

REPORT TO PLANNING COMMITTEE

■
5th August 2020

Application Reference	DC/20/64422
Application Received	30.06.2020
Application Description	Proposed Single Storey Side and Rear Extension
Application Address	8 Alwin Road, Rowley Regis, B65 8BN
Applicant	Sheree Allen
Ward	Blackheath
Contribution towards Vision 2030:	
Contact Officer(s)	Beth Astley-Serougi 0121 569 4040 Beth_AstleySerougi@sandwell.gov.uk

RECOMMENDATION

Subject to no material objections following the expiration of the publicity period, that planning permission is granted subject to the external materials matching the existing property

1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because the applicant's agent is employed by Sandwell Metropolitan Borough Council. To assist members with site context, a link to Google Maps is provided below:

[8 Alwin Road, Rowley Regis](#)

2. SUMMARY OF KEY CONSIDERATIONS

- 2.1 The Site is unallocated with adopted development plan.

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

Government policy (NPPF)
Proposals in the Development Plan
Loss of light, outlook and privacy

3. THE APPLICATION SITE

- 3.1 The site is a residential detached house on a cul-de-sac in Rowley Regis. There is currently a garage to the side of the house that measures a maximum of 5.3m and an existing extension that measures approximately 4.25m from the rear wall of the original dwelling house.
- 3.2 The application site is at the end of a cul-de-sac and set back from the road, with a drive at the front of the house.

4. PLANNING HISTORY

- 4.1 There is no relevant planning history.

5. APPLICATION DETAILS

- 5.1 The applicant proposes to replace the existing side garage and rear extension with an enlarged a single storey side and rear extension to provide additional living space.
- 5.2 The side extension would measure a maximum of 11m in length, 2.2m in width with a small pitched roof to frontage to a maximum height of 3.8 metres with the remainder being a flat roof of 3 metres.
- 5.3 The rear extension would measure 4.6m in length from the rear wall of the original dwellinghouse, 6.4m in width (8.6m if the side extension element is to be included) with a flat roof to include two roof lanterns at a maximum height of 3.2m
- 5.4 The extensions would be constructed of brick to match the existing property.

6. PUBLICITY

- 6.1 The application has been publicised by neighbour notification. No objections had been received at the time of writing this report. An update will be provided to your meeting following the expiration of the publicity period

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 Development Plan are relevant:-

ENV3: Design Quality

SAD EOS9: Urban Design Principles

- 9.2 ENV3 and SAD EOS9 refers to well-designed schemes that are in scale and massing to the existing area. The extension would be constructed of red brick to match the existing property and is not overly dominant given its size and roof design. It is therefore considered that it would be in character with a standard residential extension design.

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 Loss of light, outlook and privacy

The neighbour at no 7 benefits from their own extension and the neighbour to no. 9 is angled away from the applicant's property which coupled with no windows to the side elevations and the relatively modest scale of the extension it is considered that there would be no harm to residential amenity by way of loss of light, outlook or privacy.

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 proposal is compliant with relevant design policies and would not result in any loss of light, outlook or privacy to neighbouring properties.

