


## REPORT TO PLANNING COMMITTEE

**9 September 2020**

<b>Application Reference</b>	DC/20/64403
<b>Application Received</b>	25.06.2020
<b>Application Description</b>	Proposed double storey side/rear and single storey rear extensions.
<b>Application Address</b>	46 Highland Road, Great Barr, B43 7SQ.
<b>Applicant</b>	Bal Bains
<b>Ward</b>	Great Barr with Yew Tree
<b>Contribution towards Vision 2030:</b>	
<b>Contact Officer(s)</b>	Anjan Dey 0121 569 4896 <a href="mailto:anjan_dey@sandwell.gov.uk">anjan_dey@sandwell.gov.uk</a>

### RECOMMENDATION

That planning permission is granted subject to;

- i) The approval of external materials and implementation thereafter; and
- ii) All first-floor windows in the eastern side elevation shall be obscurely glazed and retained as such.

## 1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because the application has generated more than 3 material planning objections. To assist members with site context, a link to Google Maps is provided below:

[46 Highland Road, Great Barr](#)

## 2. SUMMARY OF KEY CONSIDERATIONS

- 2.1 The Site is unallocated within the 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 semi-detached house located at the north-eastern corner of Highfield Road, Great Barr. There was previously a detached outbuilding to the side of the property that has been demolished.
- 3.2 The application site is at the northern end of this residential street and is set back from the road, with a drive at the front of the house.

### **4. PLANNING HISTORY**

- 4.1 An application was received under the prior approval large homes procedure for a proposed single storey rear extension, however this application was withdrawn on 9<sup>th</sup> July 2020.

PD/20/01465	Proposed single storey rear extension: 4.30m L x 3.15m H (3.00m to eaves)	Withdrawn 9/7/2020
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### **5. APPLICATION DETAILS**

- 5.1 The applicant proposes to construct a two storey side extension along with a two-storey rear extension and single storey rear extension. A site visit was carried out on 6<sup>th</sup> August 2020 and it was noted that the applicant, who is also the builder has already carried out works against the advice of the planning authority. At the time of the visit block work has been constructed to single storey height only.

The extension would create additional living space at ground floor level and a total of 4 bedrooms at first floor level. The 'Master bedroom' at the rear of the first-floor extension would be served by a 'Juliet-style' balcony, with a games room proposed in the roof-space.

- 5.2 The side extension would measure a maximum of 8.5m in length, 4.3m in width by 7.8m high to the maximum height of the dual-pitched roof.
- 5.3 The double storey rear extension would measure 5.5m in length from the rear wall of the original dwellinghouse, a maximum 6.6m in width at first floor level by 7.3 m high to the height of the dual sloping roof.

5.4 The single rear extension would measure 4.3m deep by 3.4m wide by 3.1m high to the height of the flat roof.

## **6. PUBLICITY**

6.1 The application has been publicised by neighbour notification letter with 7 objections, and 1 representation received from various properties on Highland Road and also Wilderness Lane which back onto to the application premises. A letter in support of the proposals has been submitted on behalf of the current owner of the neighbouring property at 44 Highland Road.

### **6.2 Objections**

Objections have been received on the following grounds;

- i) Works have commenced on site without planning permission;
- ii) Works are not being carried in accordance with submitted plans;
- iii) The extensions are to be constructed in a poor choice of external materials – black render, timber clad etc.
- iv) There is insufficient parking for the extended property;
- v) The extension would have a detrimental visual impact – areas of exposed blockwork etc.
- vi) The extensions would result in loss of privacy and loss of light to their nearby properties;

Immaterial objections have been received in relation to devaluation of property and lack of building regulation approval. With regard to the latter these concerns have been reported to Building Control.

### **6.3 Responses to objections**

- (i) The agent and the applicant has been advised that works should not continue pending a planning decision and that these works would be carried out at their own risk. This situation is unfortunate but in itself, does not warrant refusal of the application;
- (ii) There was a discrepancy between the submitted plans and the ground floor elements that have been constructed on site. This related to patio/barbecue area that has been incorporated into the side extension at ground floor level. Amended plans have now been submitted by the agent to show this;
- (iii) The original plans show that the front and side extensions would consist of brick with the first floor of the rear extension having a white rendered finish. The eastern side elevation of the first-floor rear extension would consist of a section of black render, and the ground floor rear extension would be timber clad. This choice of materials is designed to give the property a 'modern' appearance

and has been discussed with the applicant. Following discussions with applicant on site, satisfactory amended plans have now been submitted that show a more traditional choice of external materials, that is in keeping with surrounding properties. It is my view that final detail relating to external materials can be dealt with by condition should your committee be minded to approve the application.

- iv) Parking requirement for the 4 bedroom property (as extended) is 2 off-road spaces. It has been considered that there is an existing driveway at the front of the house to accommodate this.
- v) Satisfactory amended plans have been submitted to show that areas of exposed blockwork would be rendered and painted to ensure a satisfactory external appearance.
- vi) For a detailed response see Section 10. Material Considerations, which addresses concerns relating to loss of light, outlook and privacy/overlooking.

The owner of number 44 Highland Road has confirmed that at the end of May 2020, the applicant had discussed his proposals to extend the property prior to the submission of a formal application. She has also stated that she has no concerns with the proposed single storey rear 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 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 and render the existing property and is not overly dominant given its size and roof design. Satisfactory amended plans have been submitted that show a setback at the front elevation of 500mm as recommended in the authority's Residential Design SPD. This has also



resulted in a step-down from the apex of the roof to ensure the extension would remain subservient to the main house. 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**

It is noted that both of the immediate neighbours – nos 44 and 48 have not objected to the application. One of the consulted neighbours has stated that one of his family members has verbally agreed to purchase no 44 from the current owner.

Number 46 is located within a pair of semi-detached houses that have rear elevations that face north-west. Natural sunlight to the rear of these house is limited to early mornings and afternoons/evenings during the summer months. I do not consider that the extension would result in any significant overshadowing of the adjoining neighbour and light during the afternoon would not be affected. It has been confirmed that number 44 has a through lounge/open plan arrangement that allows for good levels of natural light to the ground floor throughout the day. Furthermore, the first floor rear extension would not breach the 45 degree code and therefore would not impact on nearest ground or first floor windows at number 44.

Although the single storey rear extension breaches the 45 degree code, that is used for guidance, in respect of adjacent patio doors, it is my view that any loss of outlook would not be to a level that warrants refusal. It is also my view that the extensions would not result in any appreciable harm to objectors' properties that are located elsewhere on Highland Road.

All first floor windows proposed in the side extension would serve ensuite/bathrooms and would be obscurely glazed to ensure privacy. This can also be ensured by way of an appropriate planning condition.

It has also been considered that the proposed first floor rear extension complies with the authority's recommended minimum separation distance of 21 metres between windowed rear elevations, to ensure privacy between dwellings. The rear separation distance from the extension to the opposing properties, no 39, 41 and 43 Wilderness Lane, is 29 metres. This increases to 37 & 47 metres for other properties to the west on Wilderness Lane.

