


REPORT TO PLANNING COMMITTEE

9 September 2020

Application Reference	DC/20/64395
Application Received	23 rd June 2020
Application Description	Proposed two storey side and rear extension
Application Address	4 Michael Road Smethwick B67 7LH
Applicant	Mr Ranjeet Singh
Ward	St Pauls
Contribution towards Vision 2030:	
Contact Officer(s)	Dave Paine 07765 156081 David_Paine@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 an employee of Sandwell MBC.
- 1.2 To assist members with site context, a link to Google Maps is provided below:

[4 Michael Road, Smethwick](#)

2. SUMMARY OF KEY CONSIDERATIONS

- 2.1 The Site is unallocated in the adopted development plan.

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

Planning history (including appeal decisions)

Loss of light and/or outlook

Design, appearance and materials

3. THE APPLICATION SITE

3.1 The application relates to a semi-detached property situated on the south-west side of Michael Road, Smethwick. This is a residential area characterised by mid-20th century semi-detached dwellings.

4. PLANNING HISTORY

4.1 In 2007, permission was granted for a similar 2 storey extension, running to the side and wrapping around the rear of the property. This permission has not to have been implemented.

4.2 Relevant planning applications are as follows:-

DC/07/47847	Proposed two storey side and rear extension.	Approve with conditions 16.06.2007
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5. APPLICATION DETAILS

5.1 The applicant proposes to construct a two storey side and rear wraparound extension. The overall dimensions would be 11.2m deep by 4.9m wide by 5.1m high, to the eaves. The first floor would be set back at the front by 0.5m with the roof set down to match. The extension would create an enlarged kitchen and ground floor shower room on the ground floor, and two additional bedrooms with an en-suite and family bathroom on the first floor.

6. PUBLICITY

6.1 The application has been publicised by neighbour notification letter with one response.

6.2 Objections

An immaterial objection has been received which relates to a boundary wall and fence at the rear of their garden. The neighbour is concerned about how the proposed extension would be constructed with regard to this boundary treatment. Such matters are beyond the scope of planning and can be dealt with under the Party Wall legislation. Nevertheless the applicant has been appraised of the neighbour's concerns.

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 These policies emphasise the need for good design and proposals should be of an acceptable scale. This proposal accords with these policies.

10. MATERIAL CONSIDERATIONS

- 10.1 Planning History:

A similar application was approved at this address in 2007.

- 10.2 Loss of light and outlook:

It is considered that this proposal would not adversely impact on neighbours in a significant way. The 45 degree line would not be breached.

- 10.3 Design and visual amenity:

The proposed design would adhere to the requirements of the Sandwell Revised Residential Design Guide. In particular, the front first floor set-back would ensure the subservience of the extension and the preservation of the original design of the dwelling and its symmetrical relationship with the adjoining property.

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 This proposal accords with relevant design policy and would provide additional living accommodation for the occupants whilst ensuring the impacts on neighbours would be minimised.

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. 2020-01 Rev 01

Plan No. 2020-02 Rev 01

Plan No. 2020-03 Rev 01

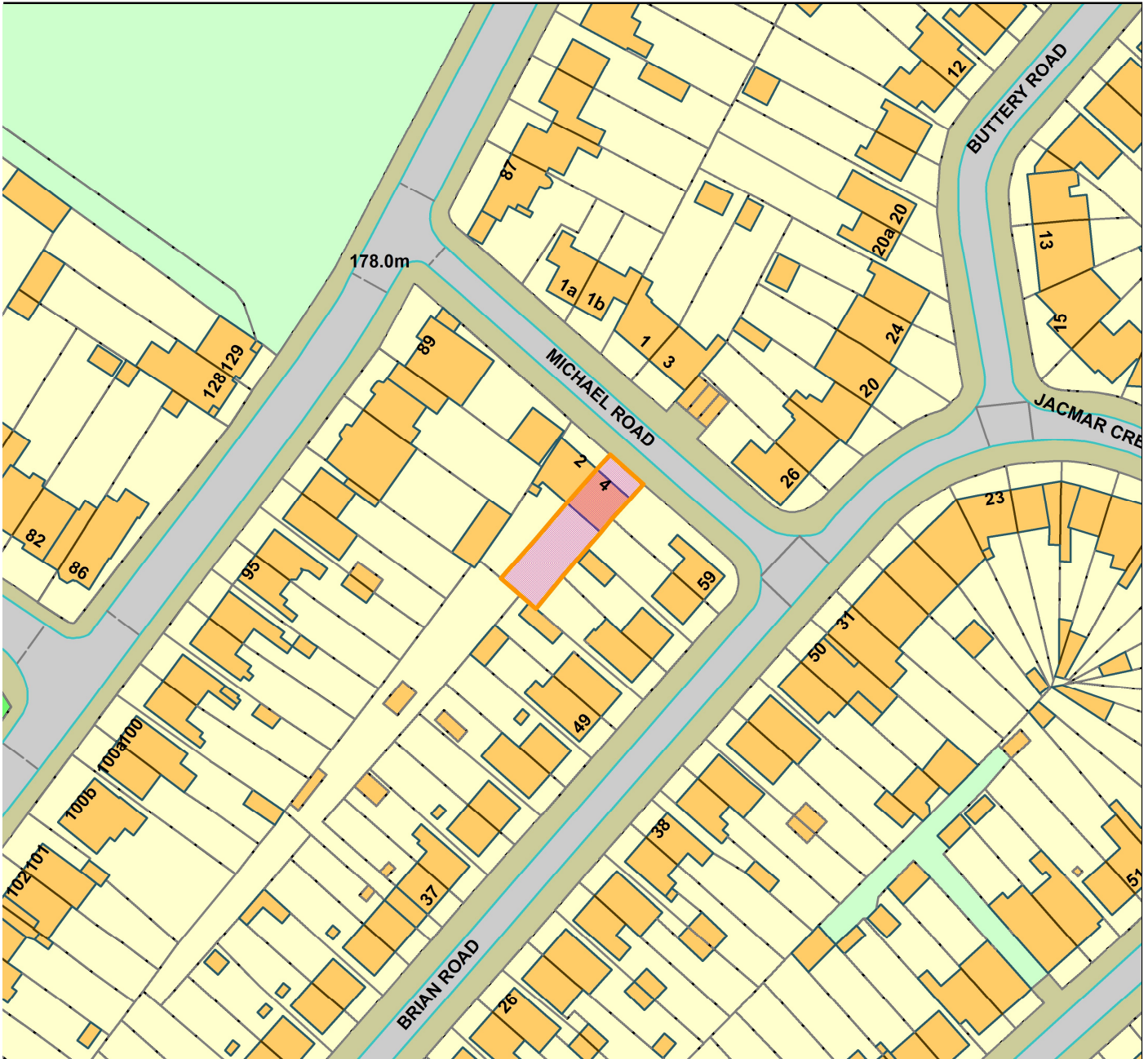
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Plan No. 2020-05 Rev 02