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

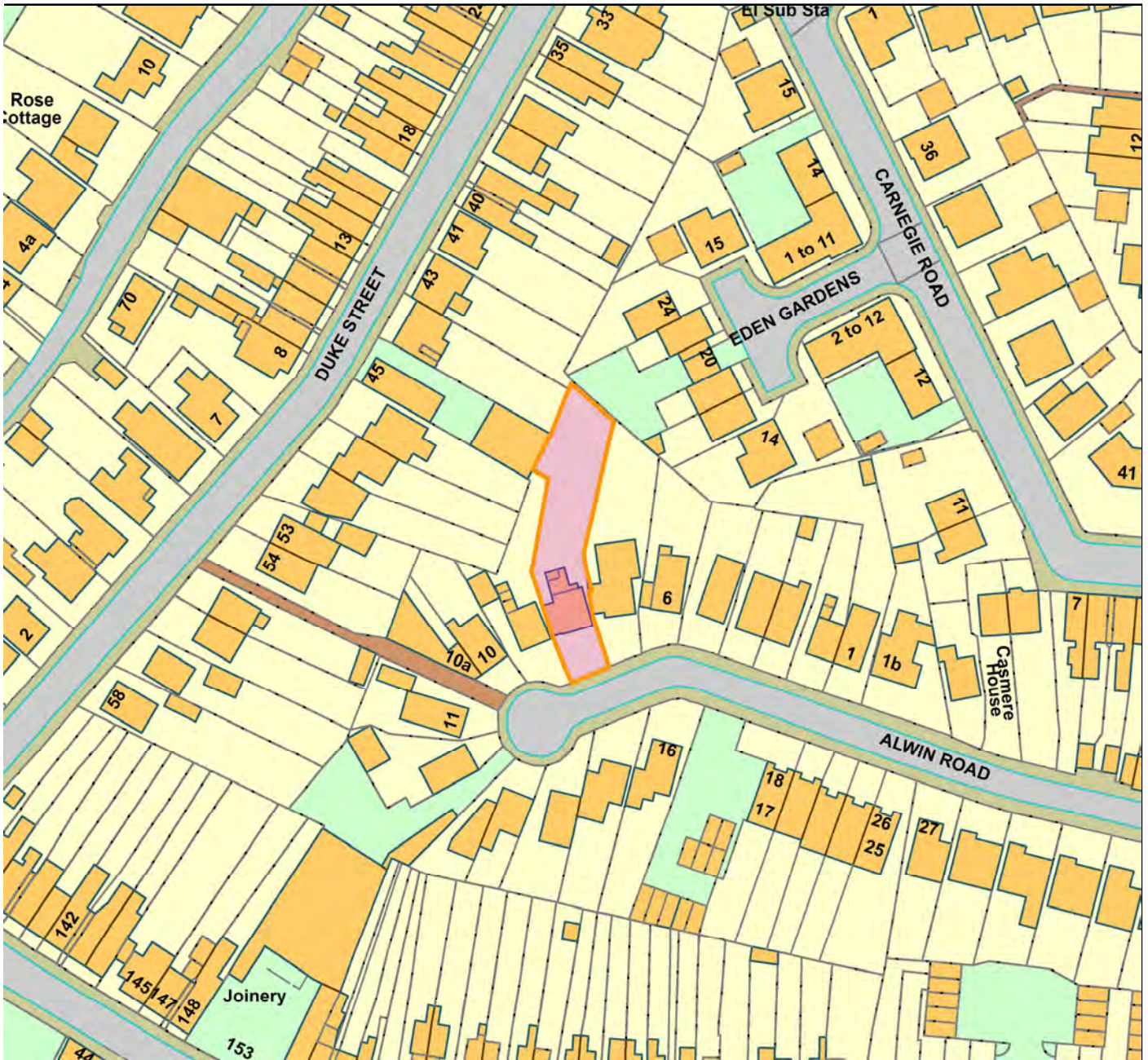
20.1 There would be no impact

21. APPENDICES:

Site Plan
Context Plan
Plan No:
1
2 Rev A
3 Rev A