It is also noted that there is natural screening (trees) along the rear boundary to houses on Wilderness Lane that would obscure much of the extension from view, hence coupled with compliance with separation distances, there would not be a loss of privacy to properties on Wilderness Lane.

## **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 would be compliant with relevant design policies and would not result in any significant 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:**

Location Plan

Context Plan

Plan No. 224-00-099 Rev A Location Plan

Plan No. 224-00-100 Existing ground floor plan

Plan No. 224-00-101 Existing first floor plan

Plan No. 224-00-102 Existing second floor plan

Plan No. 224-00-103 Existing elevations

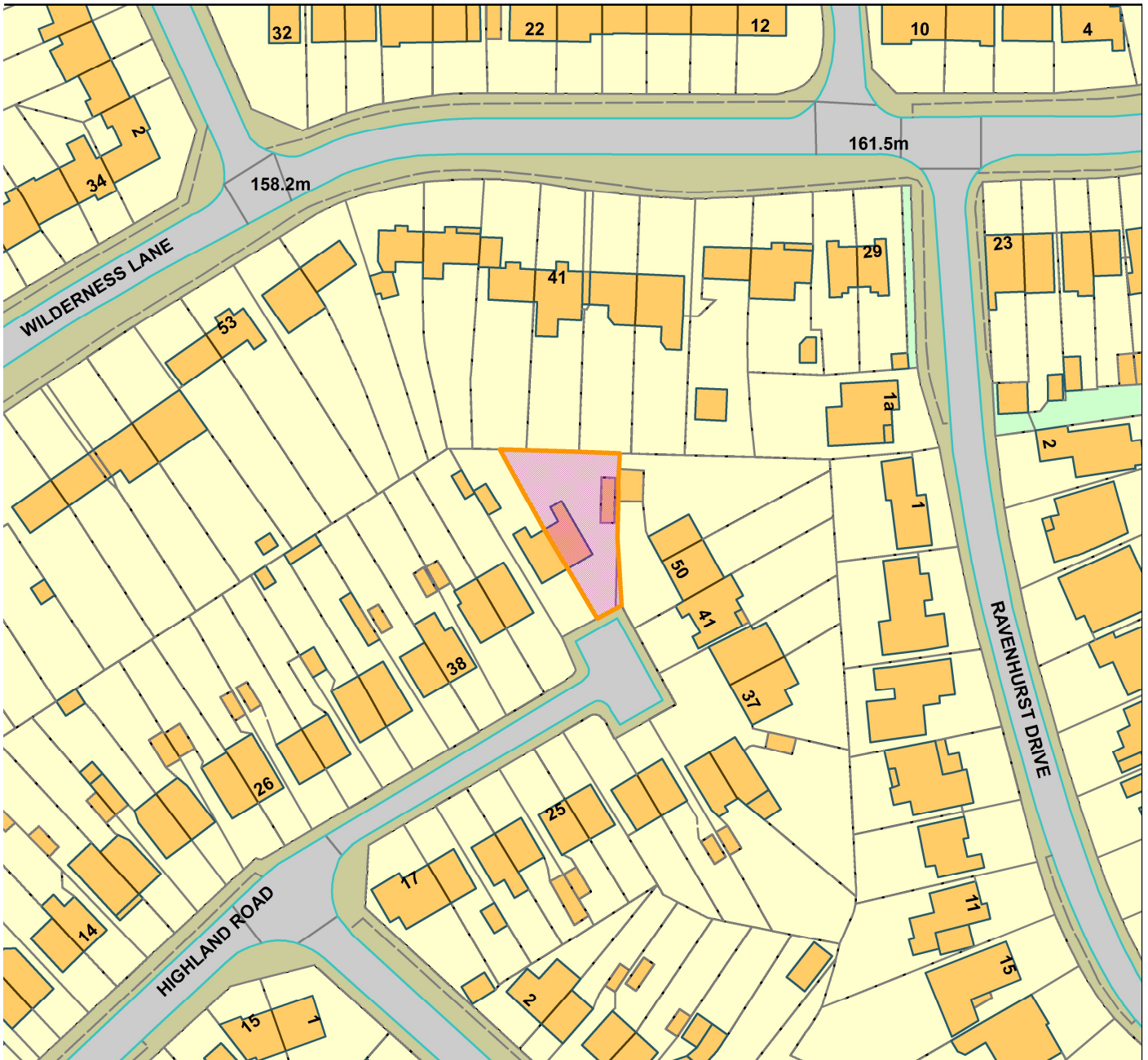
Plan No. 224-00-104 Rev C Proposed ground floor plan

Plan No. 224-00-105 Rev B Proposed first floor plan

Plan No. 224-00-106 Rev B Proposed second floor plan

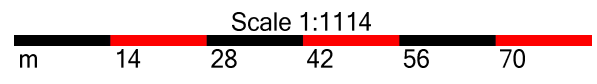
Plan No. 224-00-107 Rev C Proposed elevations

DC/20/64403  
46 Highland Road, Great Barr



**Legend**

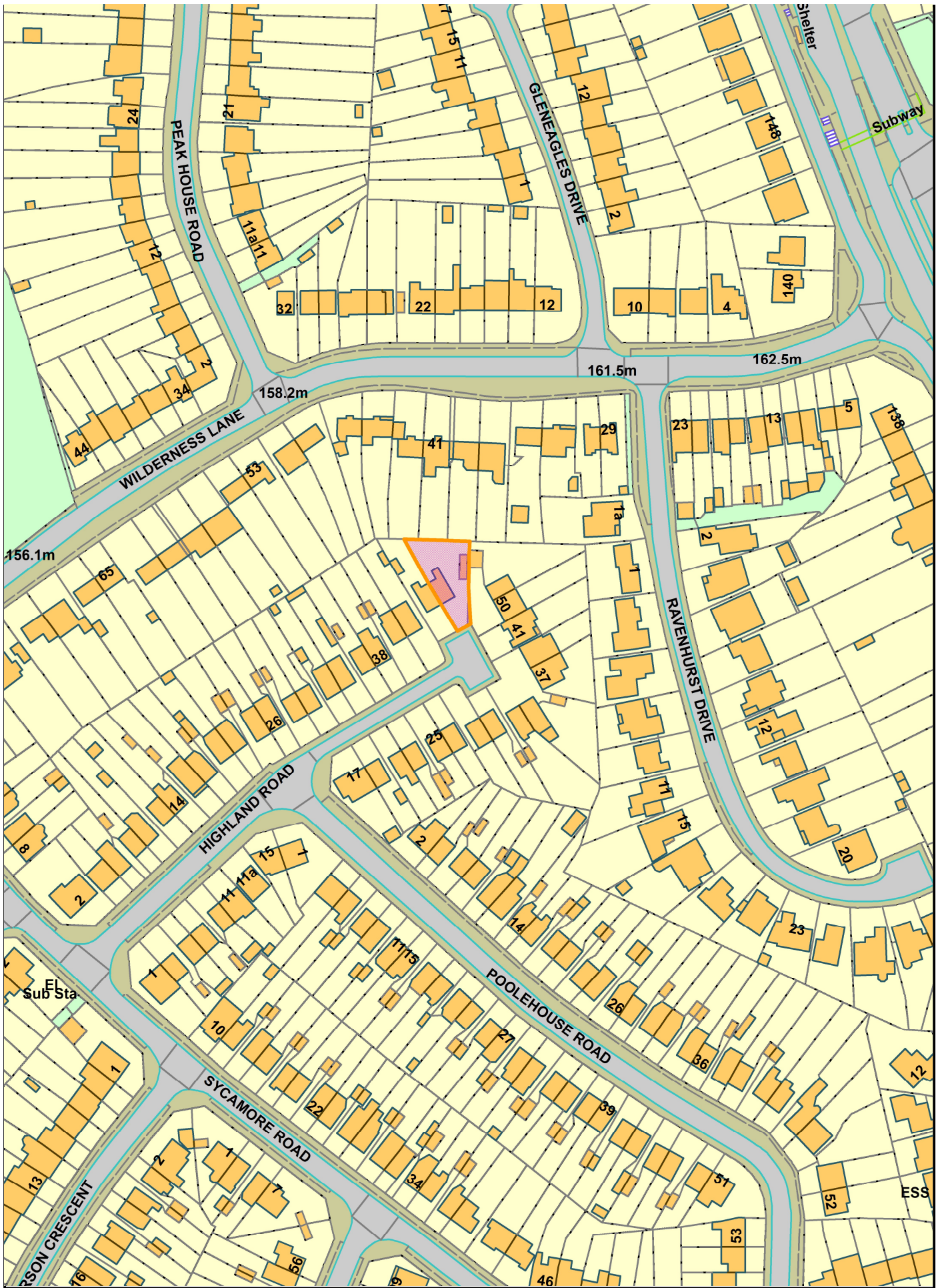
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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	26 August 2020
<b>OS Licence No</b>	