Plan No. 2020-06 Rev 02

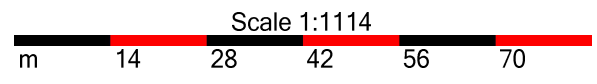
Plan No. 2020-07 Rev 01

DC/20/64395
4 Michael Road, Smethwick



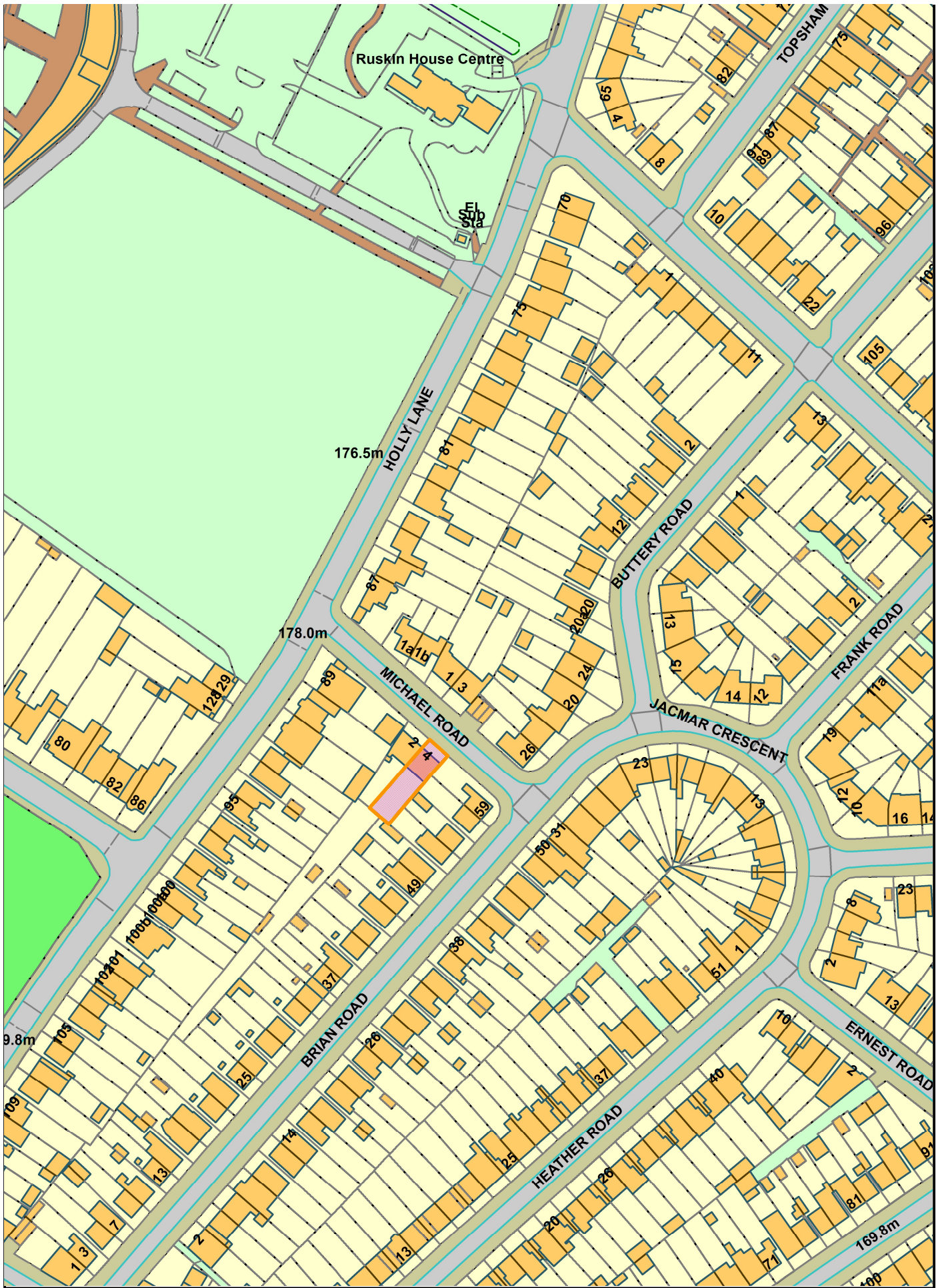
Legend

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



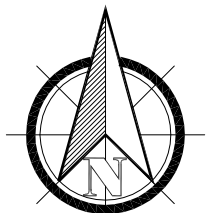
Site Plan
Scale 1:500



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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CLIENT:

Mr Ranjeet Singh

JOB:

4 Michael Road, Smethwick,
B67 7LH

DRG TITLE:

Site Plan
Proposed

DRG NO.	REV.	Paper
2020-02/	01	A3
DATE: Jun' 20	SCALE: 1.500	

Location Plan

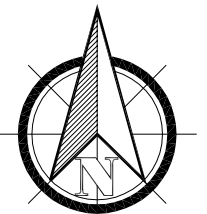
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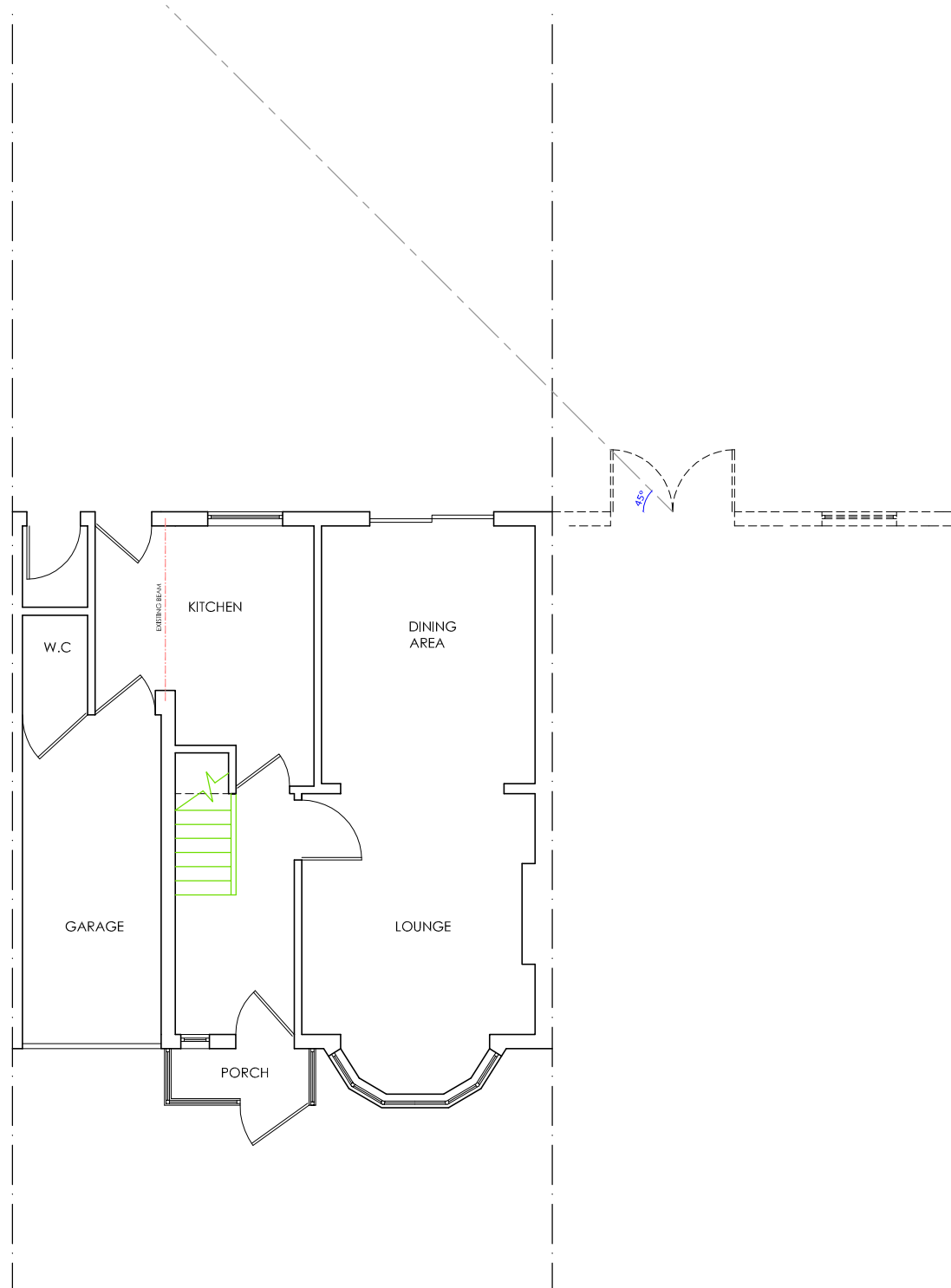
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DRG TITLE:

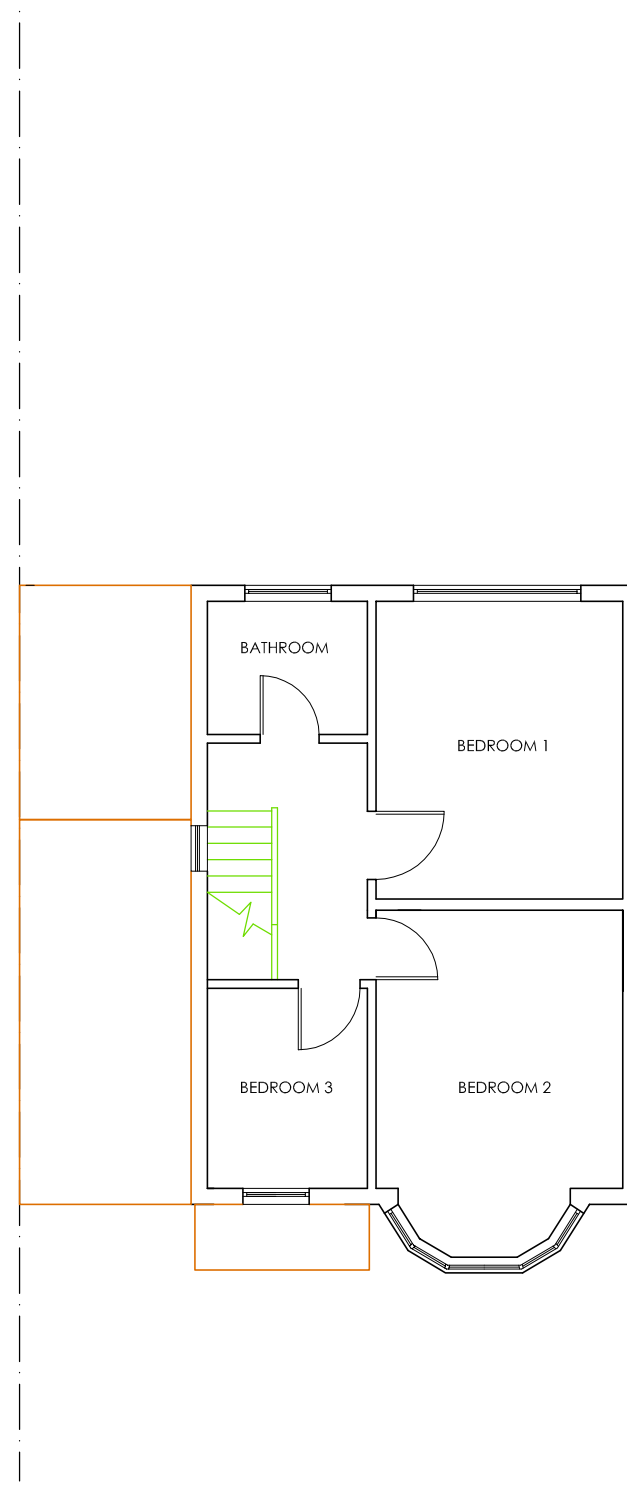
Location Plan
Existing

DRG NO.	REV.	Paper
2020-01/	01	A3
DATE: Jun' 20	SCALE: 1.500	

Existing



Ground Floor



First Floor

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DRG TITLE:

Existing Plans

DRG NO.	REV.	Paper
2020-03/	01	A3
DATE: Jun' 20	SCALE: 1:100	

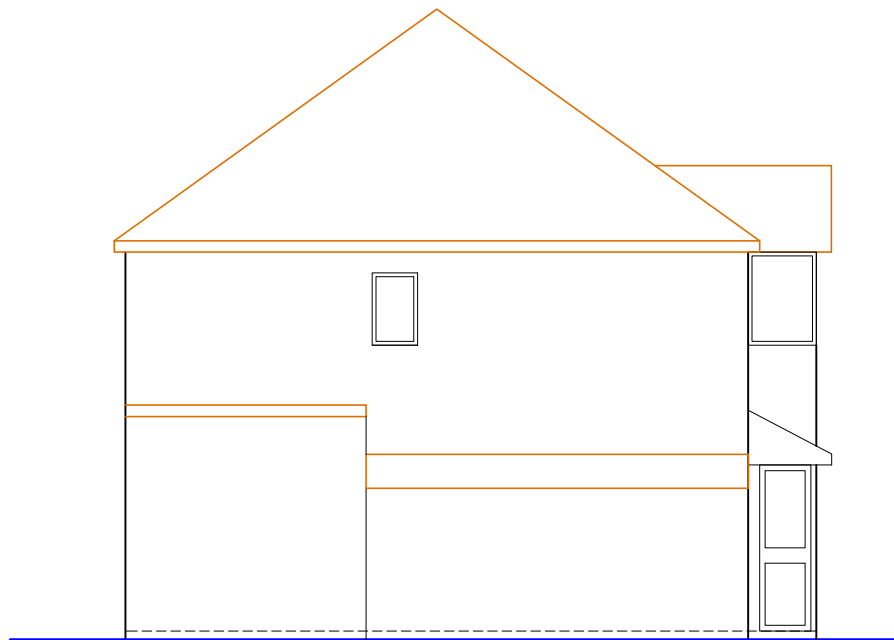
Existing



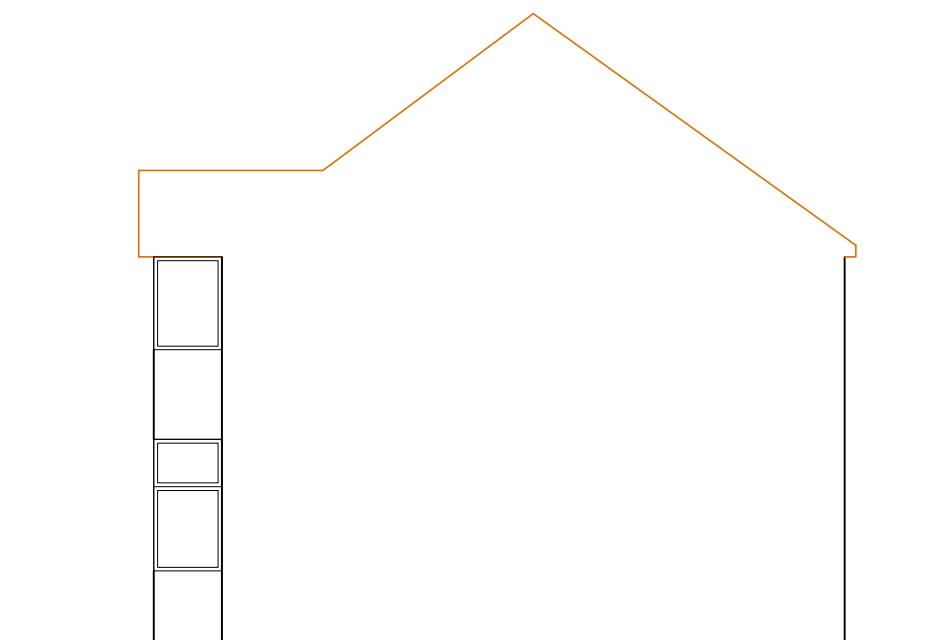
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