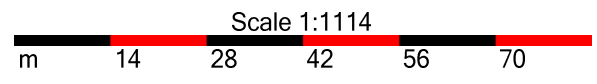
DC/20/64422

8 Alwin Road, Rowley Regis, B65 8BN



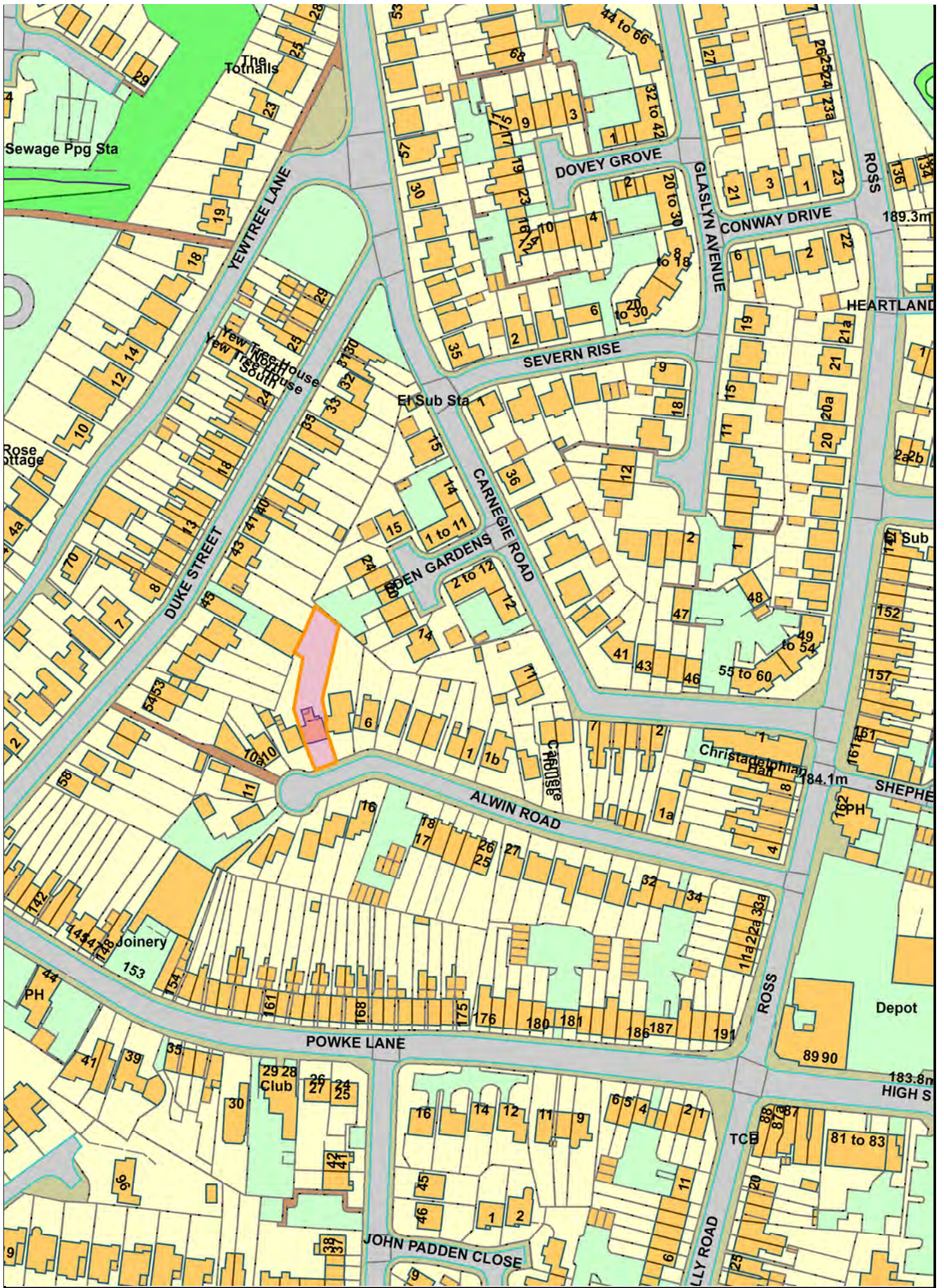
Legend

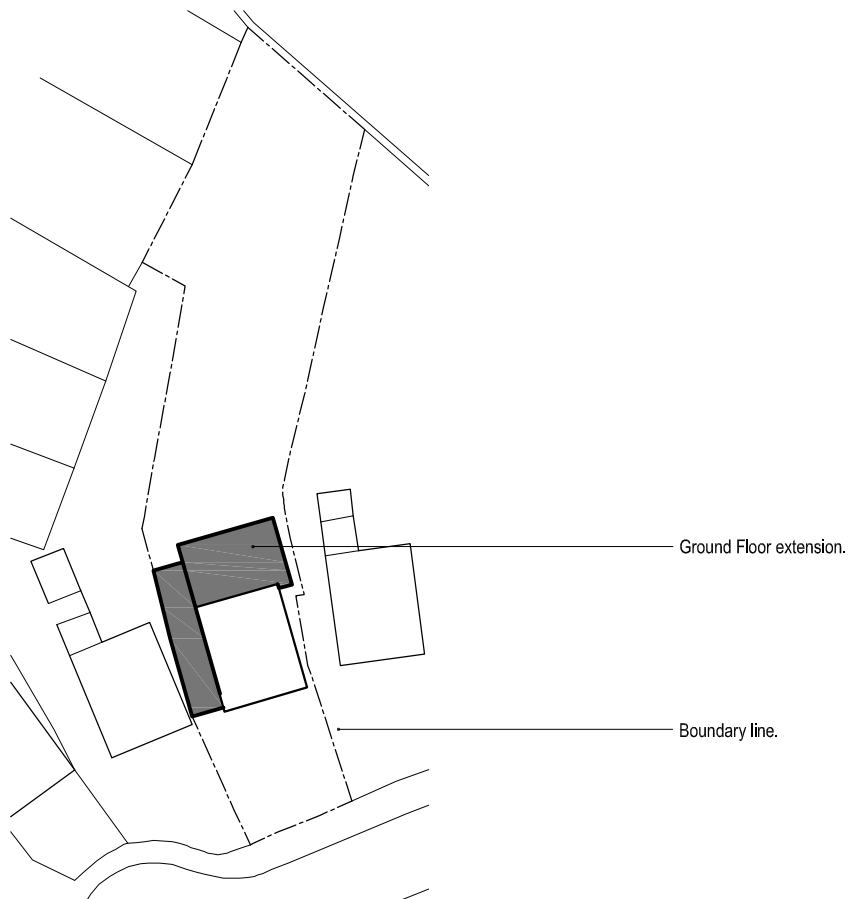
Scale 1:1114



© Crown copyright and database rights 2019
Ordnance Survey Licence No 100023119

Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	23 July 2020
OS Licence No	





Ground Floor extension.

Boundary line.

