



## REPORT TO PLANNING COMMITTEE

9<sup>th</sup> December 2020

<b>Application Reference</b>	DC/20/64315
<b>Application Received</b>	1 June 2020
<b>Application Description</b>	Proposed dormer bungalow.
<b>Application Address</b>	Land at 43 Longleat Great Barr Birmingham B43 6PS
<b>Applicant</b>	Mr Charandass Chopra
<b>Ward</b>	Charlemont With Grove Vale
<b>Contribution towards Vision 2030:</b>	 
<b>Contact Officer(s)</b>	Douglas Eardley 0121 5694892 douglas_eardley@sandwell.gov.uk

### **RECOMMENDATION**

That planning permission is granted subject to: -

- (i) External materials
- (ii) Drainage details
- (iii) Provision and retention of parking
- (iv) Provision and retention of an electric vehicle charging point
- (v) Hard and soft landscaping
- (vi) Boundary treatments
- (vii) Site Investigation and remediation
- (viii) Construction method statement
- (ix) Levels
- (x) Provision of drop kerb
- (xi) Removal of permitted development rights

### **1. BACKGROUND**

- 1.1 This application is being reported to your Planning Committee because the application has generated 3 material planning objections.

- 1.1 To assist members with site context, a link to Google Maps is provided below:

[Land at 43 Longleat, 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  
Out of character with the surrounding area  
Overdevelopment of site  
Highways/parking issues  
Loss of light  
Loss of privacy  
Loss of outlook

## **3. THE APPLICATION SITE**

- 3.1 The application relates to a site to the side of the existing property of 43 Longleat, Great Barr. The proposal site is situated on the south-western side of Longleat, Great Barr; the immediate surrounding area is residential.

## **4. PLANNING HISTORY**

- 4.1 There is no relevant planning history.

## **5. APPLICATION DETAILS**

- 5.1 Amended plans have been received to indicate the parking for the existing property (No.43) and proposal; the central glazing feature (side of Blythefield Avenue) has been omitted from the scheme; and the scheme has been amended to be like that of the existing properties of 41 and 43 Longleat.
- 5.2 The dimensions of the proposed dormer bungalow would measure 10.5 metres deep by 7.0 metres wide by 7.3 metres high from ground floor level to the height of the gable roof. Two off street parking spaces would be provided for the proposal.

## **6. PUBLICITY**

6.1 The application has been publicised by neighbour notification letter both on the original and amended schemes with 3 objections being received from properties on Blythefield Avenue.

### **6.2 Objections**

Objections have been received on the following grounds:

- (i) Out of character with the surrounding area
- (ii) Overdevelopment of site
- (iii) Highways/parking issues
- (iv) Loss of light
- (v) Loss of privacy
- (vi) Loss of outlook

Immaterial objections have been raised regarding ownership/boundary issues and restrictive covenants for the existing dwelling.

### **6.3 Responses to objections**

I respond to the objector's comments in turn;

- (i) The proposal has been amended so that it is like that of the existing properties of 41 and 43 Longleat; and therefore, would be in keeping with the character of the surrounding area.
- (ii) The dimensions of the amended proposal, which are akin to that of the neighbouring properties of 41 and 43 Longleat, ensure that the revised scheme would generally accord with the guidelines of the Council's Residential Design Guidance. Furthermore, the dimensions of the proposal are considered acceptable in relation to the size of the site; and would accord with the provisions of Policies ENV3 and SAD EOS9.
- (iii) Amended plans have been received to indicate the off street parking provision for both the proposal and the existing dwellinghouse (43 Longleat). Furthermore, the Head of Highways has no objection to the amended proposal. Also, as the proposal would utilise the existing dropped kerb, a condition would be imposed on this application to ensure that the new drop kerb for the existing property (43 Longleat) is implemented before the proposal is brought into use. Therefore, it is considered that there would be no adverse highway/parking issues caused by the proposal.
- (iv) When assessing the location and dimensions of the proposal in relation to the siting of the neighbouring properties, it is considered that there would be no significant loss of light in this instance.

- (v) Due to the location of the neighbouring properties in relation to the proposal, it is considered that there would be no significant loss of privacy in this instance.
- (vi) When looking at the location of the neighbouring properties in relation to the proposal, it is considered that there would be no significant loss of outlook in this instance.

## **7. STATUTORY CONSULTATION**

- 7.1 **Highways** – No objection following the receipt of amended plans to show off street car parking for the existing property and proposal; and a drop kerb for the existing property. They have only requested the imposition of a condition to ensure that the new drop kerb for the existing property (43 Longleat) is implemented before the proposal is brought into use.
- 7.2 **Planning Policy** – No objection, however the proposal would be liable for Community Infrastructure Levy (CIL).

## **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

ENV3: Design Quality

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

ENV8: Air Quality

HOU1: Delivering Sustainable Housing Growth

SAD H2: Windfall Sites

SAD EOS9: Urban Design Principles

- 9.2 In connection to Policy DEL1, the proposal would integrate in the surrounding area without the requirement for additional infrastructure short of the provision of an additional drop kerb.
- 9.3 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.

- 9.4 The proposal would be compliant with the provisions of Policy ENV5 and the proposal is considered acceptable subject to conditions relating to hard and soft landscaping details.
- 9.5 It is proposed to impose a condition relating to the provision and retention of an electric vehicle charging point; therefore, it is considered that the proposal would be compliant with Policy ENV8.
- 9.6 Policy HOU1 promotes sustainable housing growth; it is considered that the proposal would adhere to the provisions of this policy.
- 9.7 The proposal accords with the provisions of Policy SAD H2, as it utilises an existing site, which falls within a residential area; and has good links to local services, transport and open space.