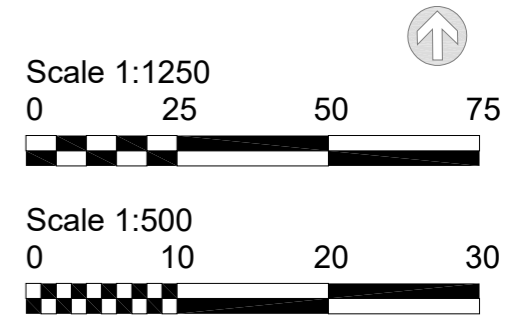
**01** Location Plan  
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**02** Existing Site Plan  
00-099 1:500@A3



**03** Proposed Site Plan  
00-099 1:500@A3

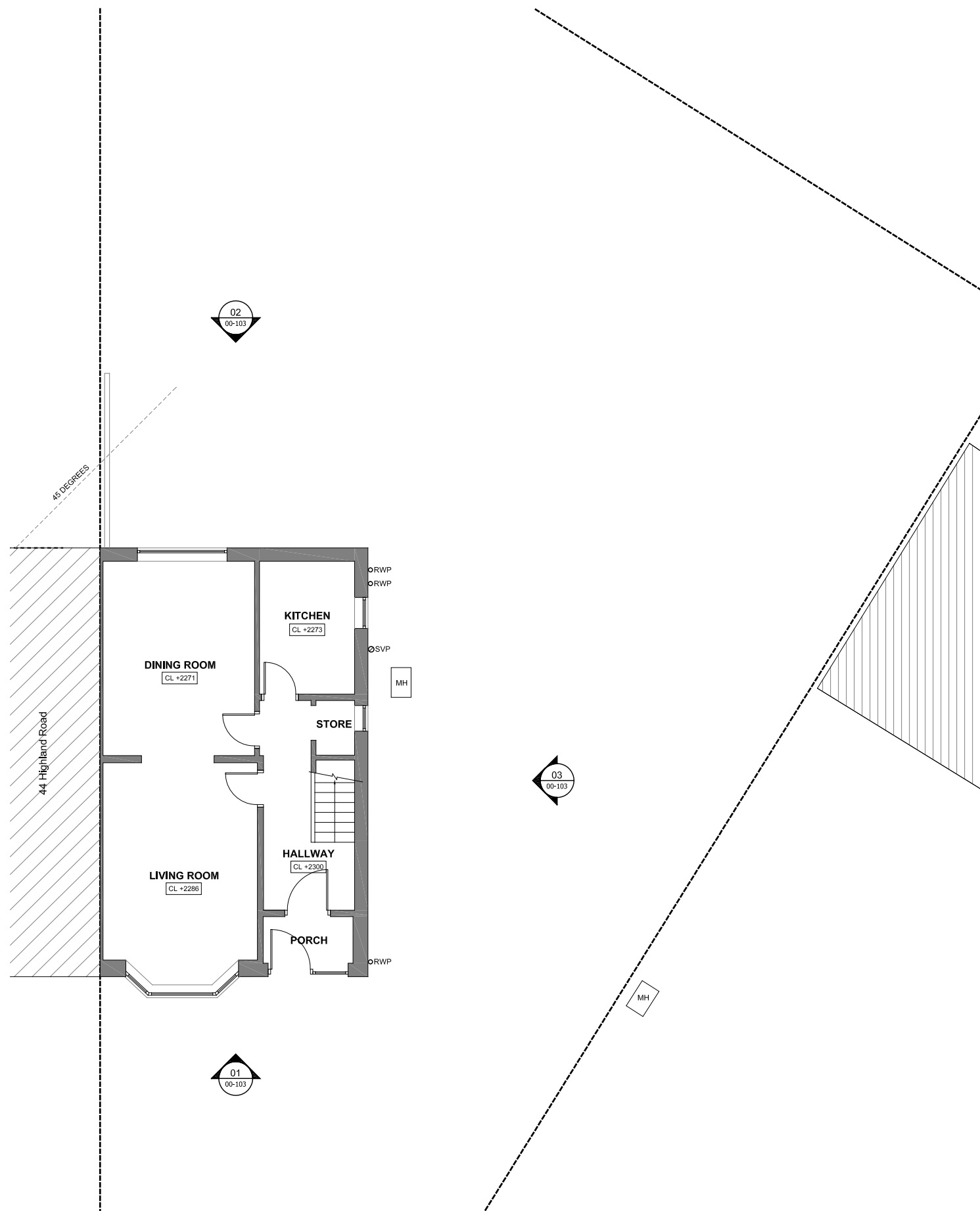


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4. THE SOLE PURPOSE OF THE DRAWING IS FOR THE ISSUE STATUS ONLY.