site plan - 1:500



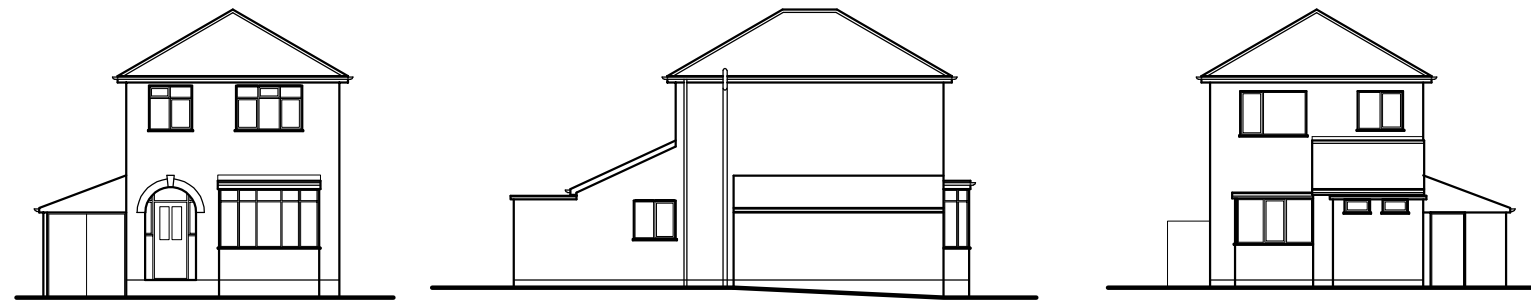
location plan - 1:1250



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

Side Elevation

Rear Elevation

Existing Elevations - 1:200

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

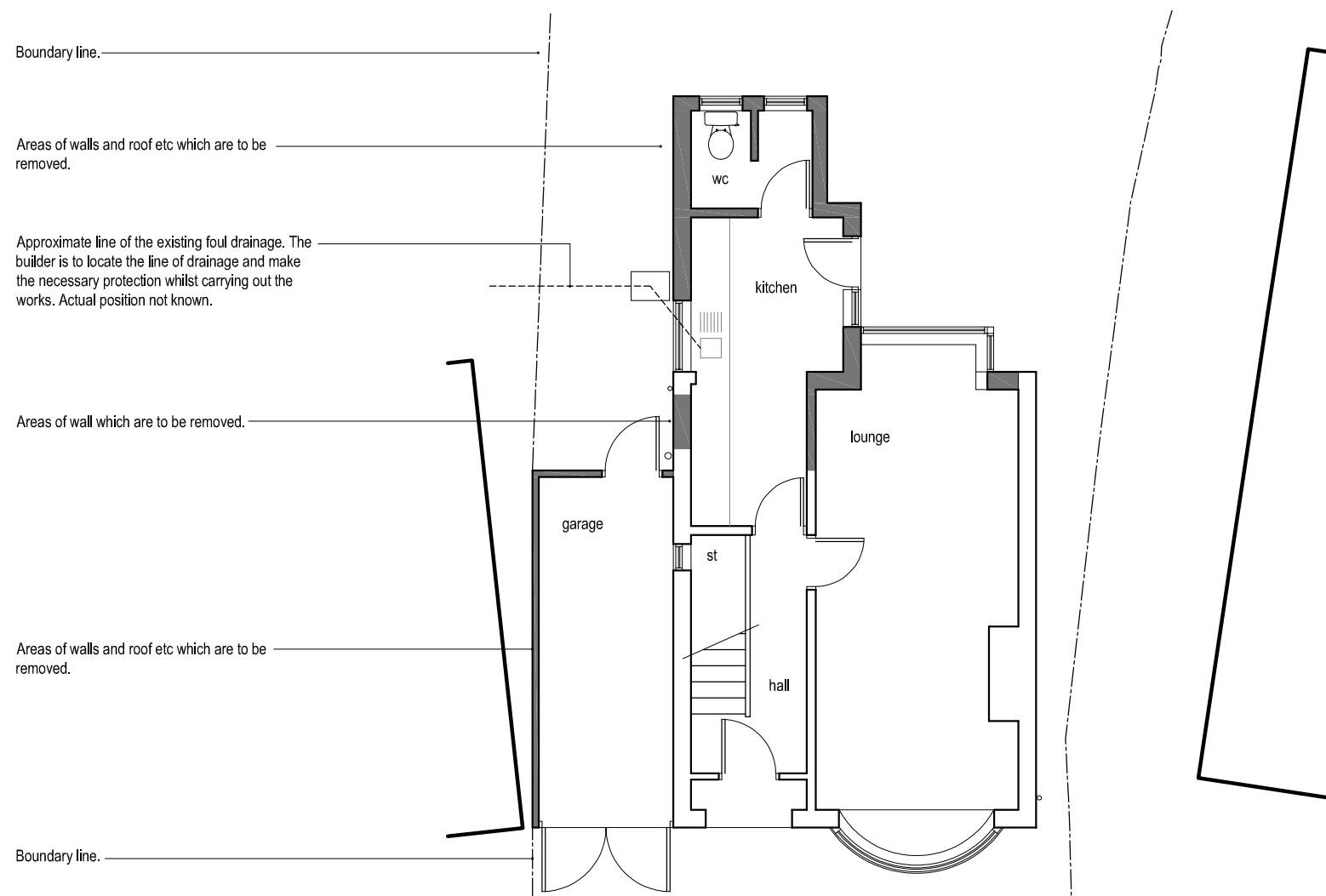
The exact depth and position is to be determined on site by the builder. Confirmation of the drainage details are to be determined at an early stage of the proposed project including the junction where the drainage meets from the adjacent property.

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.



Boundary line.

Areas of walls and roof etc which are to be removed.

Approximate line of the existing foul drainage. The builder is to locate the line of drainage and make the necessary protection whilst carrying out the works. Actual position not known.

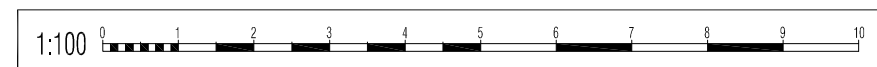
Areas of wall which are to be removed.

Areas of walls and roof etc which are to be removed.

Boundary line.

Ground Floor Plan

Existing Plans - 1:100



Location
8 Alwin Road,
Rowley Regis.
B65 8BN.

Drawing Title
Existing Details

Job No	Rev	Date
2020-004		June 2020


Scale	Size	Dwg No
1:100	A3	1

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 Planning - Dims added	3-7-20

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.