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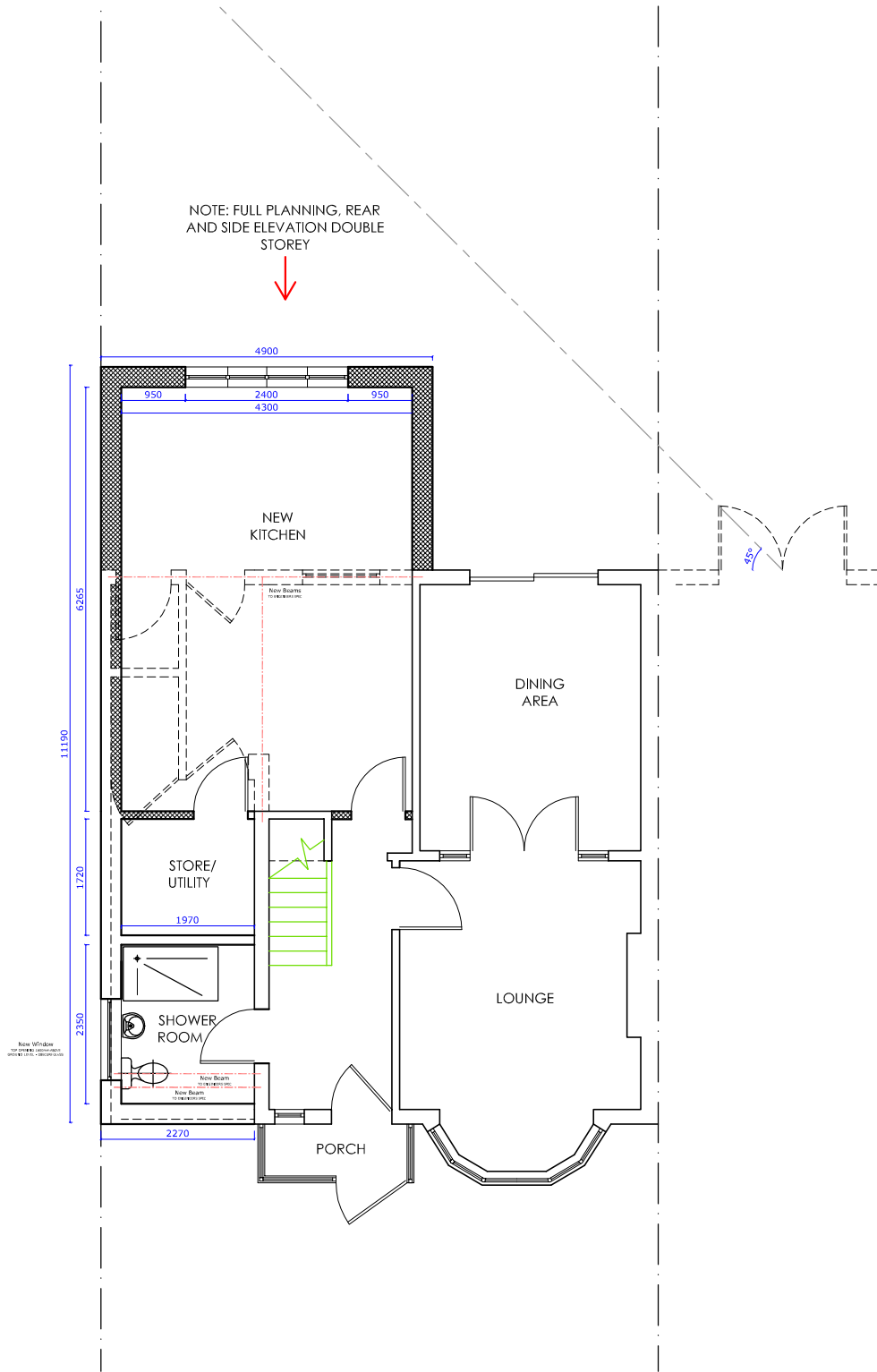
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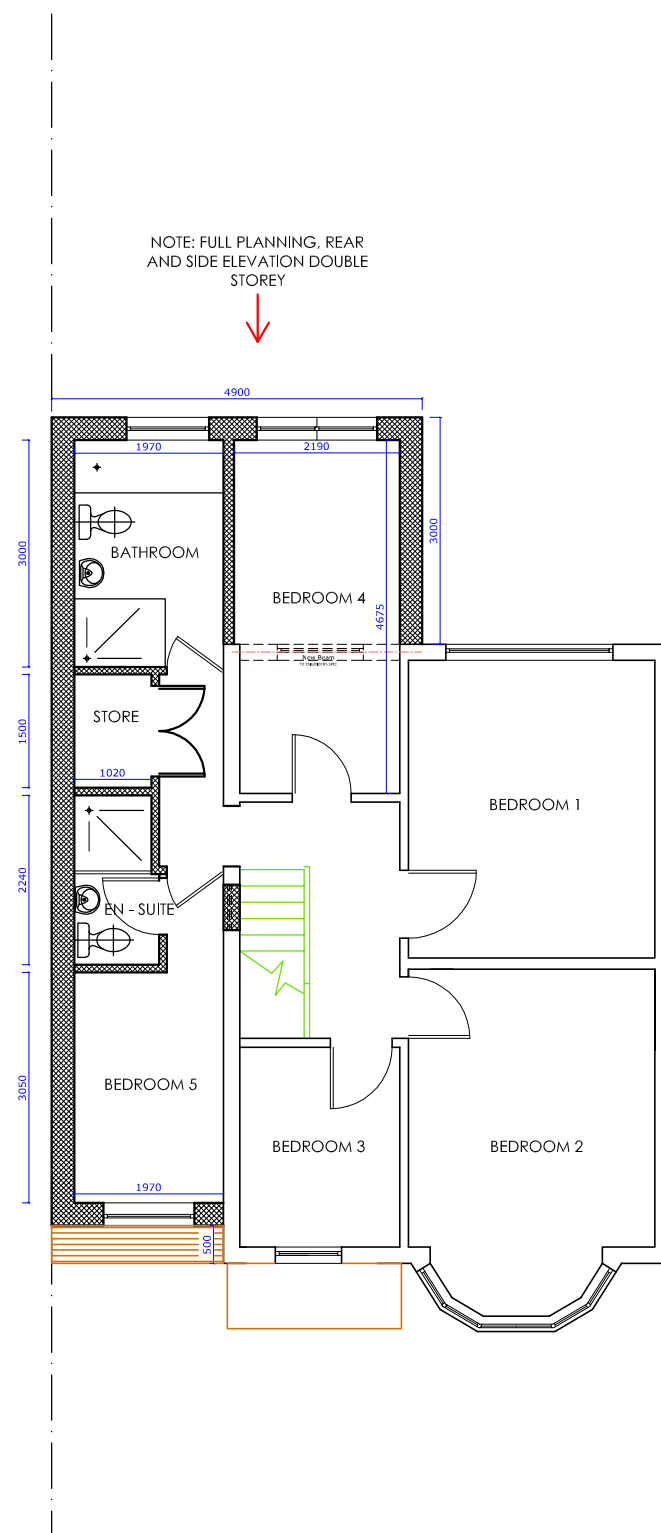
Existing Elevations

