


## REPORT TO PLANNING COMMITTEE

**9<sup>th</sup> September 2020**

<b>Application Reference</b>	DC/20/64405
<b>Application Received</b>	25 <sup>th</sup> June 2020
<b>Application Description</b>	Proposed single/two storey side extension.
<b>Application Address</b>	59 Hembs Crescent Great Barr Birmingham B43 5DG
<b>Applicant</b>	Mr Preece & Ms Sprung
<b>Ward</b>	Newton
<b>Contribution towards Vision 2030:</b>	
<b>Contact Officer(s)</b>	Douglas Eardley 0121 569 4892 douglas_eardley@sandwell.gov.uk

### RECOMMENDATION

That planning permission is granted subject to: -

- (i) External materials matching the existing property.

## 1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because the applicants are a Councillor and a Sandwell Metropolitan Borough Council employee.
- 1.2 To assist members with site context, a link to Google Maps is provided below:

[59 Hembs Crescent, Great Barr](#)

## 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  
Overlooking/loss of privacy/light

### **3. THE APPLICATION SITE**

- 3.1 The application relates to a semi-detached property located on the eastern side of Hembs Crescent, Great Barr; the immediate surrounding area is residential.

### **4. PLANNING HISTORY**

- 4.1 There is no relevant planning history.

### **5. APPLICATION DETAILS**

- 5.1 The applicant proposes a single/two storey side extension, which would consist of garage, study and kitchen at ground floor level and bedroom, wardrobe and en-suite at first floor level. The dimensions of the single/two storey side extension would measure 8.4 metres deep at ground floor level, reducing to 7.6 metres deep at first floor level by 3.2 metres wide by 7.5 metres high from ground floor level to the height of the hipped roof.

### **6. PUBLICITY**

- 6.1 The application has been publicised by neighbour notification without response.

### **7. STATUTORY CONSULTATION**

- 7.1 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 Policies ENV3 and SAD EOS9 refer to well-designed schemes that provide quality living environments. The design and layout is in scale with the existing street and the proposal includes a setback to the front elevation at first floor which accords with the authority's Residential Design SPD.

### **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 Overlooking/loss of privacy/light**

Whilst it is noted that the neighbouring property (61 Hembs Crescent) presently has a landing window and bathroom window at first floor level on the side elevation of their property next to the proposal, it is considered that the layout of the proposal would cause any significant overlooking, loss of privacy or light issues.

### **11. IMPLICATIONS FOR SANDWELL'S VISION**

- 11.1 The proposal supports Ambition 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 broadly 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. 59HC/0127/000

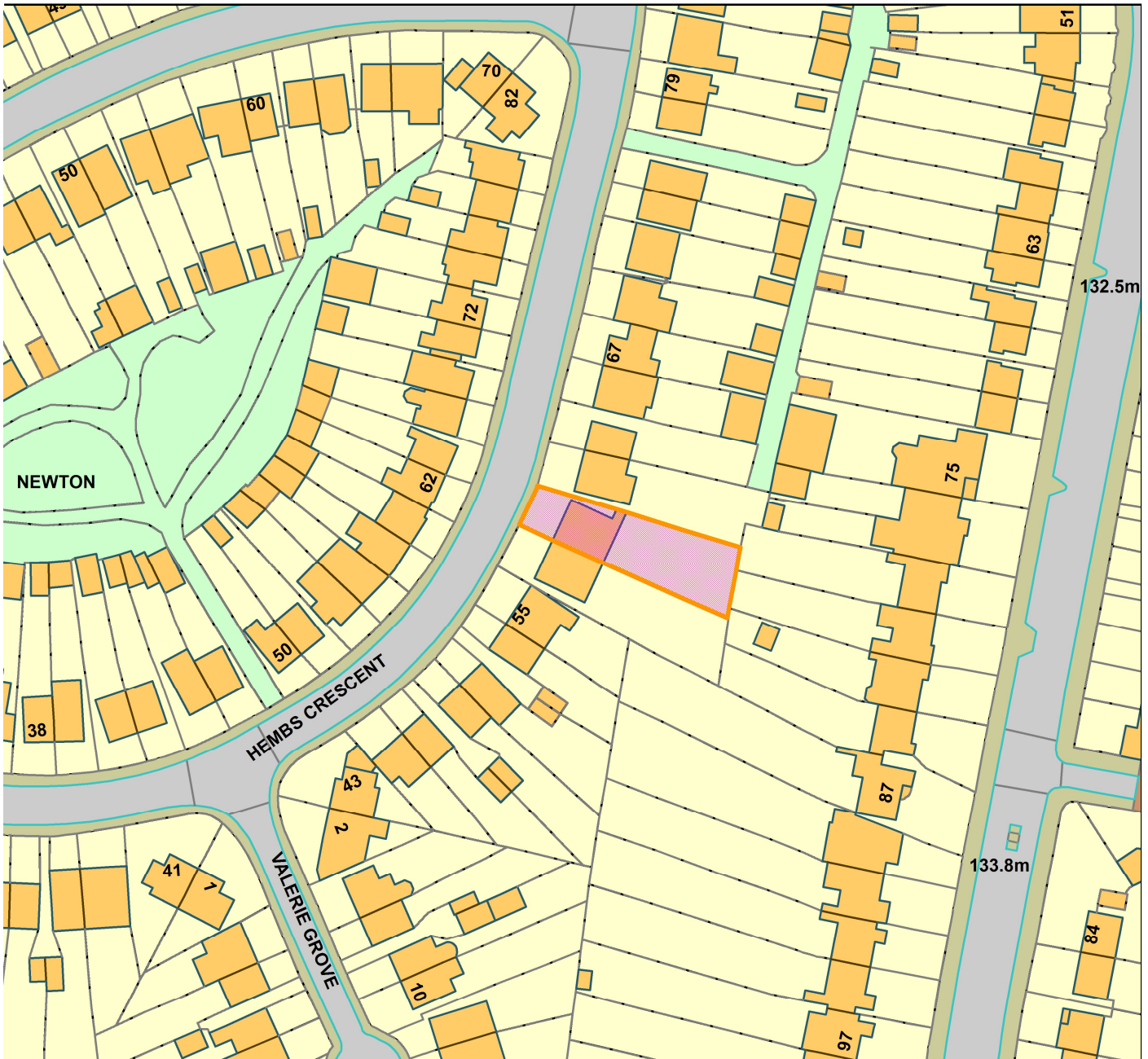
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Plan No. 59HC/0127/002