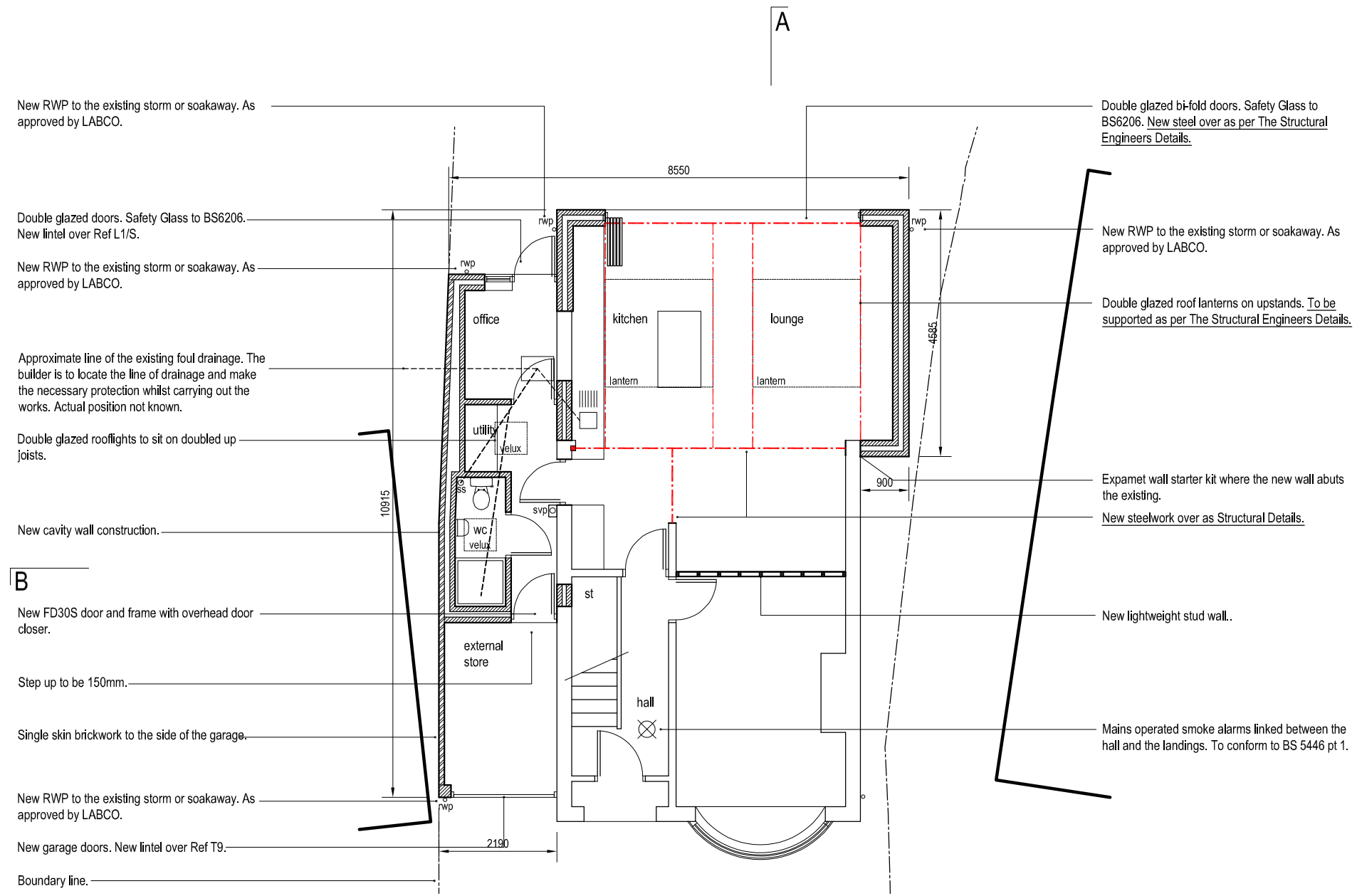
Supporting Structure 
The builder is to take all the necessary measures in supporting the existing structure when removing the existing walls and windows etc. All necessary props and supports are to be used.

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.