## **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 Out of character with the surrounding area**

The proposal has been amended to reflect the existing neighbouring properties of 41 and 43 Longleat; and therefore, would be in keeping with the character of the surrounding area.

### **10.3 Overdevelopment of site**

The revised scheme would generally accord with the guidelines of the Council's Residential Design Guidance. Furthermore, the dimensions of the proposal are considered acceptable in relation to the size of the site; and would accord with the provisions of Policies ENV3 and SAD EOS9.

### **10.4 Highways/parking issues**

Amended plans have been received to indicate the off street parking provision for both the proposal and the existing dwellinghouse (43 Longleat). Furthermore, the Head of Highways has no objection to the amended proposal. Therefore, it is considered that there would be no adverse highway/parking issues caused by the proposal.

## **10.5 Loss of light**

When assessing the location and dimensions of the proposal in relation to the siting of the neighbouring properties, it is considered that there would be no significant loss of light in this instance.

## **10.6 Loss of privacy**

Due to the location of the neighbouring properties in relation to the proposal, it is considered that there would be no significant loss of privacy in this instance.

## **10.7 Loss of outlook**

When looking at the location of the neighbouring properties in relation to the proposal, it is considered that there would be no significant loss of outlook in this instance.

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

11.1 The proposal supports Ambitions 7 & 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 proposal would generally be compliant with national and local policy; it is appropriate in design and scale to the surrounding area and would not have a significant impact upon the amenities of the 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**

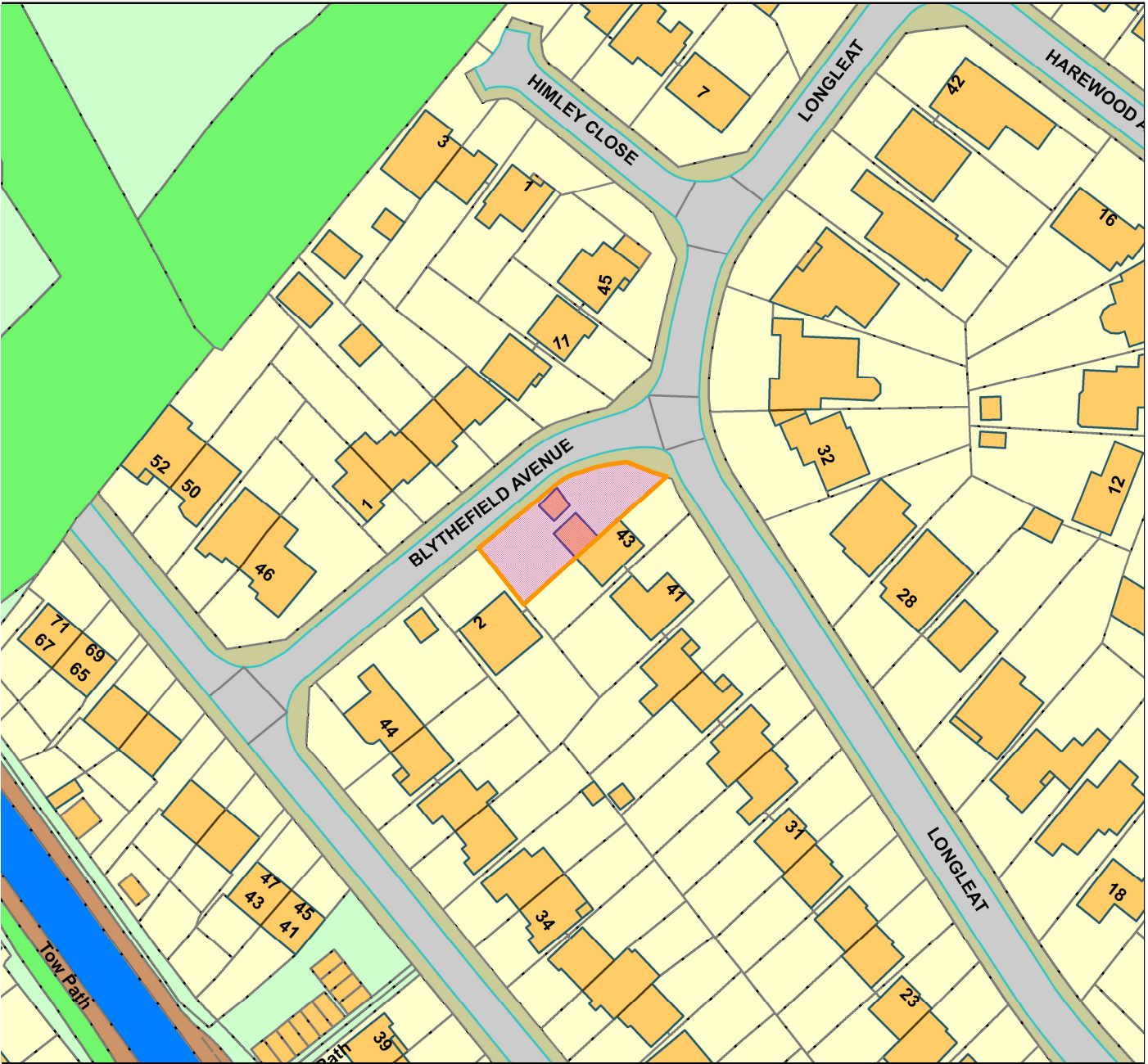
20.1 There would be no impact.