Plan No. 59HC/0127/003 REV A

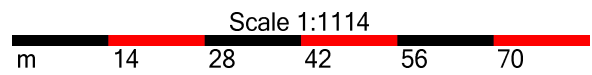
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DC/20/64405  
59 Hembs Crescent



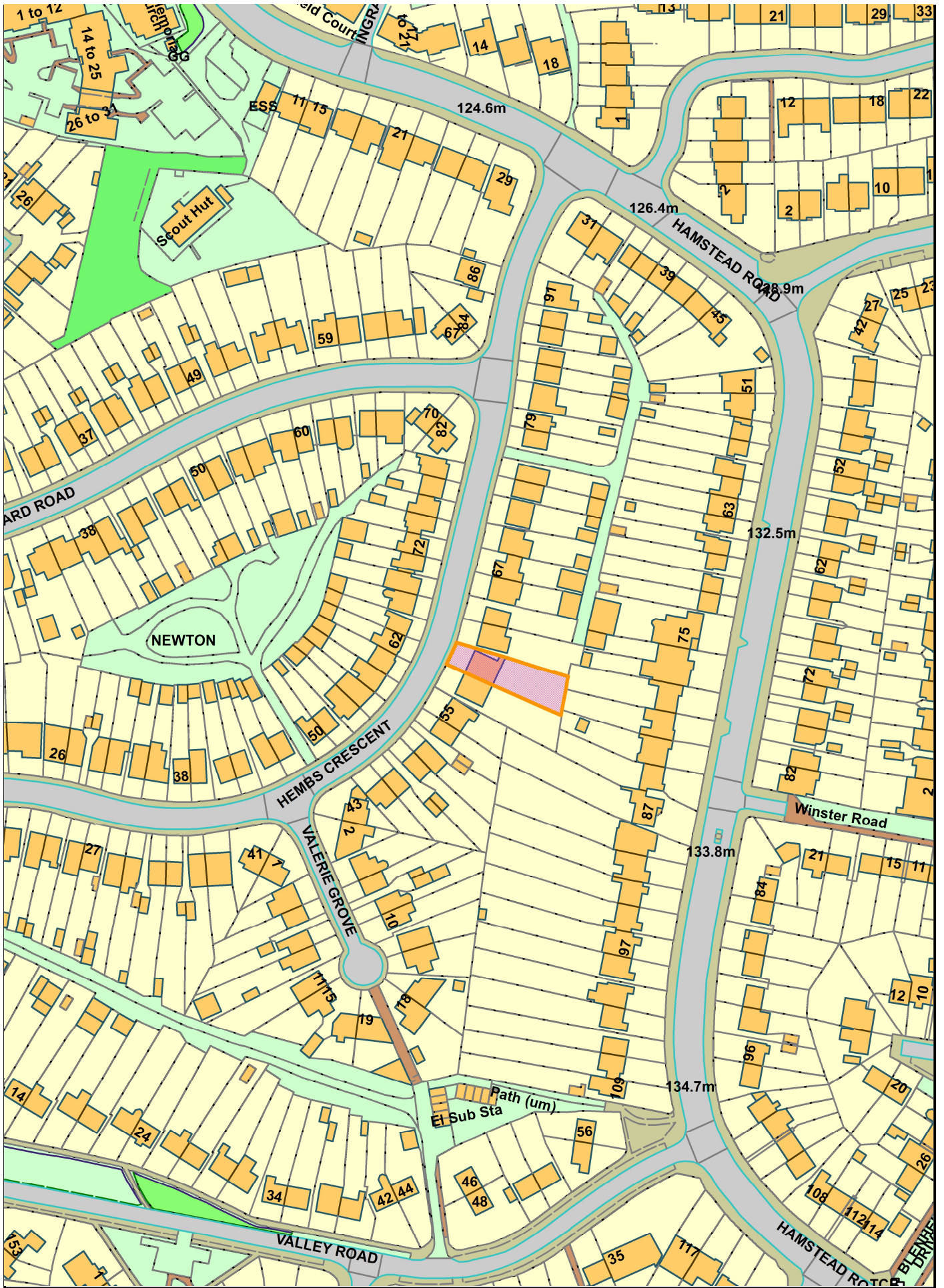
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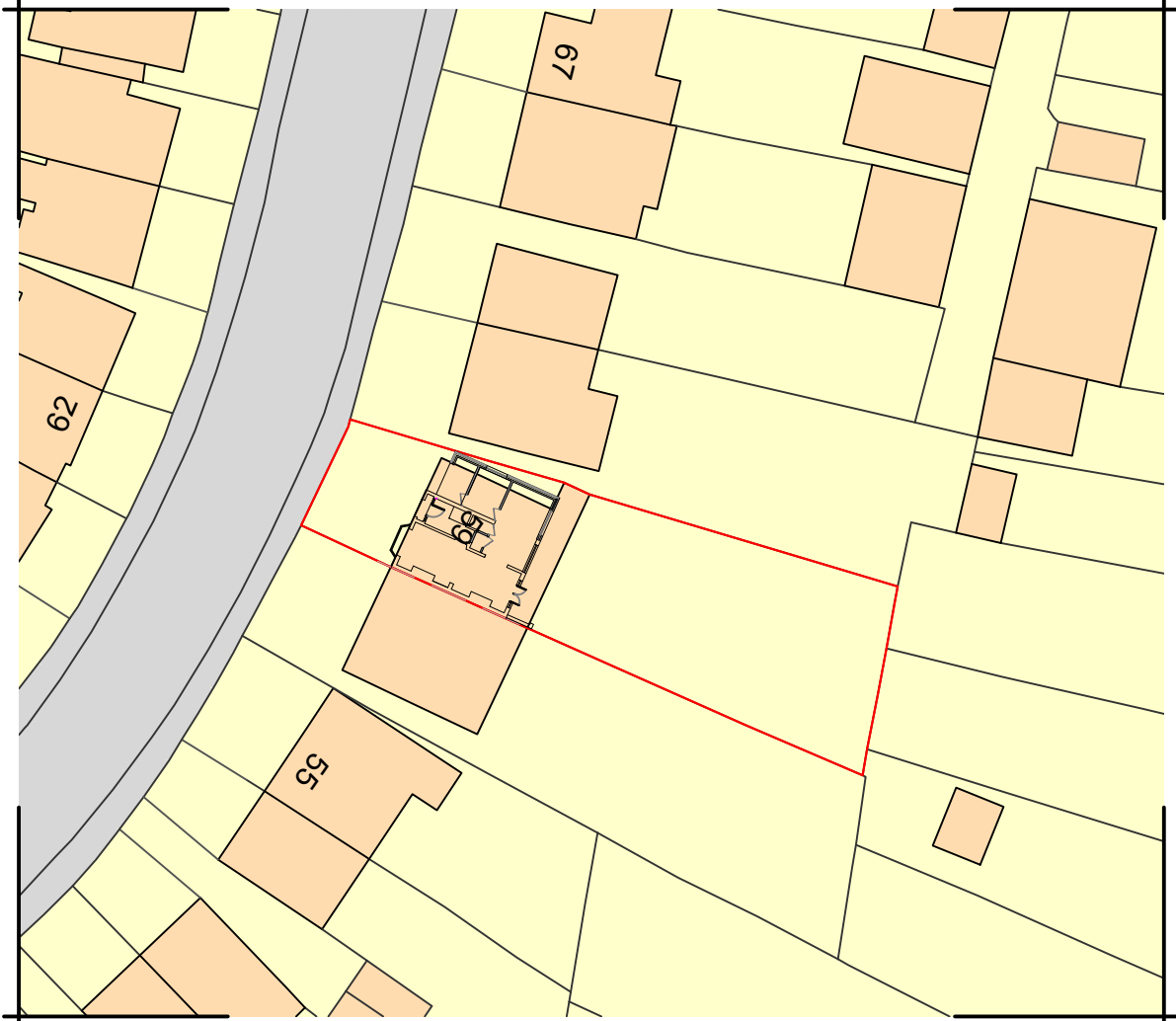