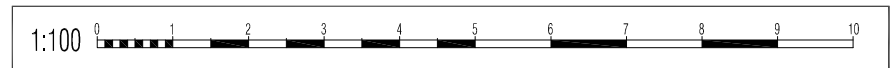
ACTUAL POSITION NOT KNOWN. THE BUILDER AND THE BUILDING CONTROL OFFICER ARE TO AGREE THE POSITION WHEN STARTING ON SITE.

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.



Ground Floor Plan
Proposed Plans - 1:100



Location
8 Alwin Road,
Rowley Regis.
B65 8BN.

Drawing Title
Proposed Plans

Job No	Rev	Date
2020-004	A	June 2020

Scale	Size	Dwg No
1:100	A3	2

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 Planning - Dims added	3-7-20

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



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.

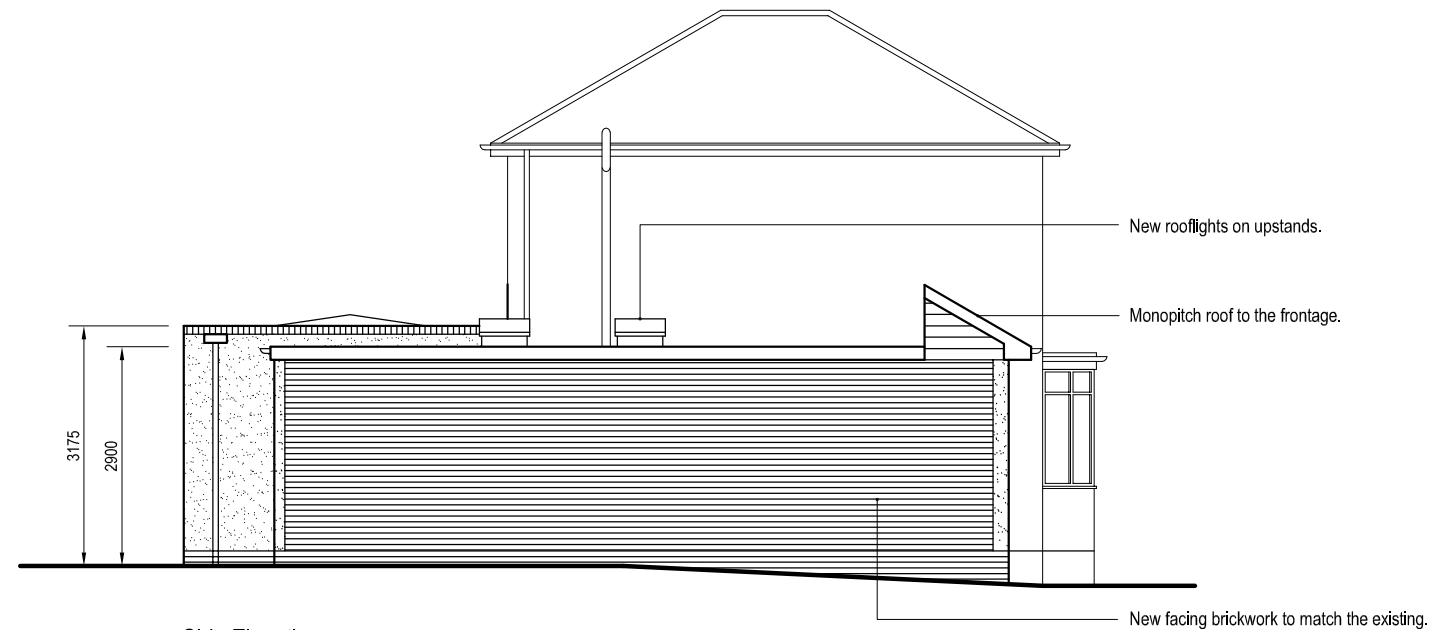
Domestic Clients - Health and Safety

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.