CLIENT <b>Mr Bal Bains</b>			
PROJECT <b>46 Highland Road, B43 7SQ</b>			
DRAWING TITLE <b>Location and Site Plan</b>			
ISSUE STATUS <b>PLANNING PERMISSION</b>			
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JOB NO. <b>224</b>	DRG. NO. <b>224-00-099</b>	REVISION <b>A</b>	

NOTES:



01 Existing Ground Floor Plan  
00-100 1:100@A3

SCALE 1:100 (cm)  
0 100 200

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PROJECT  
**46 Highland Road, B43 7SQ**

DRAWING TITLE  
**Existing Ground Floor Plan**

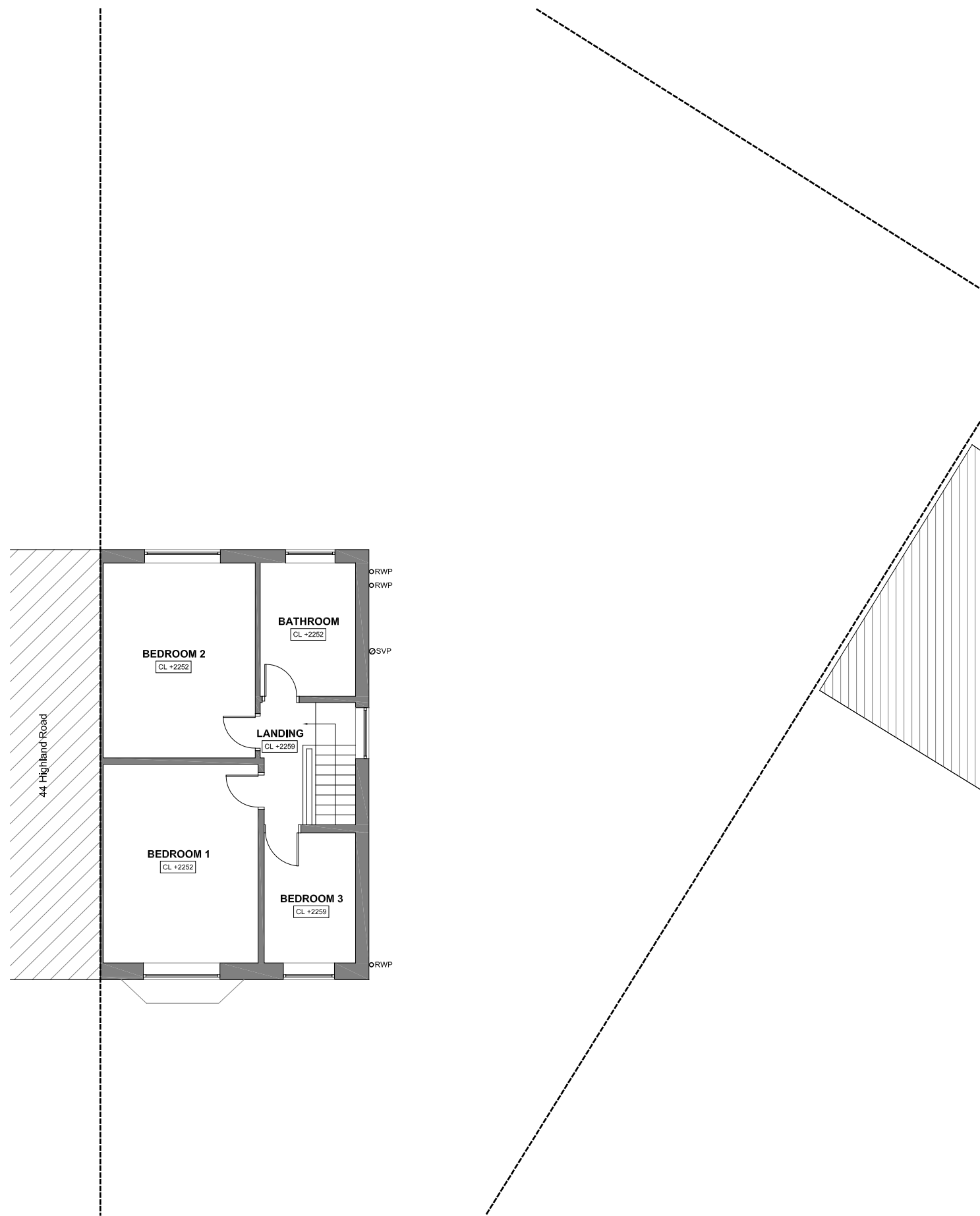
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01 Existing First Floor Plan  
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DRAWING TITLE  
**Existing First Floor Plan**

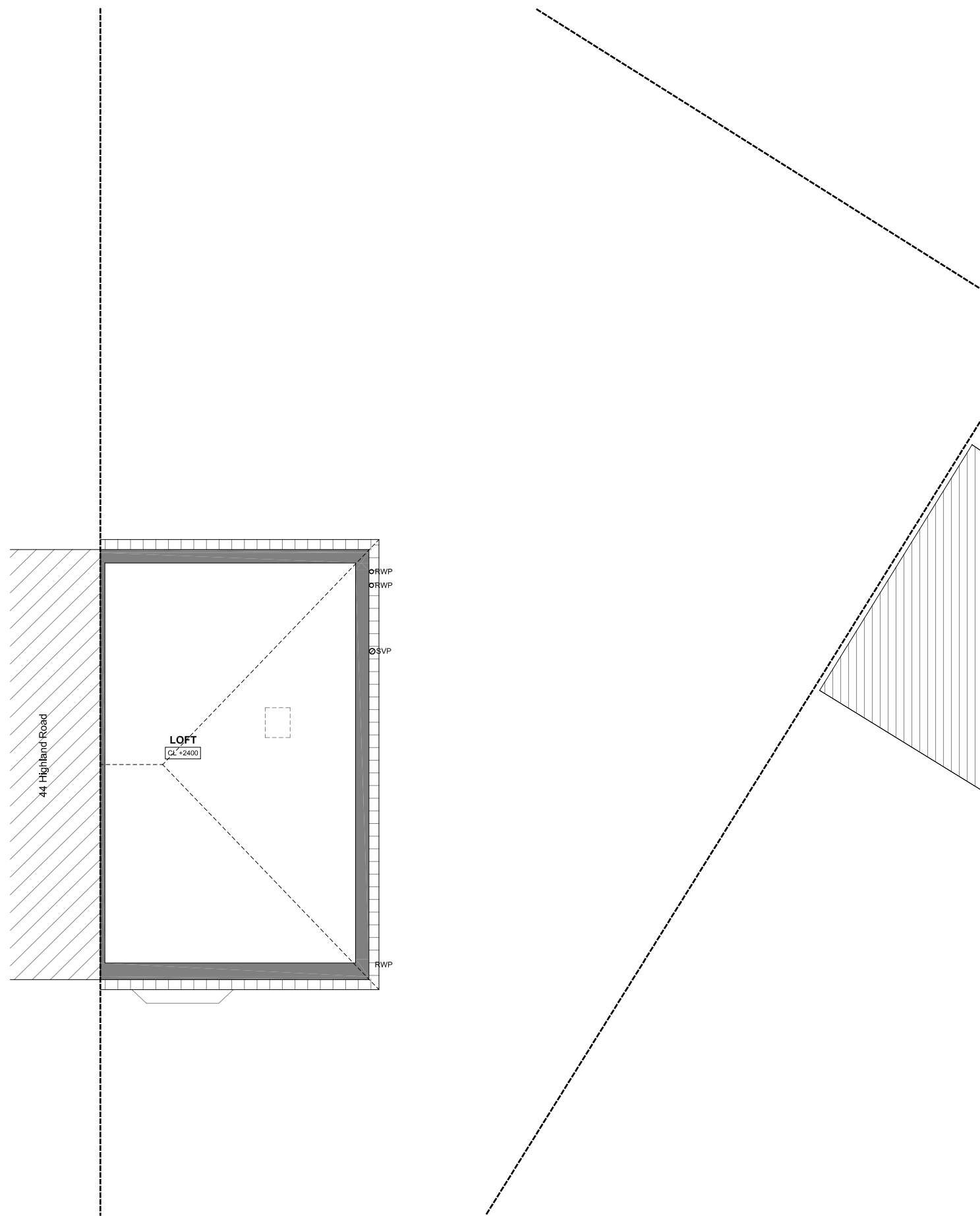
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01 Existing Second Floor Plan  
00-102 1:100@A3