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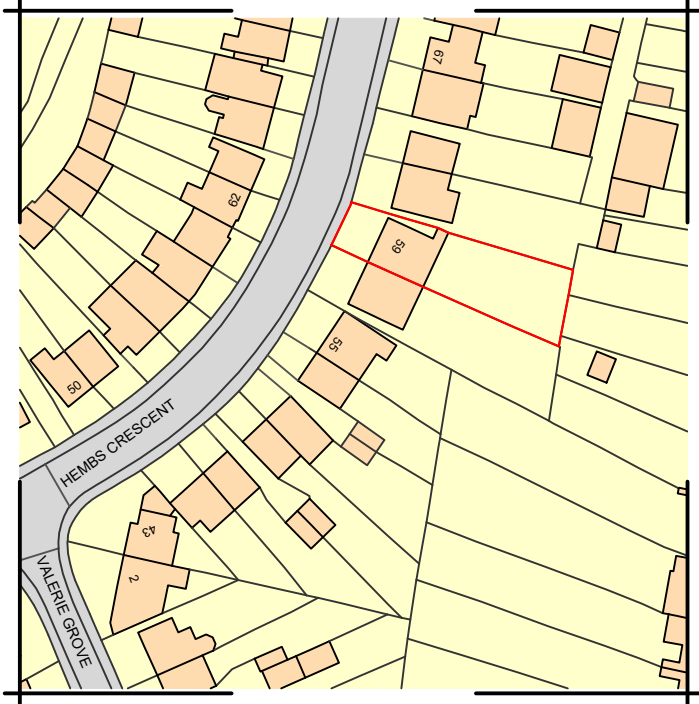
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PROJECT	TWO STOREY SIDE EXTENSION
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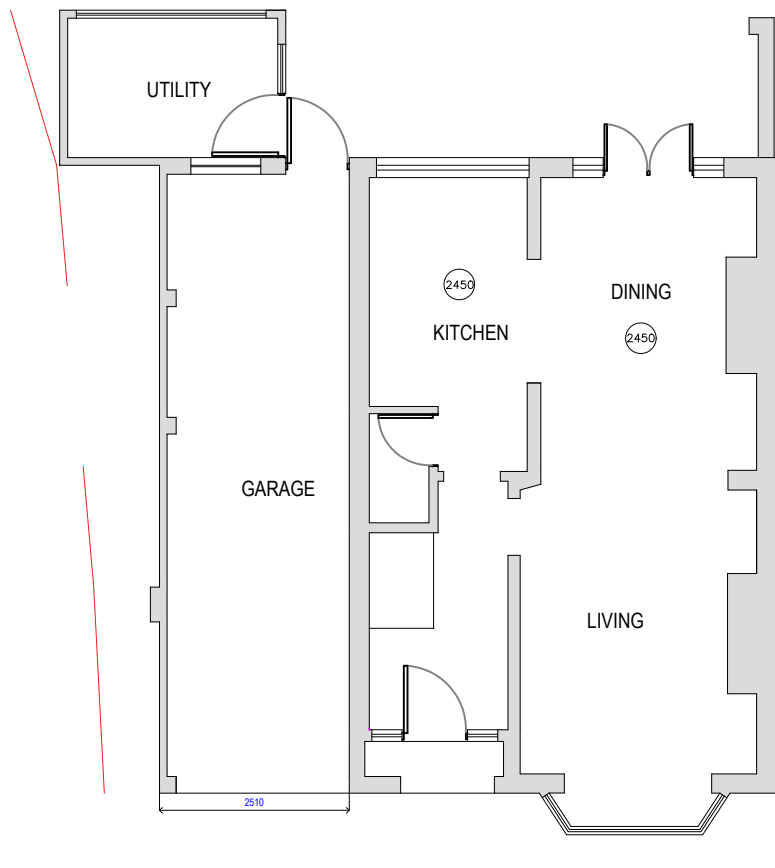
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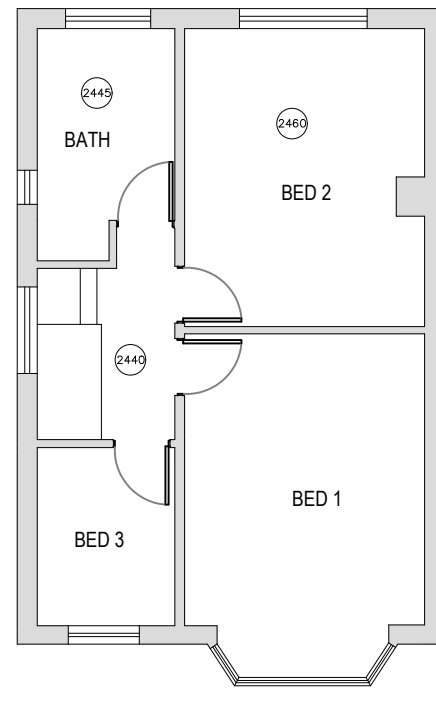
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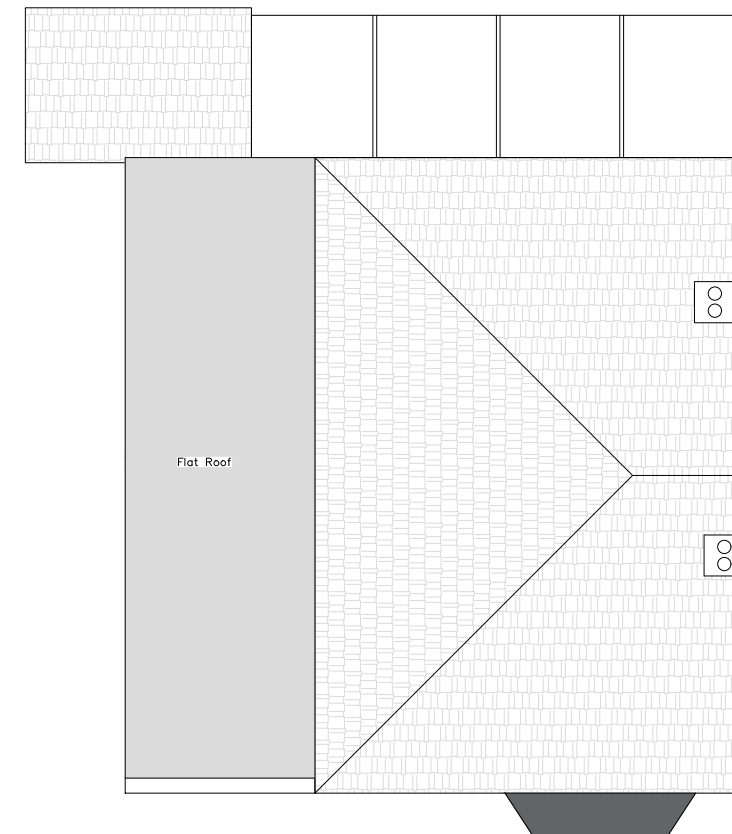
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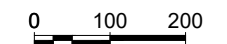
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN



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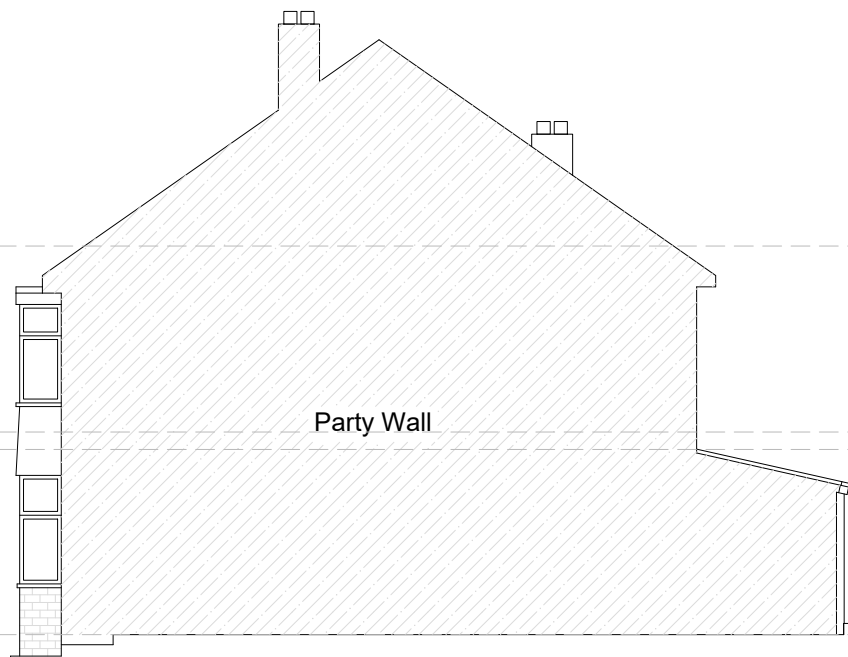