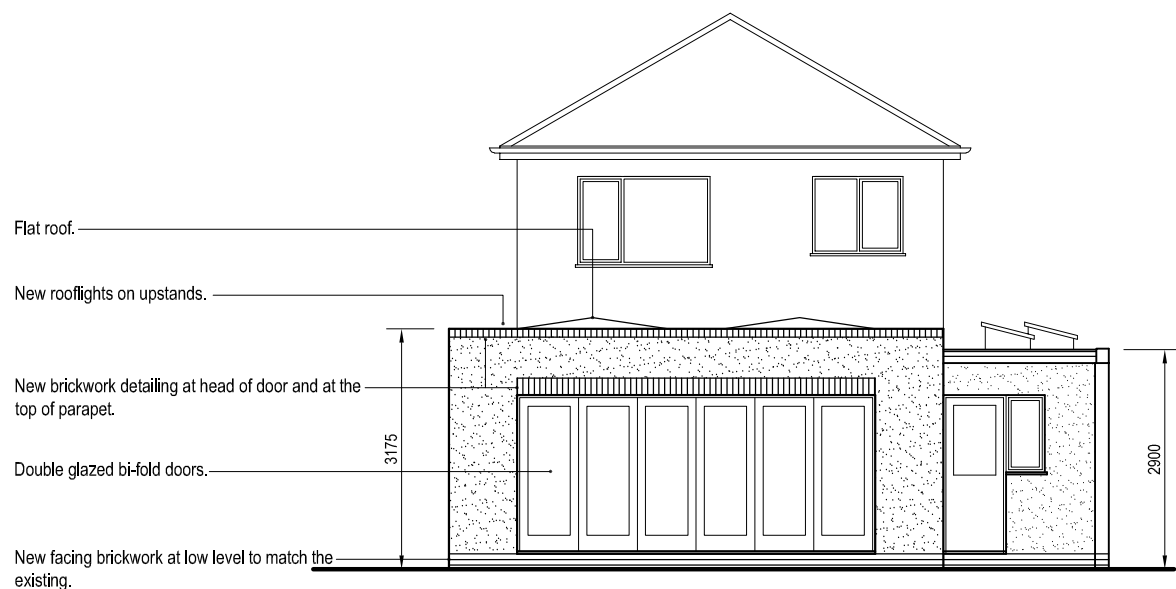
It is your responsibility, as the domestic client, to appoint a suitably Qualified Principal Designer.



Front Elevation

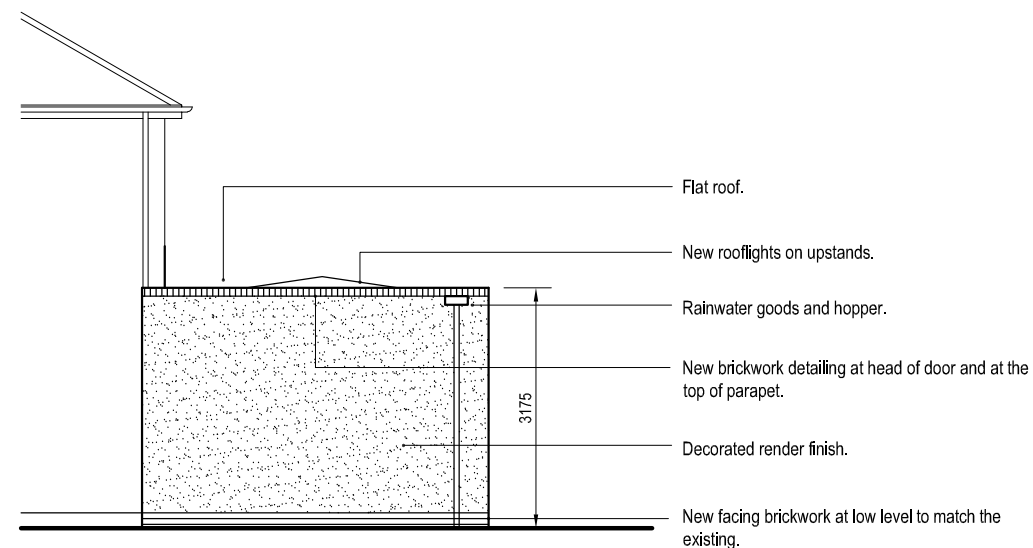


Side Elevation



Rear Elevation

Proposed Elevations - 1:100



Side Elevation



Location
8 Alwin Road,
Rowley Regis.
B65 8BN.

Drawing Title
Proposed Elevations

Job No	Rev	Date
2020-004	A	June 2020

Scale	Size	Dwg No
1:100	A3	3