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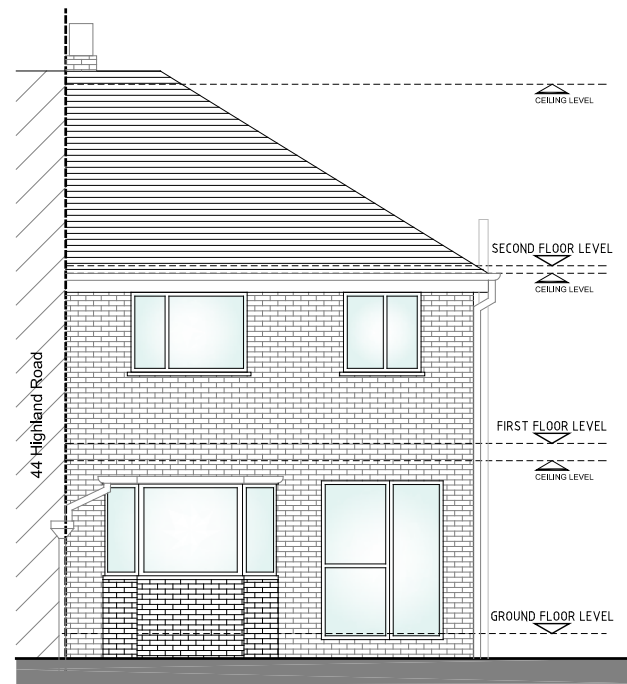
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ISSUE STATUS  
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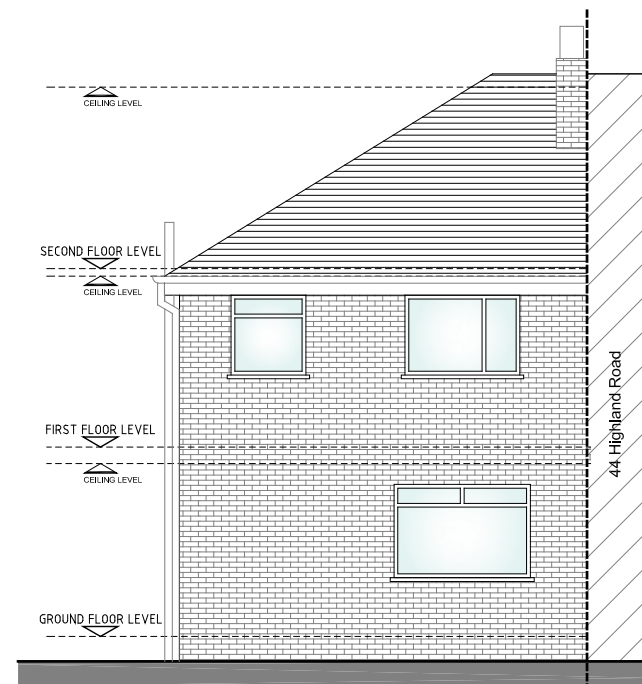
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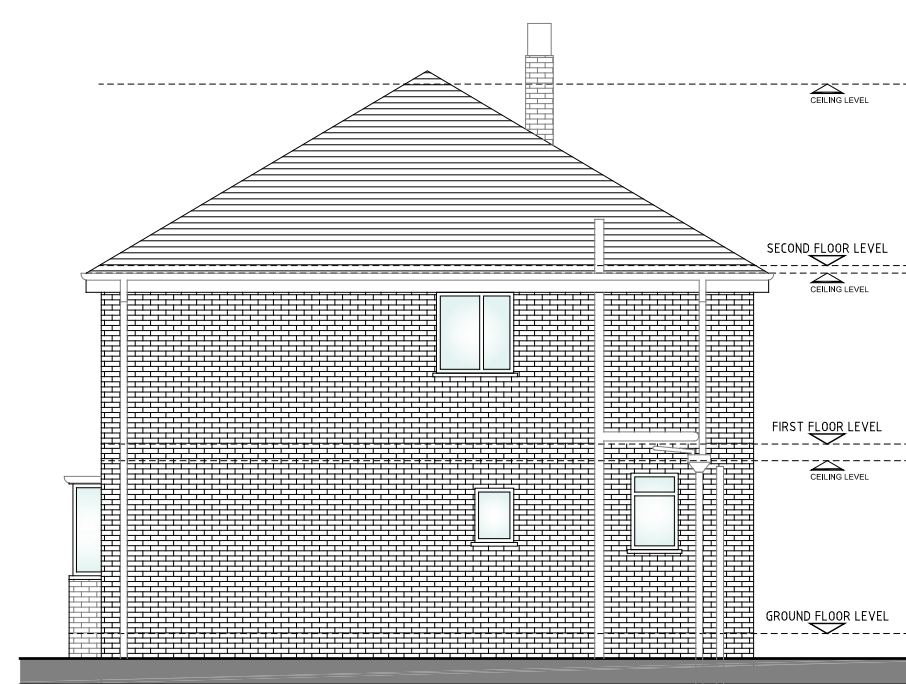
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02 Existing North Elevation  
00-103 1:100@A3