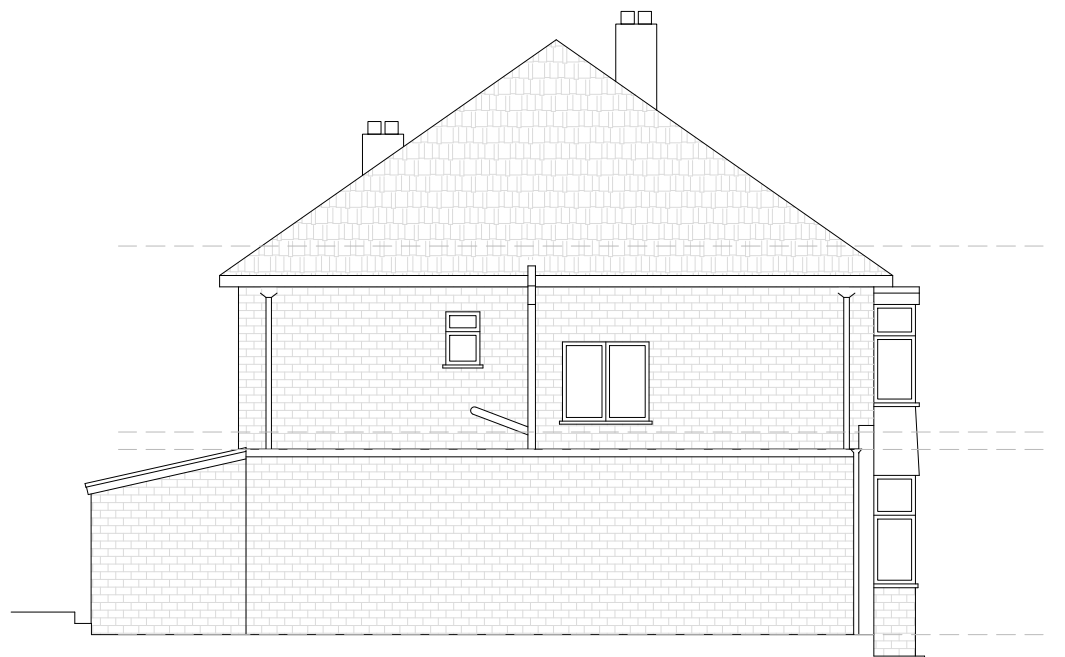
EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