## **21. APPENDICES:**

Site Plan  
Context Plan  
Plan No. ANS/271/01C  
Plan No. 1A  
Plan No. 2A

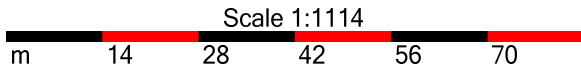
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Land at 43 Longleat, Great Barr



**Legend**

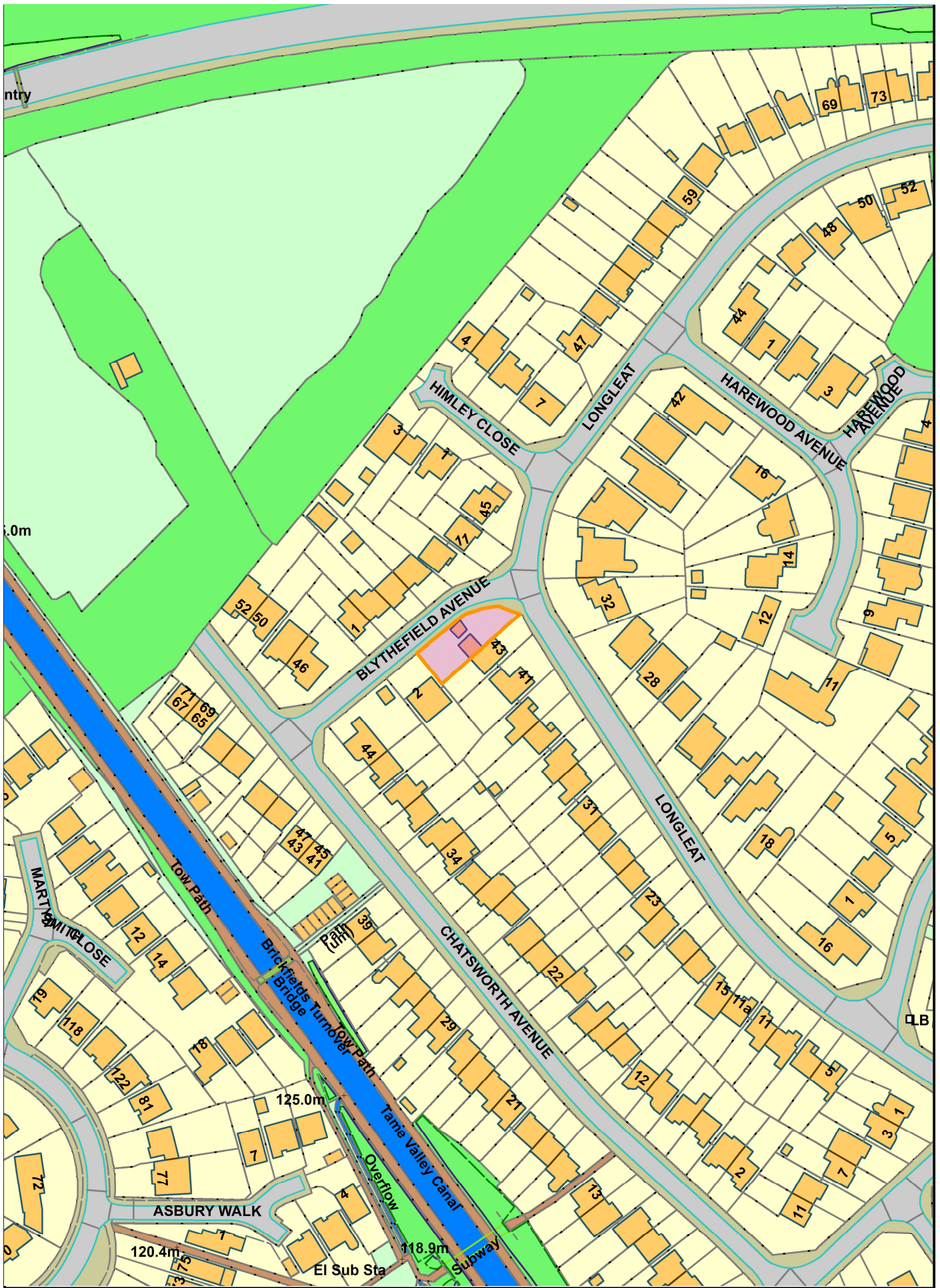