03 Existing East Elevation  
00-103 1:100@A3

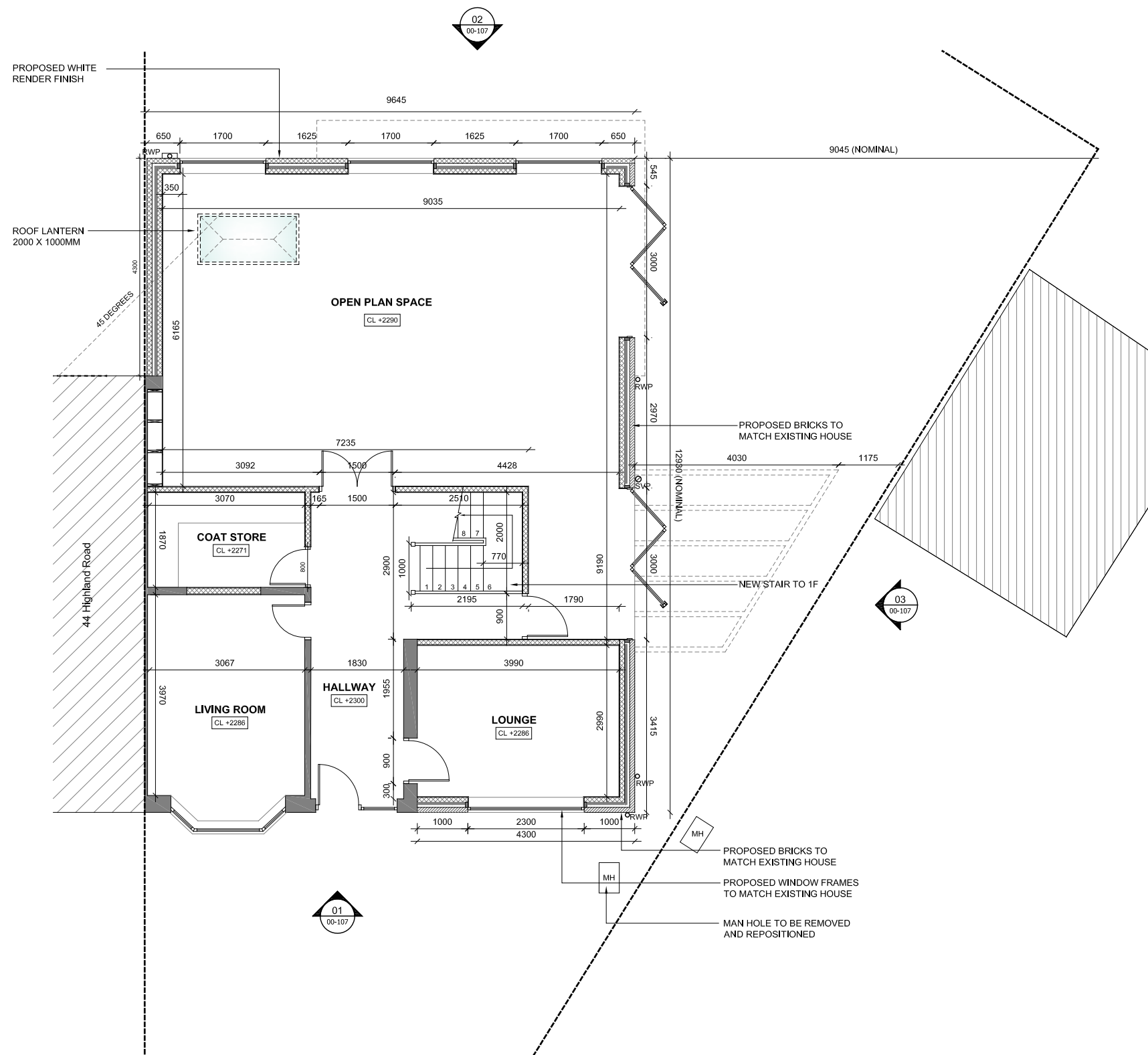
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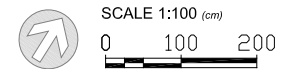
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CLIENT			
Mr Bal Bains			
PROJECT			
46 Highland Road, B43 7SQ			
DRAWING TITLE			
Existing Elevations			
ISSUE STATUS			
PLANNING PERMISSION			
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224	224-00-103	-	

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01 Proposed Ground Floor Plan  
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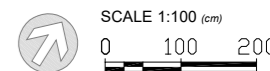
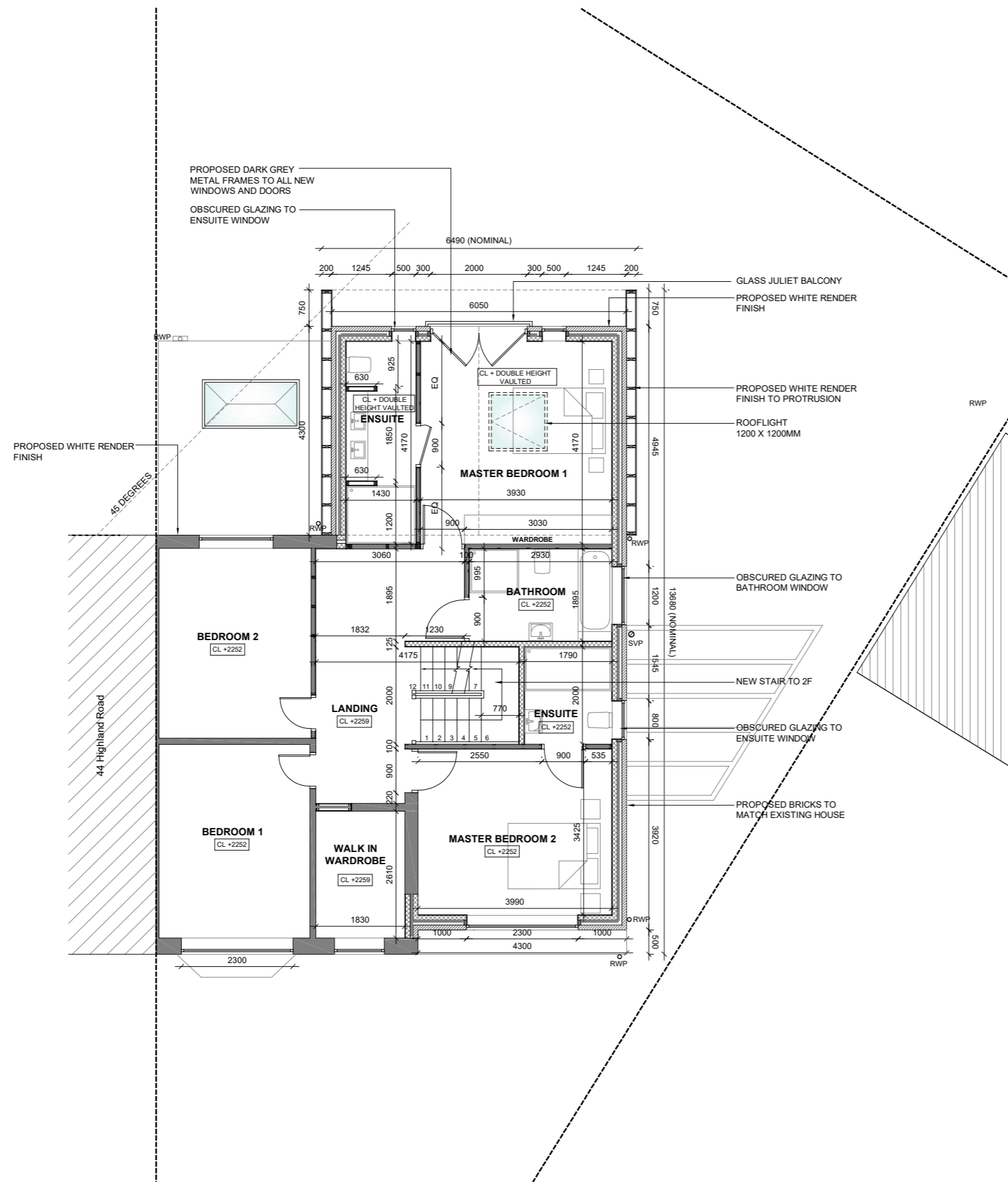
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ISSUE STATUS  
**PLANNING PERMISSION**