EXISTING RIGHT ELEVATION



EXISTING LEFT ELEVATION

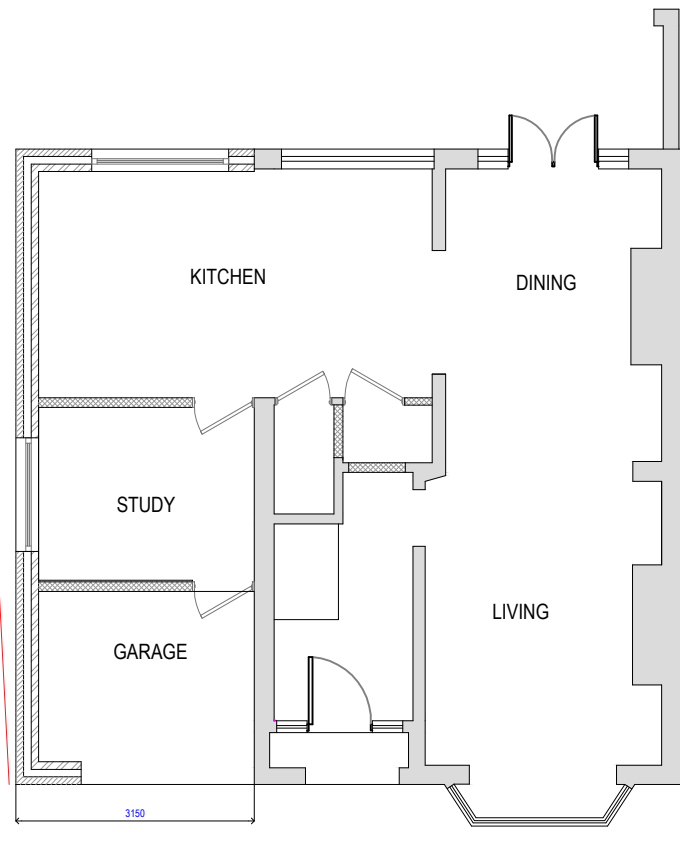
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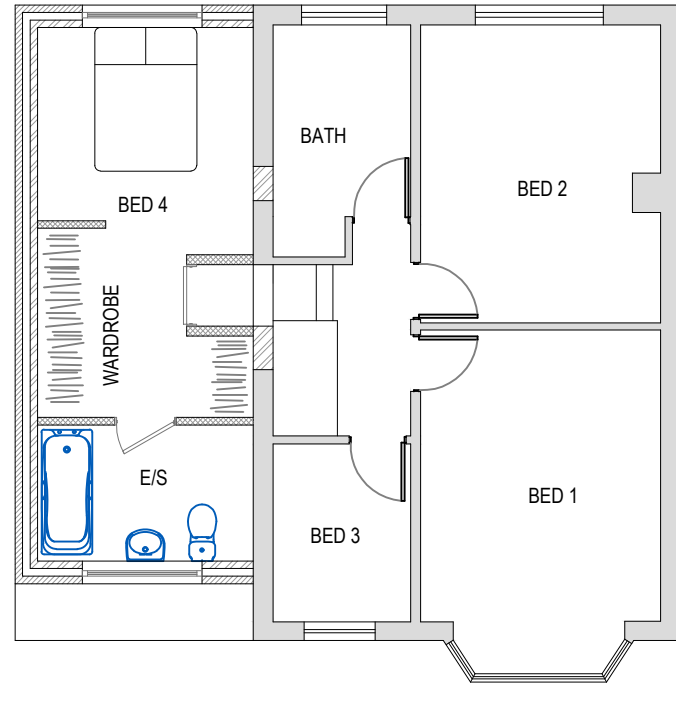
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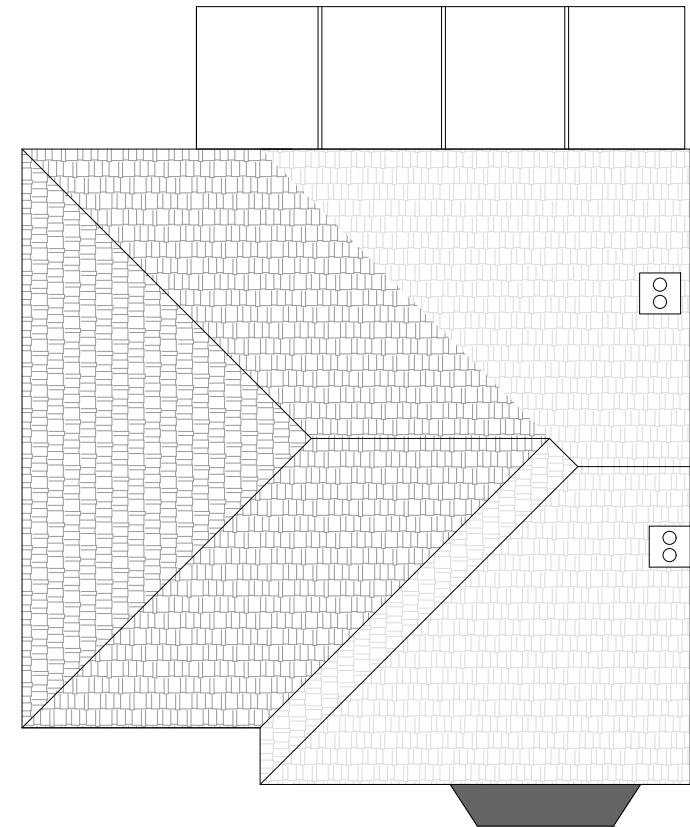
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PROPOSED GROUND FLOOR PLAN



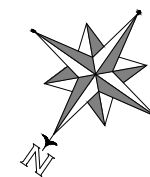
PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