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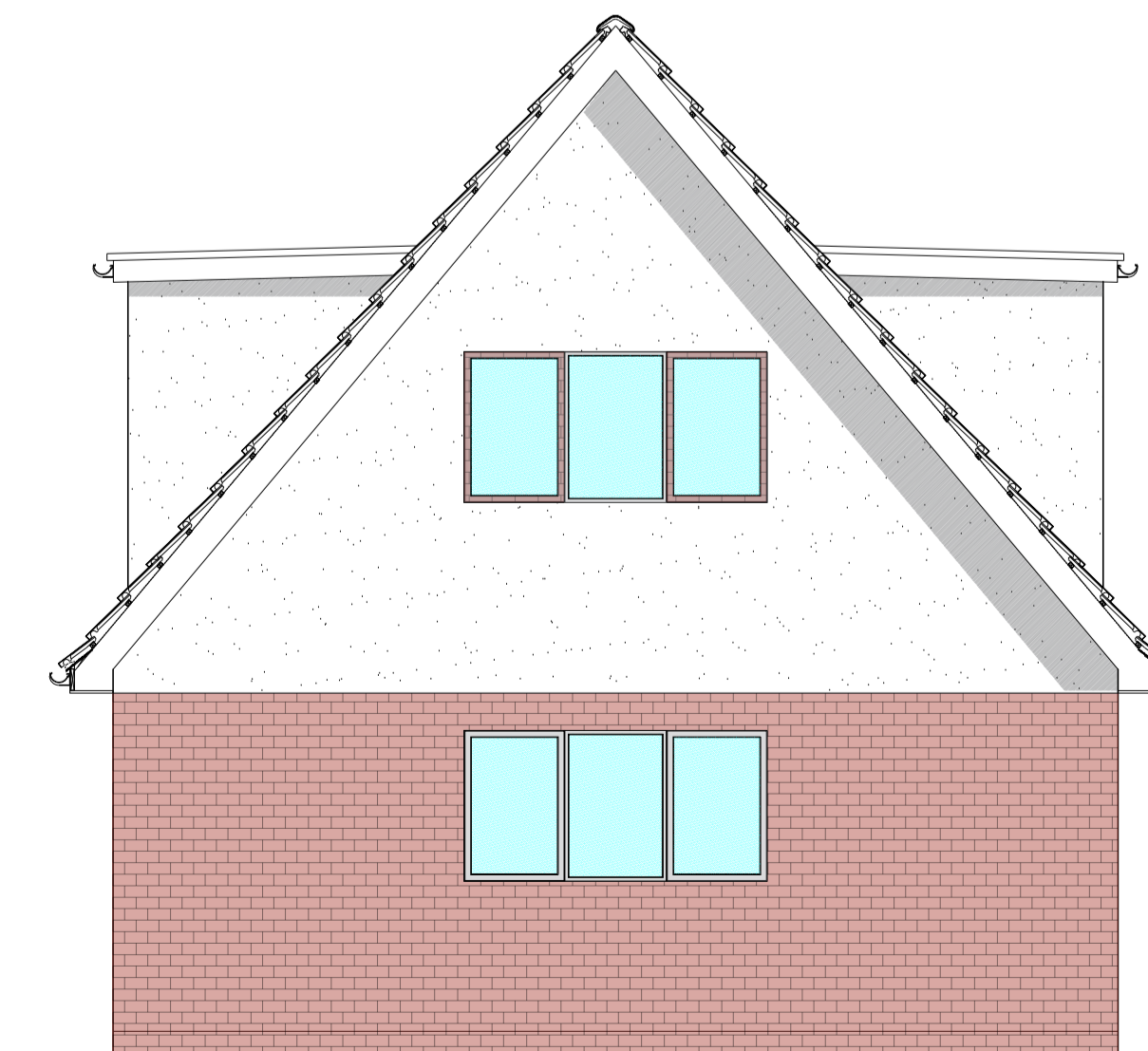
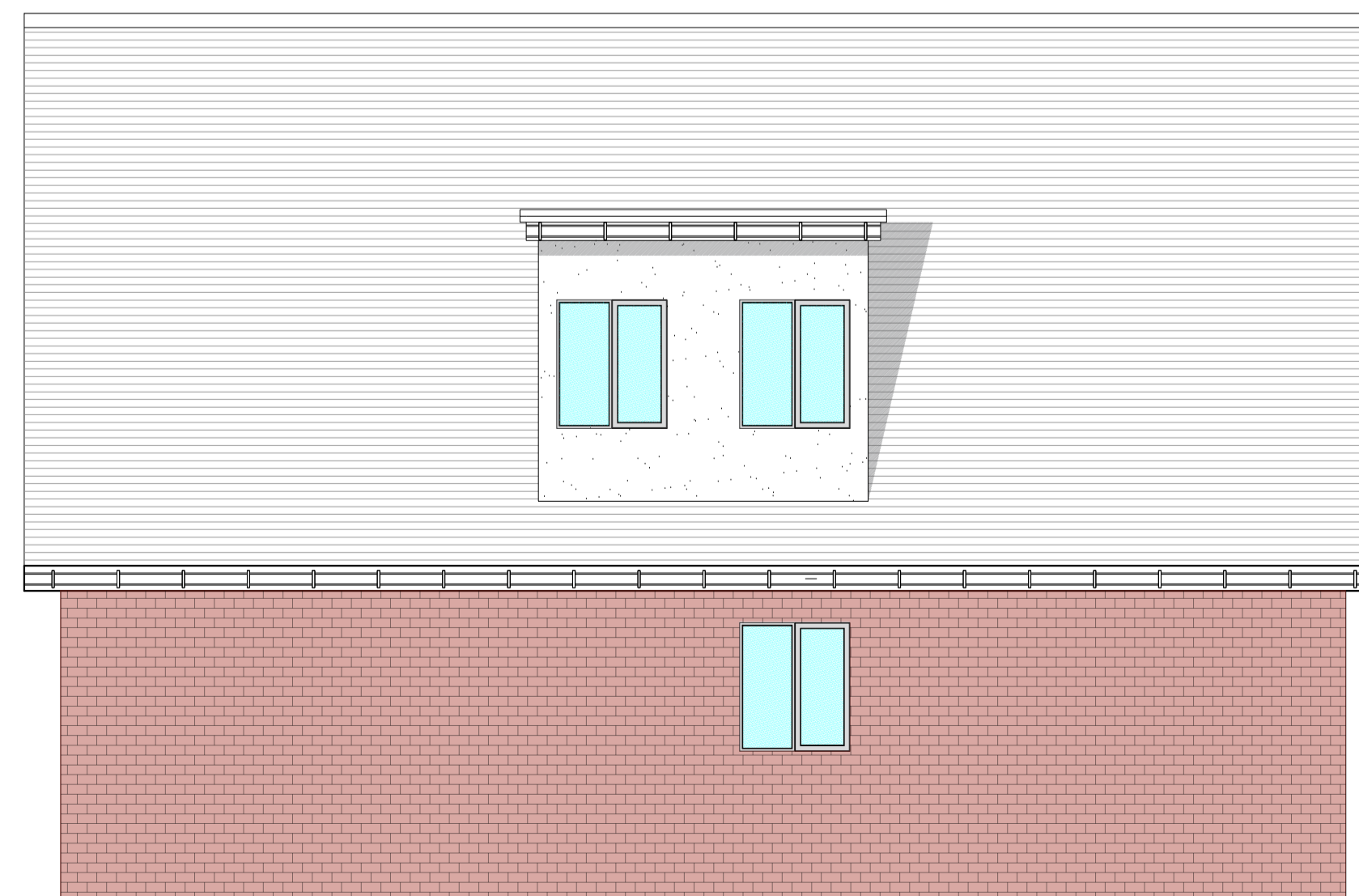
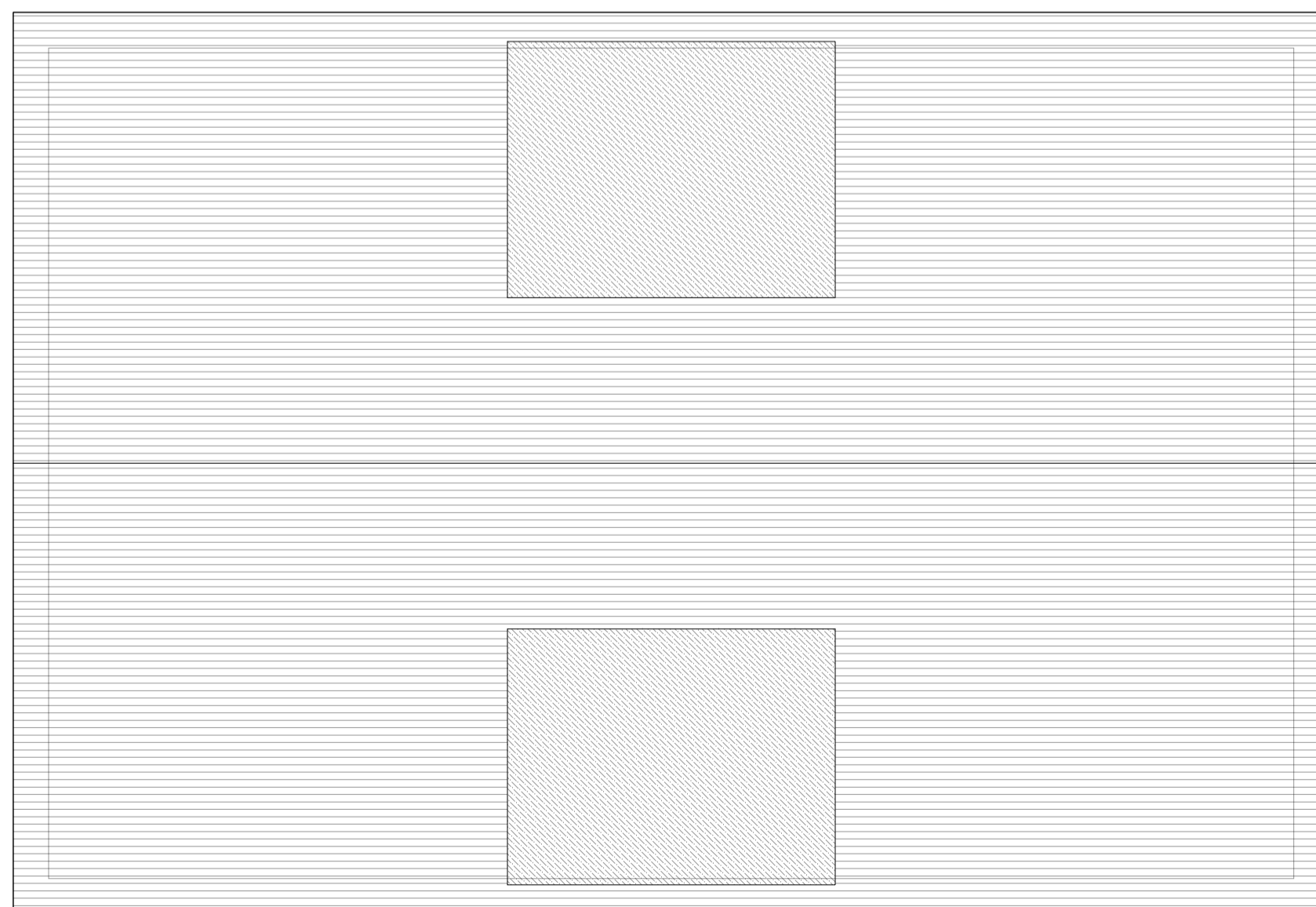
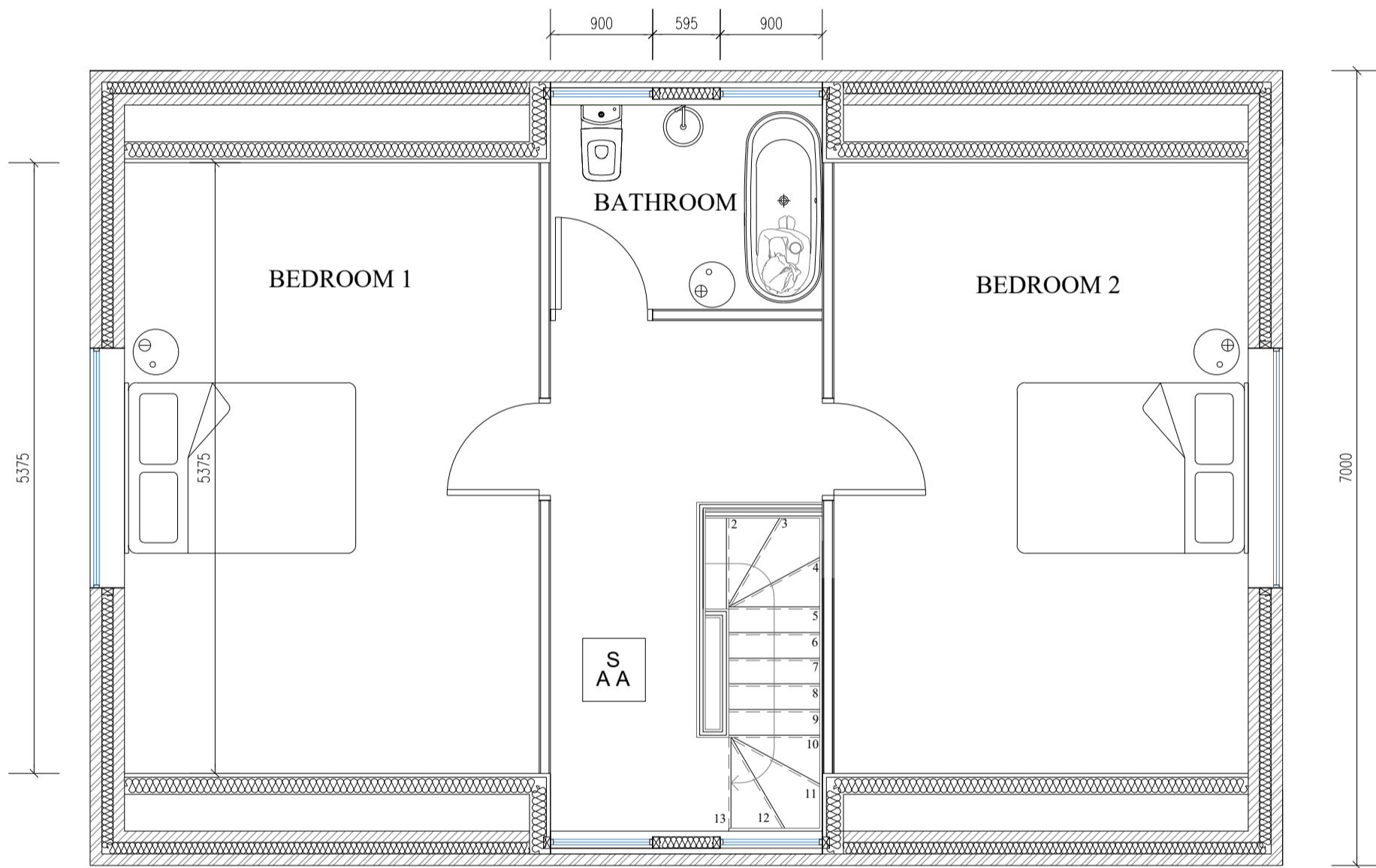
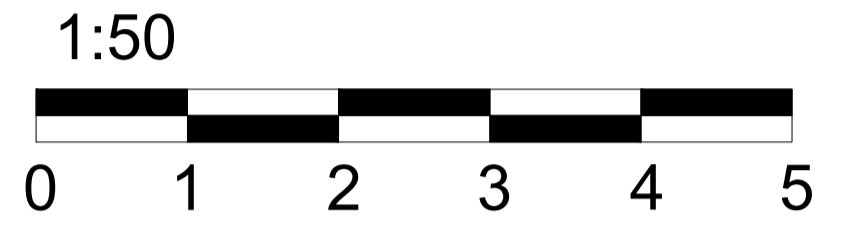