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DRAWING TITLE  
**Proposed First Floor Plan**

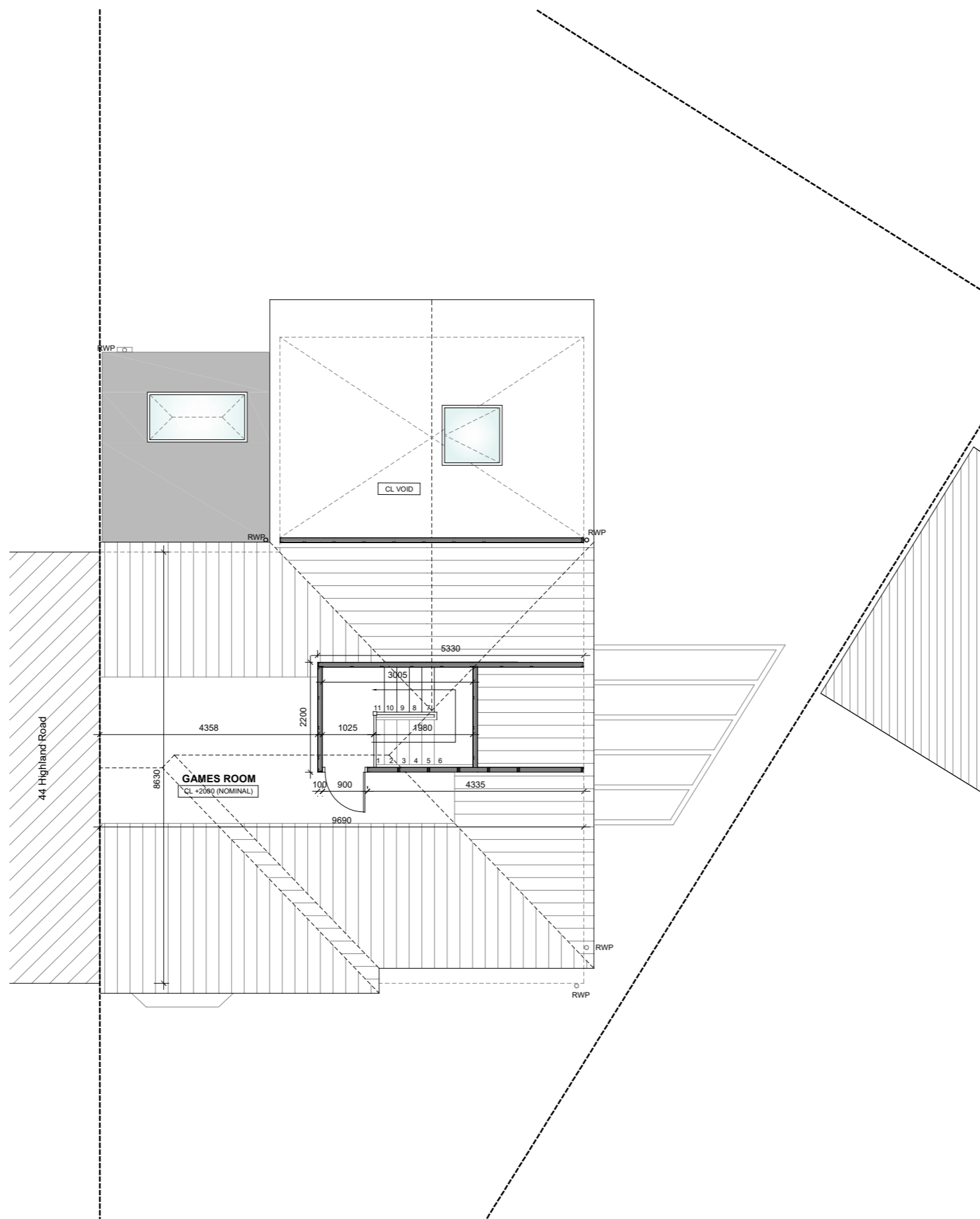
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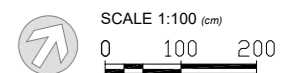
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01 Proposed First Floor Plan  
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01 Proposed Second Floor Plan  
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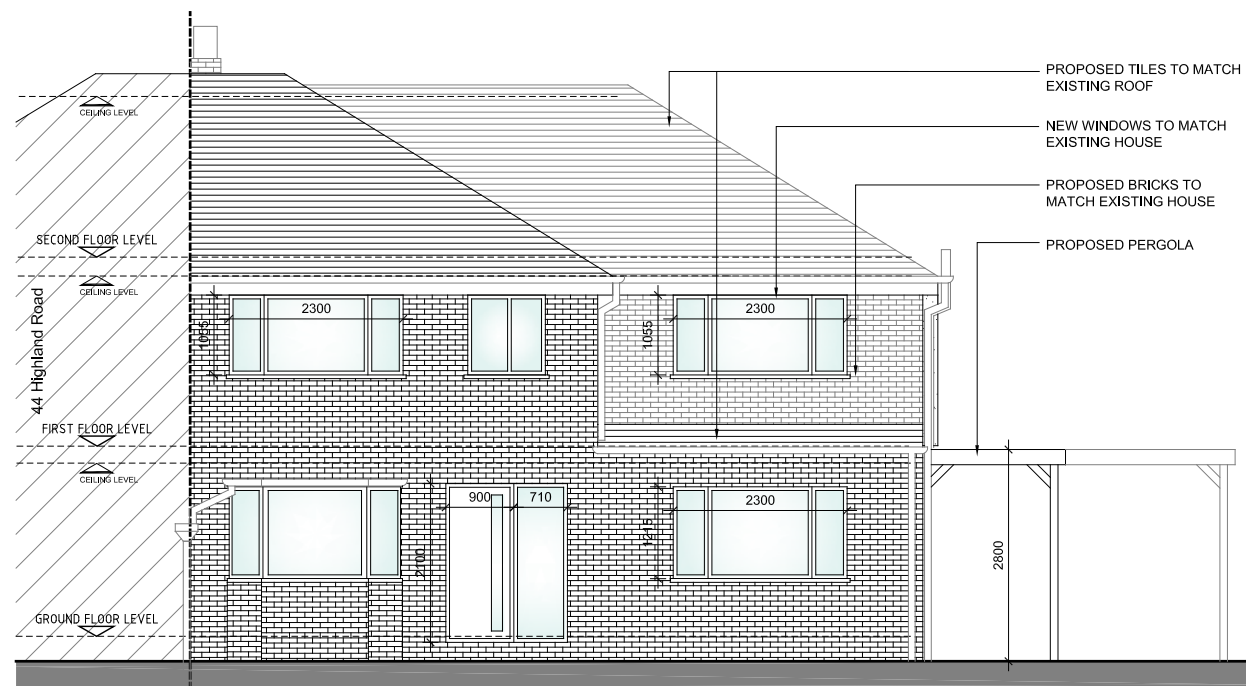
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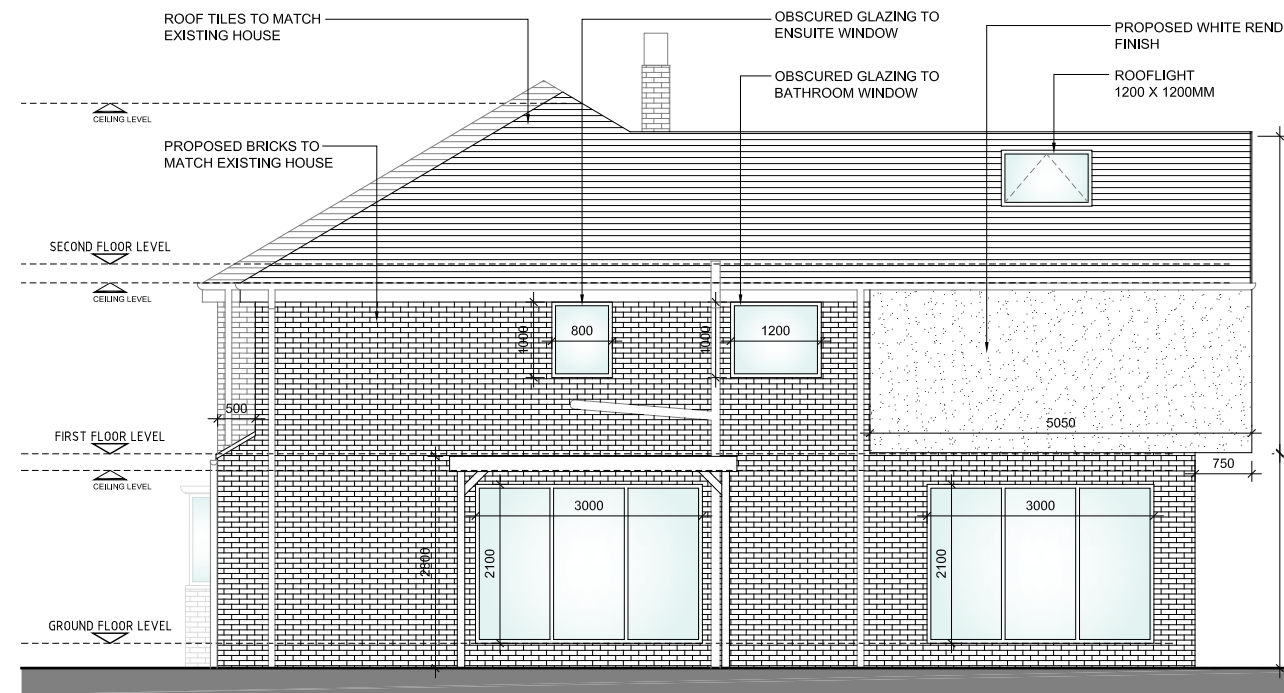