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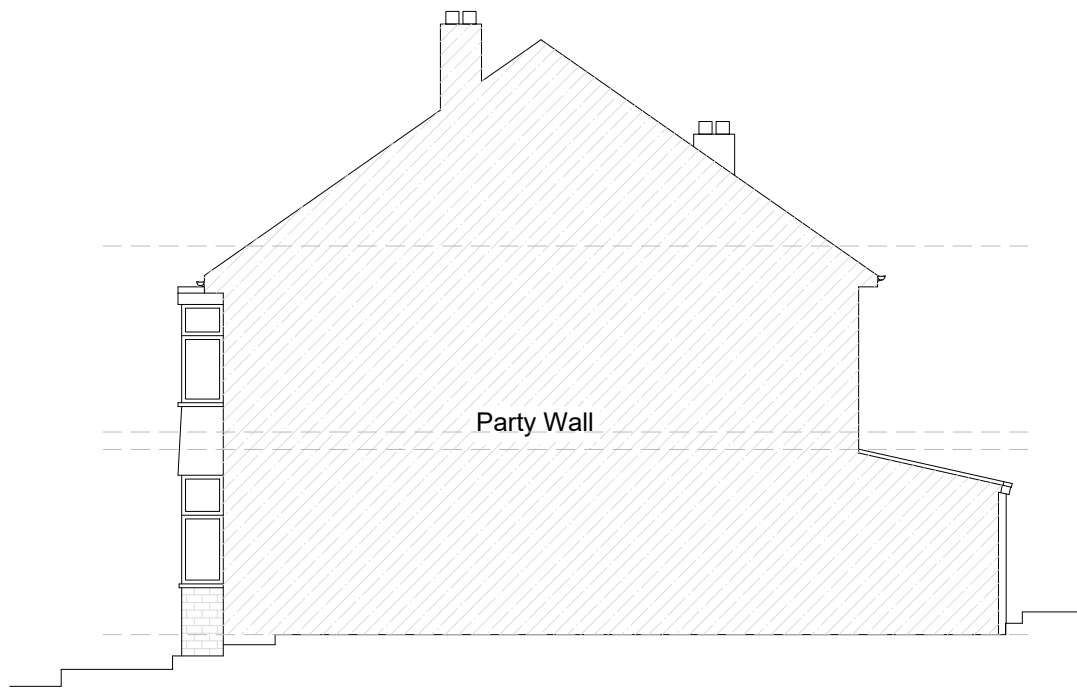




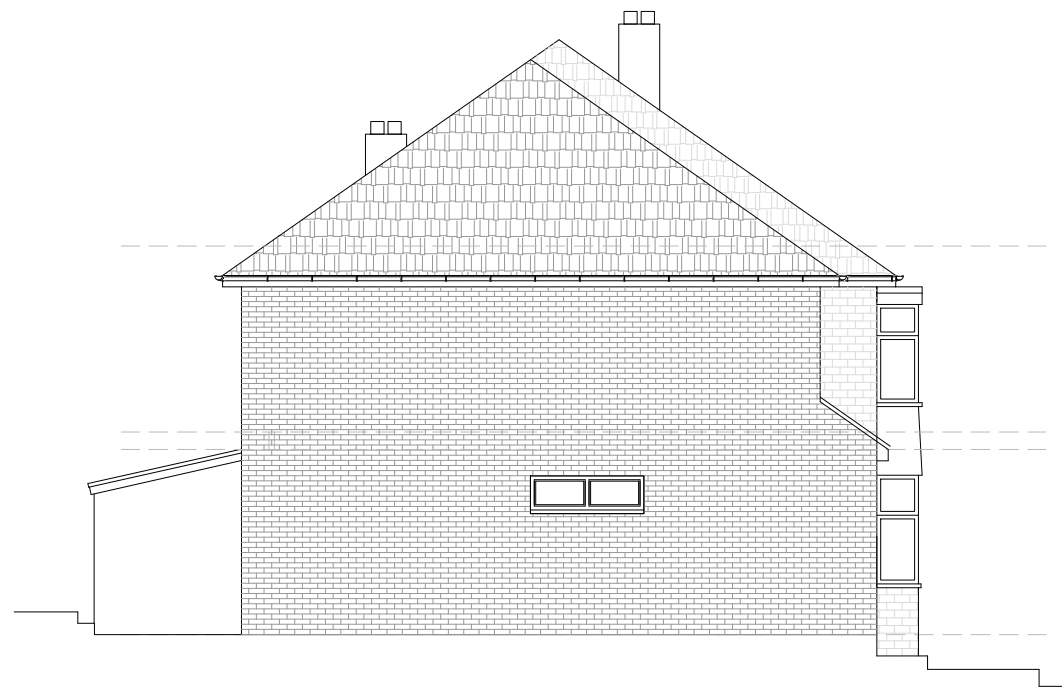
PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED LEFT ELEVATION

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