DRG NO.	REV.	Paper
2020-04/	01	A3
DATE: Jun' 20	SCALE: 1:100	

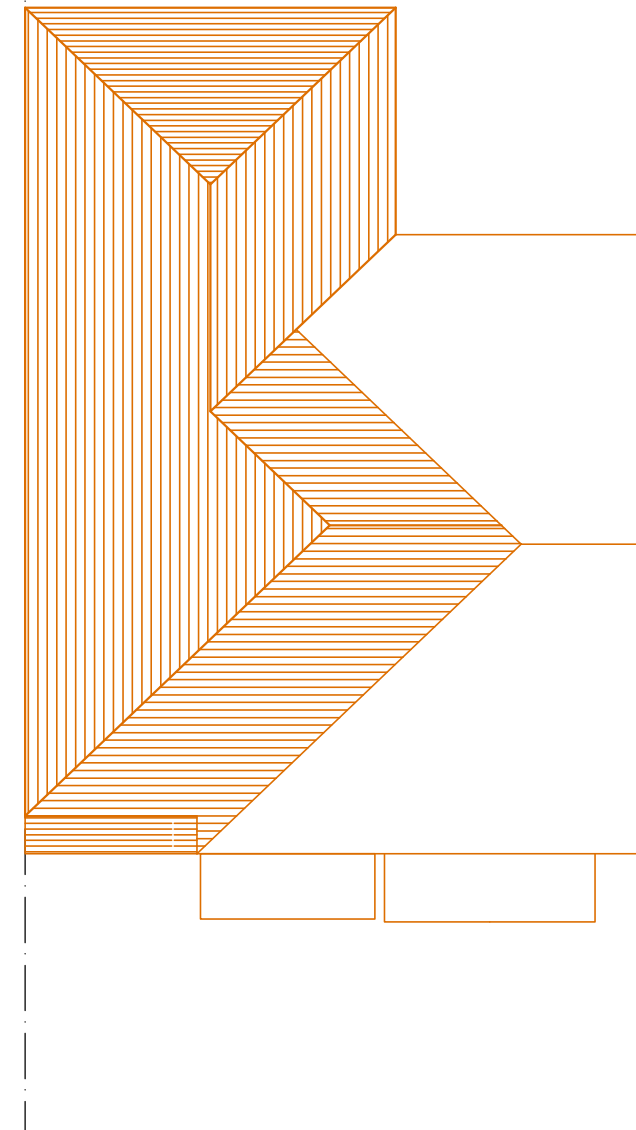
Proposed



Ground Floor



First Floor



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DRG TITLE:

Proposed Plans

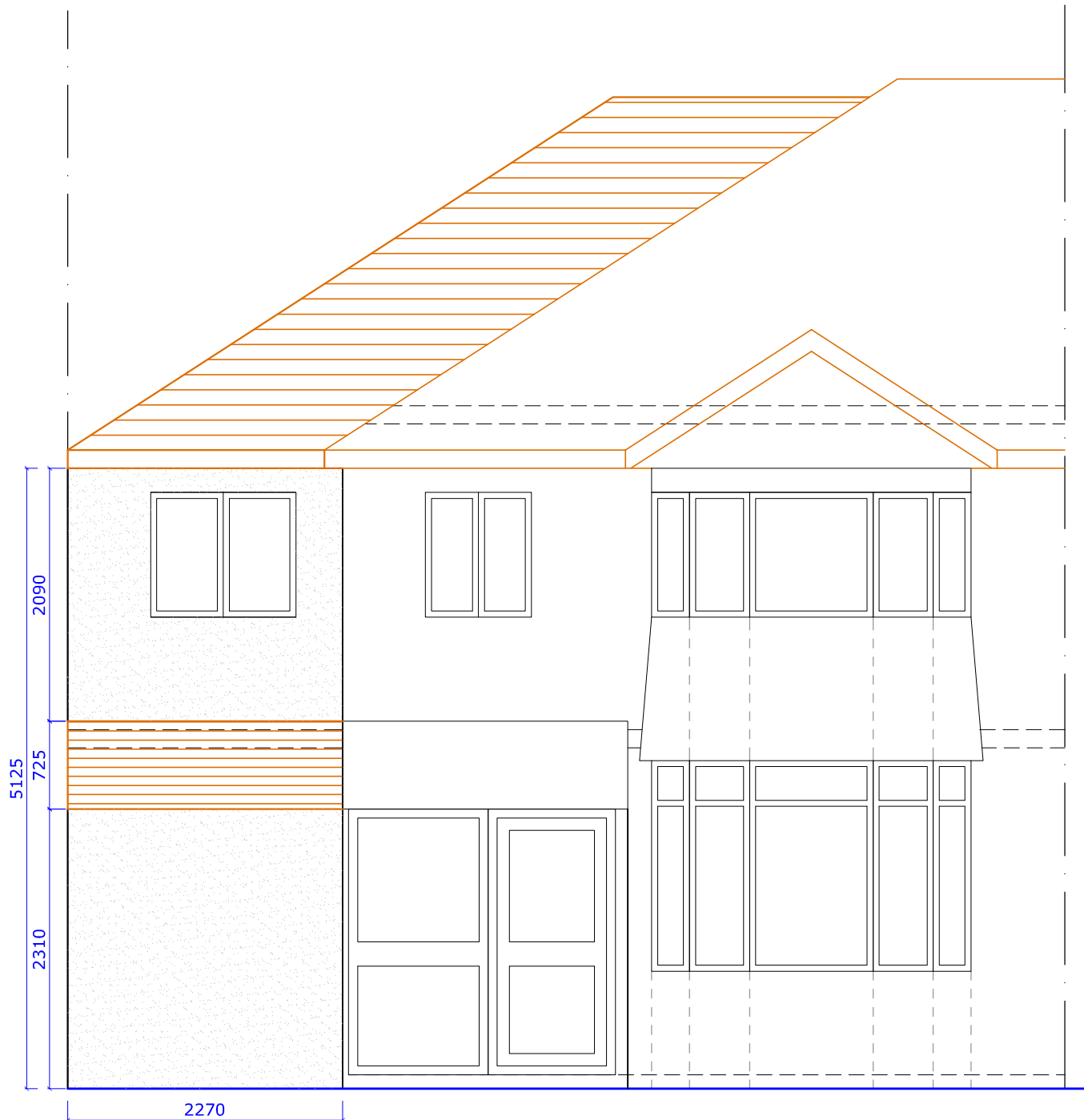
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2020-05/	02	A3
DATE: Jun' 20	SCALE: 1:100	

