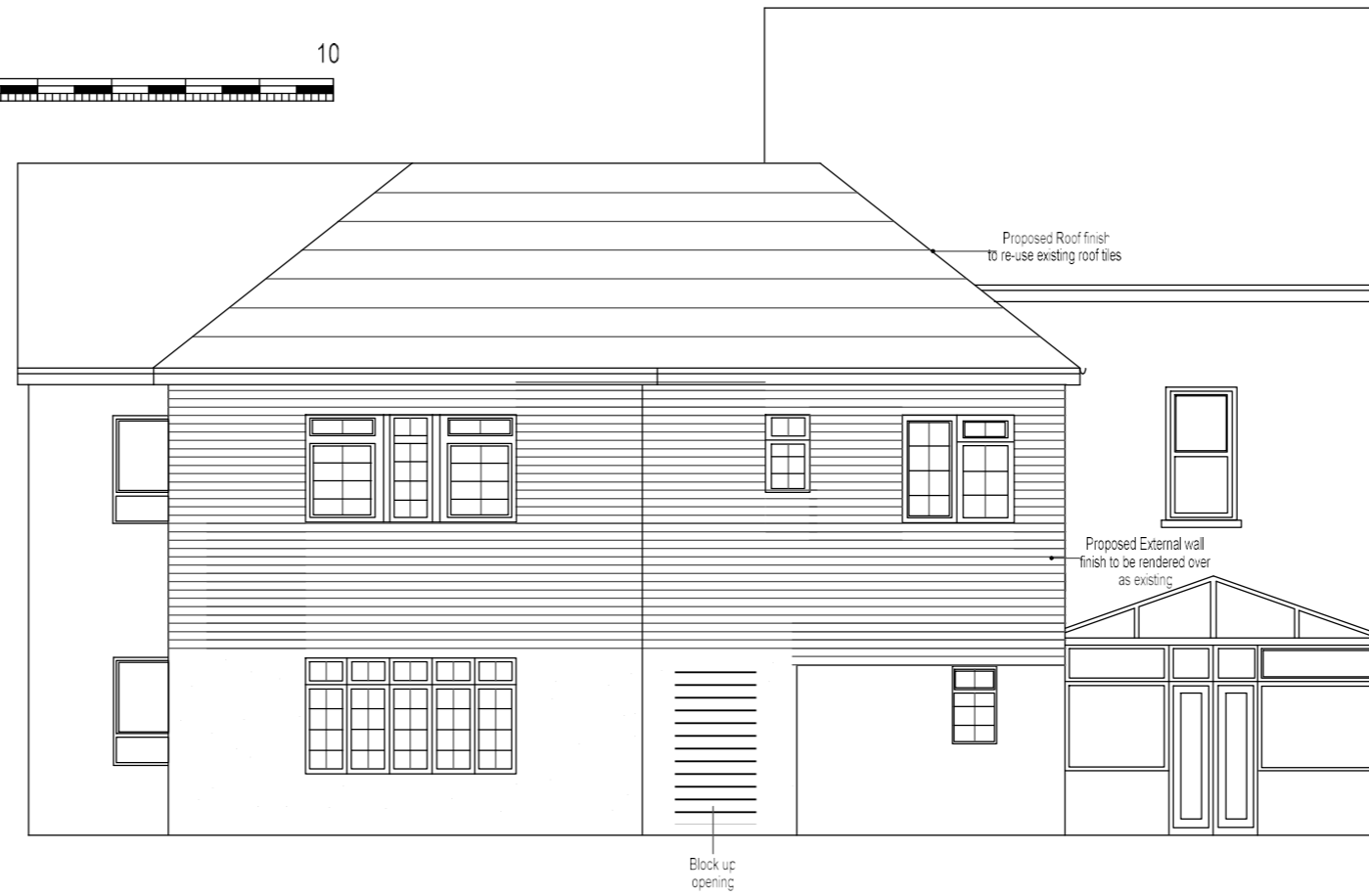
GT Designz Ltd, 5th Floor, Hyde Park Hayes 3, 11 Millington Road, Hayes, UB3 4AZ.	Tel : 0208 212 7981 Mob : 07854 351 934 Email : enquiries@gtdesignzLtd.com
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Metres



SCALE 1 : 100



REV/NOTES:

Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990.

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REV A
14.07.20

Side facing windows to be obscure glazed

OG = Obscure Glazing

Proposed Rear Elevation
Scale 1:100



Proposed Rear Elevation 2
Scale 1:100

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