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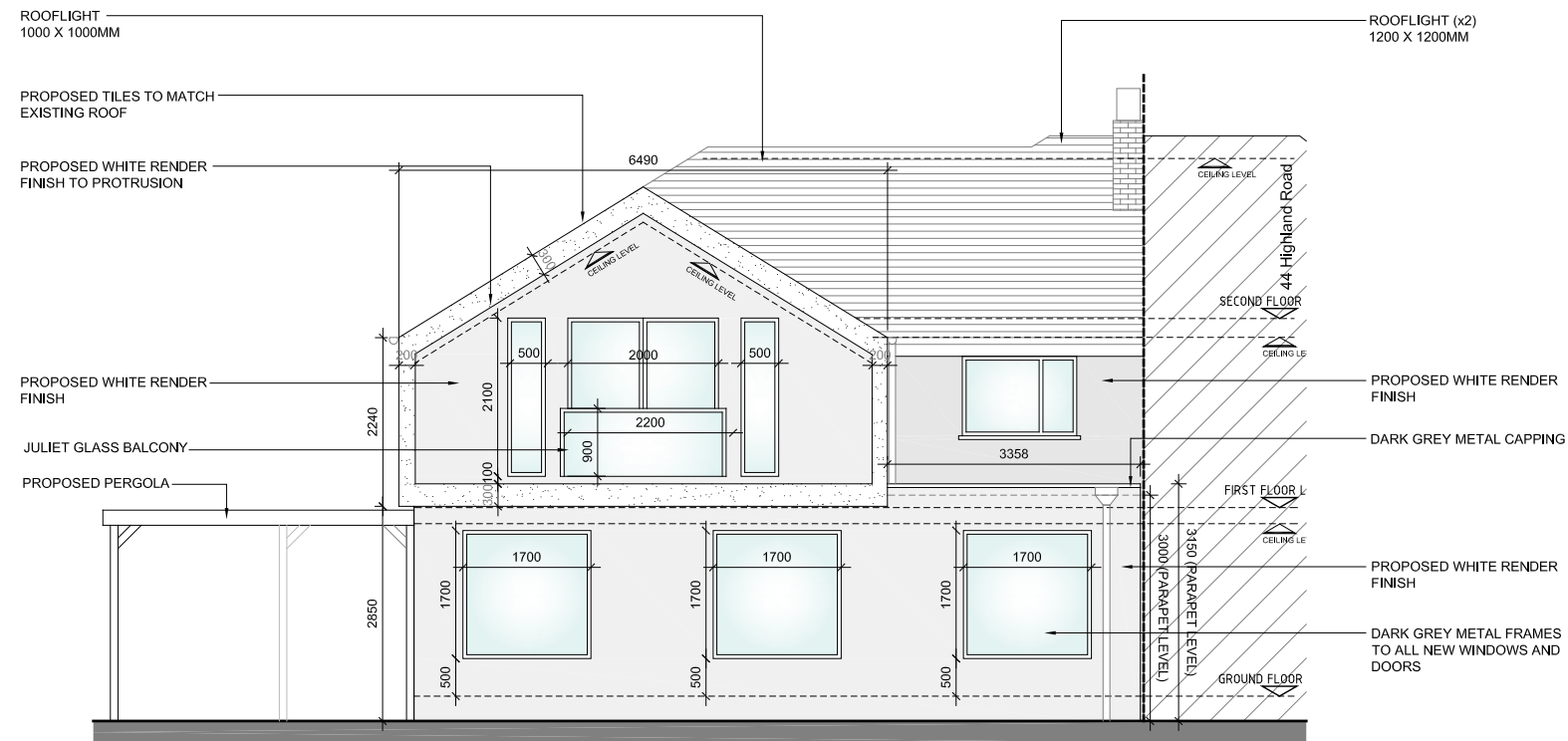
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01 Proposed South Elevation  
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03 Proposed East Elevation  
00-107 1:100@A3



02 Proposed North Elevation  
00-107 1:100@A3

SCALE 1:100 (cm)  
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ISSUE STATUS <b>PLANNING PERMISSION</b>			
SCALE 1:100 @A3	DRAWN MJK	CHECKED PC	DATE 19.08.20
JOB NO. 224	DRG. NO. 224-00-107	REVISION C	