Proposed

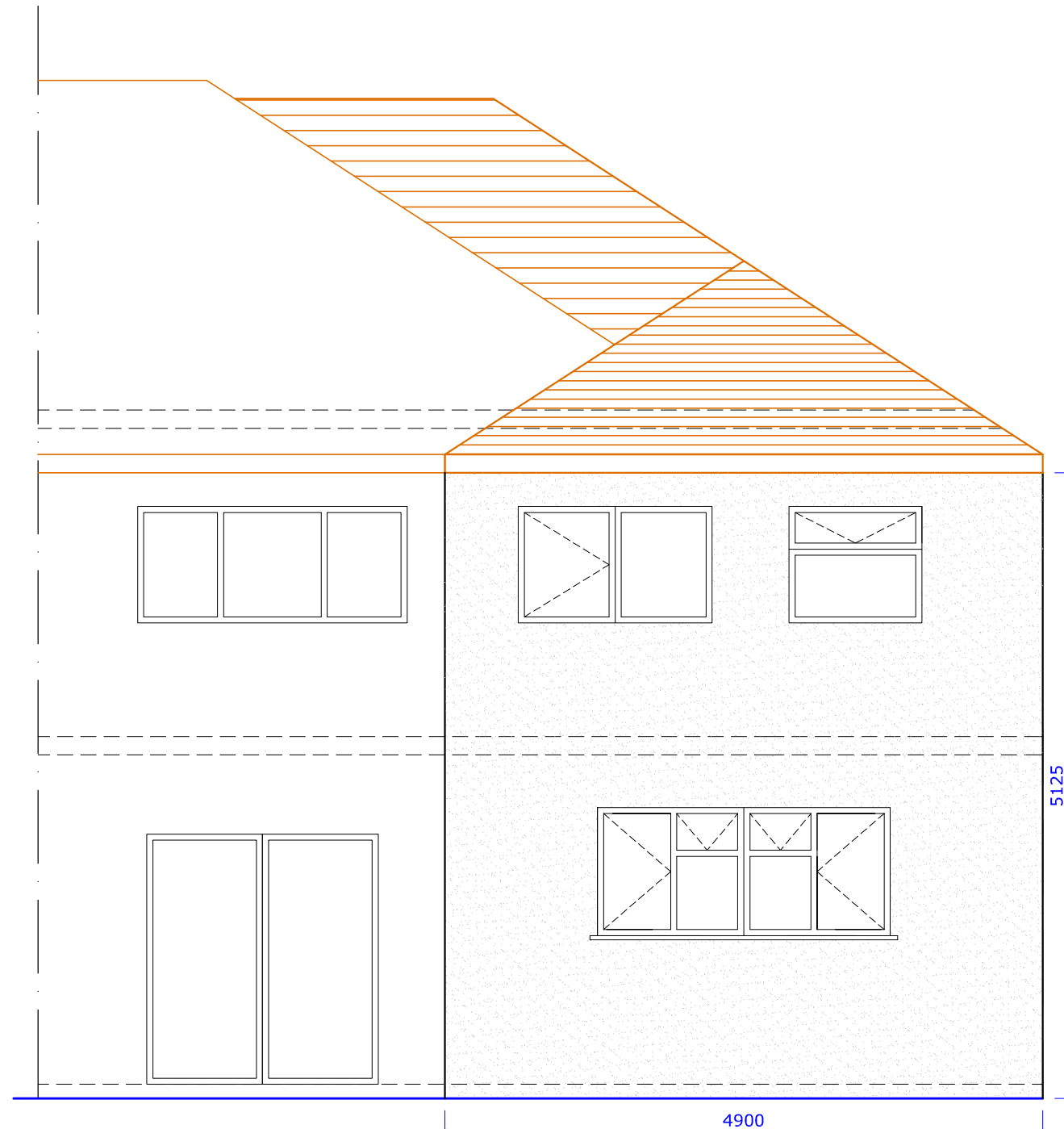
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Front Elevation