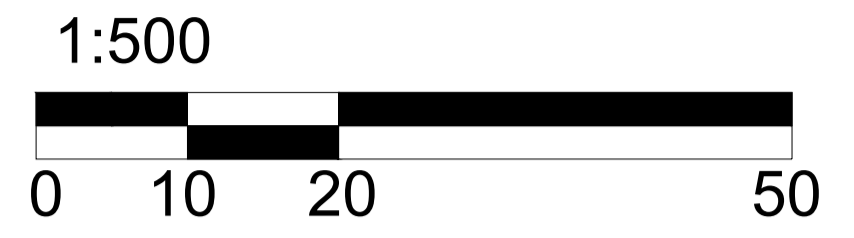
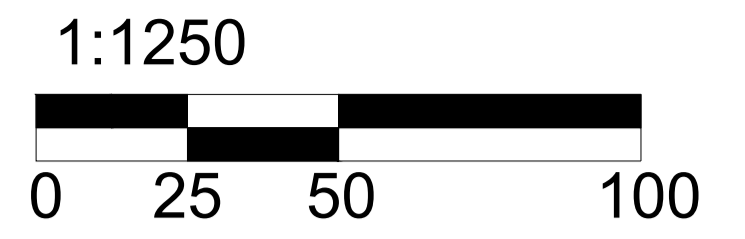
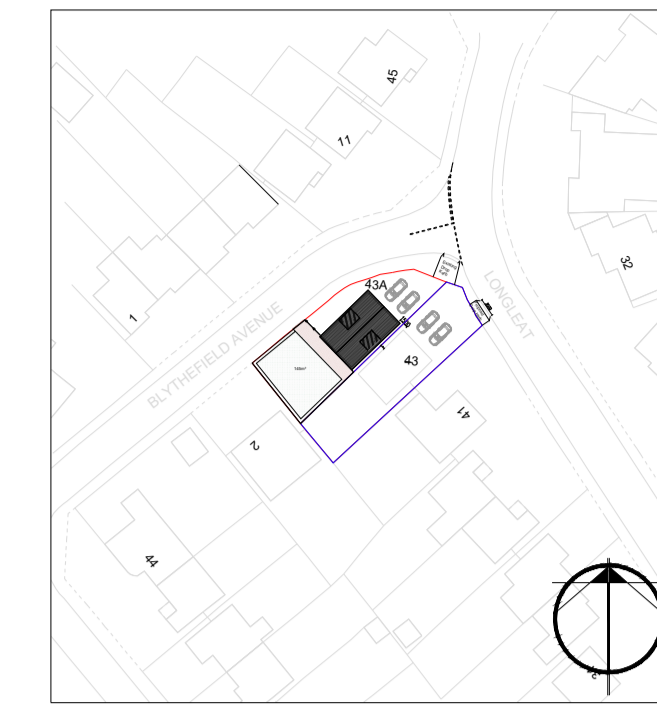
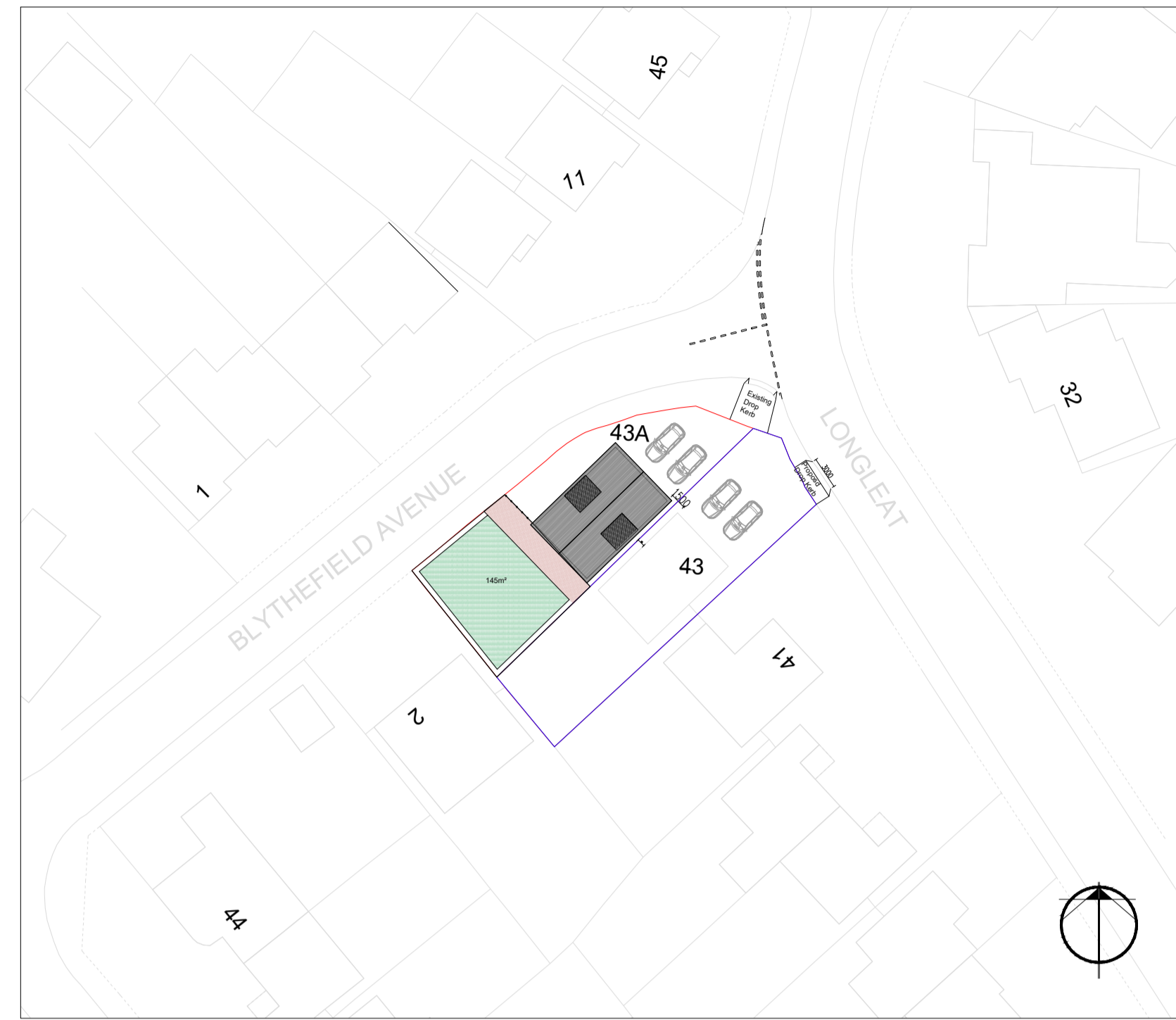
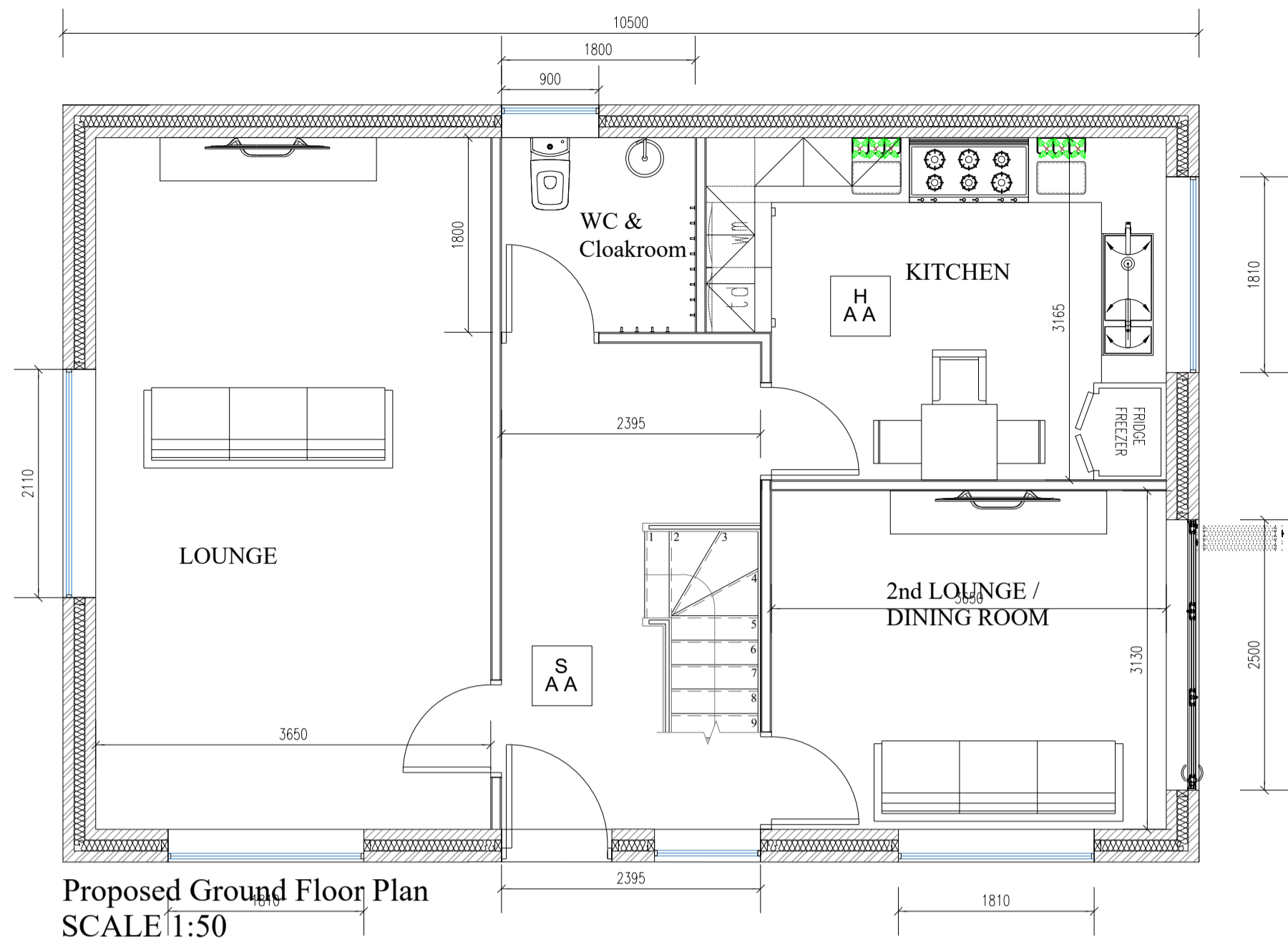
<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	25 November 2020
<b>OS Licence No</b>	











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CDM It is the clients responsibility to take all necessary steps to fully comply with the CDM Regulations amendment 6 April 2015. The Designer has taken necessary action to avoid injury / incident within the specification, and reasonable and practicable steps in the design of the building.

rev.	description	date	initial
1B	Addition of landscaping, separation distance & Scale bars	09/09/20	ANS
1C	Removal of front facing gabled dormers, removal of front facing central 2-storey projection	18/09/20	ANS



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Title	New 2 Storey Bungalow		
Project	Land @ 43 Longleat Great Barr B43 6PS		
Client			
Scale	1:50 / 1:500 / 1:1250 @ A1		
Drawing No.	ANS/271/01C	Date	18/09/2020