Rear Elevation

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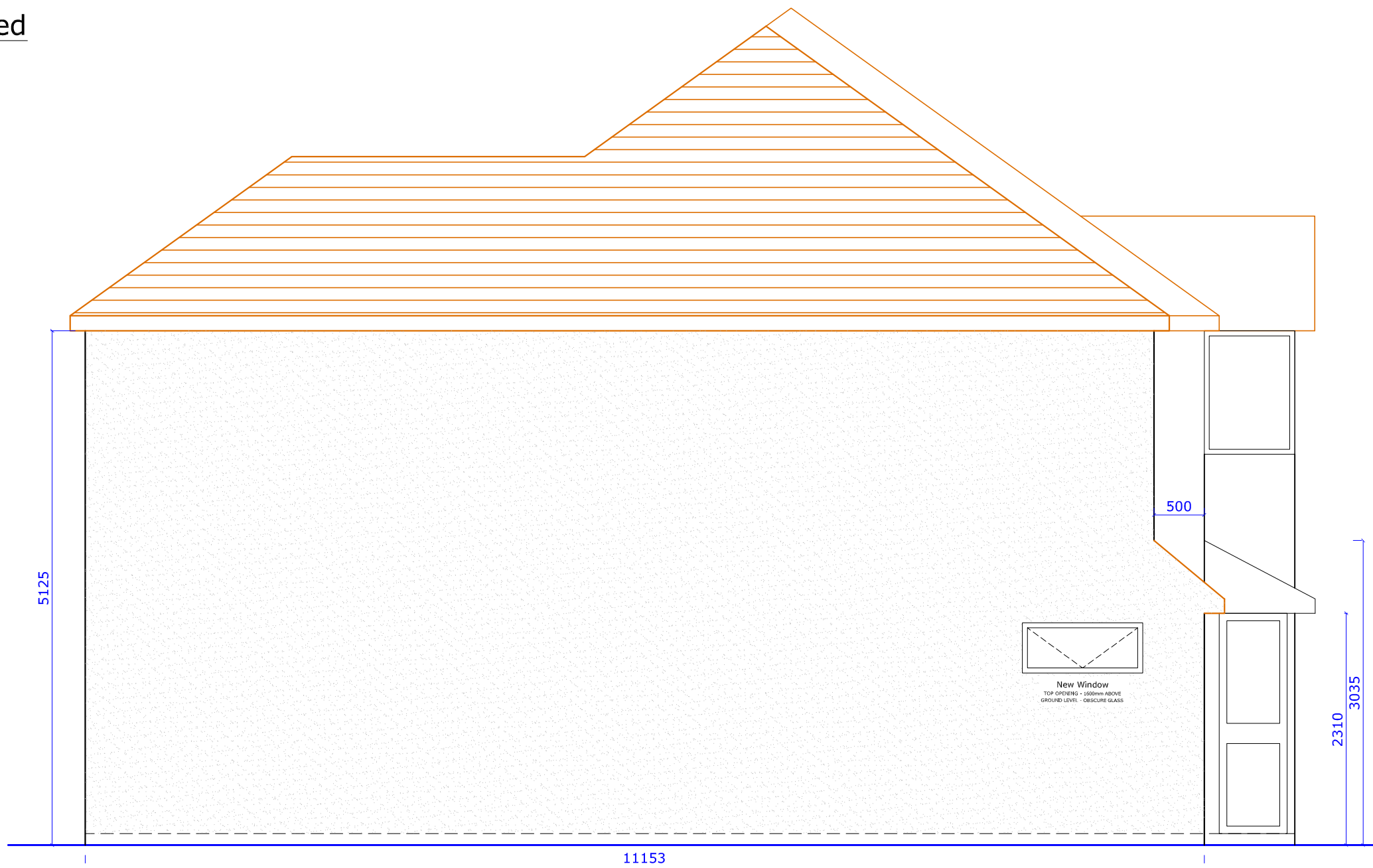
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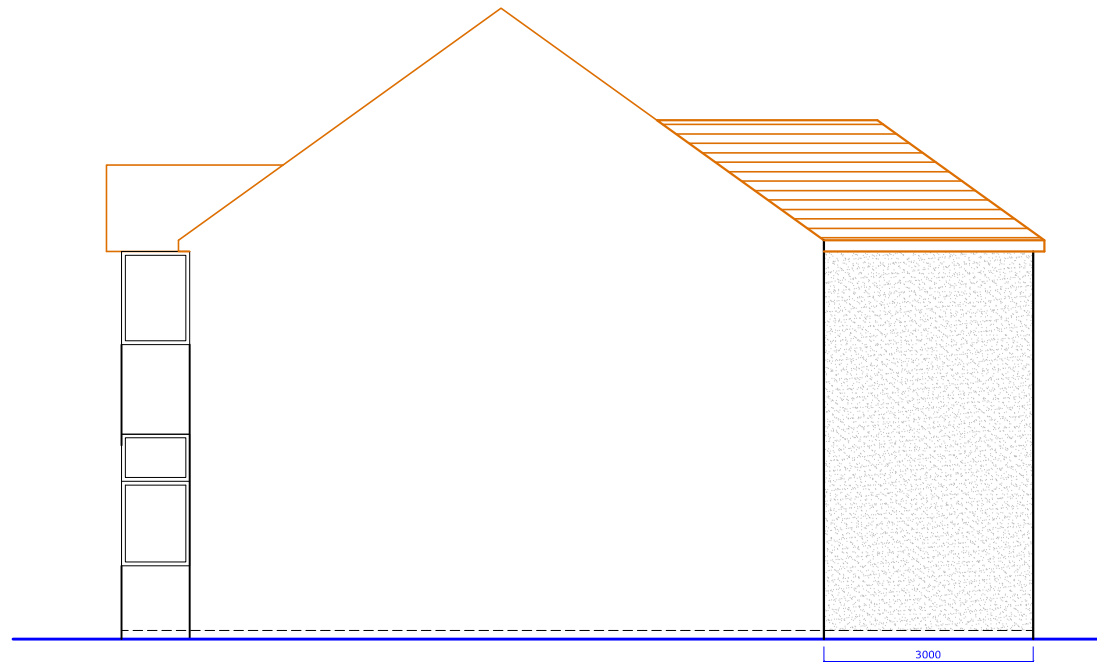
Proposed Elevations

DRG NO.	REV.	Paper
2020-06/	02	A3
DATE: Jun' 20	SCALE: 1:50	

Proposed



Side Elevation



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DRG TITLE:

Proposed Elevations

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2020-07/	01	A3
DATE: Jun' 20	SCALE:	1:100/50