



REPORT TO PLANNING COMMITTEE

9th December 2020

Application Reference	DC/20/64426
Application Received	29 June 2020
Application Description	Proposed demolition of existing bungalow and proposed 4 bed detached house with associated car parking.
Application Address	2 St Edmunds Close West Bromwich B70 6TG
Applicant	Mr Major Singh
Ward	West Bromwich Central
Contribution towards Vision 2030:	 
Contact Officer(s)	Douglas Eardley 0121 569 4892 douglas_eardley@sandwell.gov.uk

RECOMMENDATION

That planning permission is granted subject to: -

- (i) External materials
- (ii) Construction method statement
- (iii) Provision and retention of parking spaces
- (iv) Landscaping and boundary treatments implemented in accordance with submitted details
- (v) Removal of permitted development rights
- (vi) Provision and retention of an electric vehicle charging point
- (vii) All windows in the side elevation of the proposal facing St Edmunds Close shall be obscurely glazed and non-opening; once provided, the windows shall be retained as such.

1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because the application has generated 2 material planning objections and a petition with 13 signatures.

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

[2 St Edmunds Close, West Bromwich](#)

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
Loss of privacy
Loss of light and outlook
Out of character with surrounding area
Overdevelopment of site

3. THE APPLICATION SITE

- 3.1 The application relates to an existing bungalow on the southern side of St Edmunds Close, West Bromwich; the immediate surrounding area is residential.

4. PLANNING HISTORY

- 4.1 Relevant planning applications are as follows: -

DC/04/42087	Proposed side extension.	Approved 25.03.2004
DC/03/41691	Side extension.	Refused 29.12.2003
DC/06388	Porch.	Approved 01.02.1978

5. APPLICATION DETAILS

- 5.1 At the request of Highways, amended plans have been received to increase the size of the proposed garage, so that internal dimensions are 2.8 metres wide x 6.0 metres deep; which ensures that the proposed garage accords with Council guidance for a car parking space.
- 5.2 In regard to the proposed 4 bed detached house amended plans have been received to indicate additional hanging tiles on the front elevation of

the proposal; 2 non-opening obscurely glazed windows to activate the gable the side of St Edmunds Close; and boundary/landscaping details.

- 5.3 The dimensions of the proposed 4 bed detached house would measure 10.2 metres deep (12.4 metres deep incorporating rear ground floor dining room) by 10.3 metres wide by 7.2 metres high from ground floor level to the height of the gable roof. 2 off-street parking spaces would be provided; made up of 1 parking space and 1 garage parking space.
- 5.4 The dimensions of the proposed garage would measure 6.3 metres deep by 3.0 metres wide by 2.5 metres high from ground floor level to the height of the flat roof.

6. PUBLICITY

- 6.1 The application has been publicised by neighbour notification letter on the original and amended schemes with 2 objections and a petition with 13 signatures being received from properties on St Edmunds Close.

6.2 Objections

Objections have been received on the following grounds:

- (i) Loss of privacy
- (ii) Loss of light and outlook
- (iii) Out of character with surrounding area
- (iv) Overdevelopment of site
- (v) Setting a precedent

Immaterial objections have also been received relating to devaluing properties in the area.

6.3 Responses to objections

I respond to the objector's comments in turn;

- (i) The habitable windows of the proposal would only directly face the properties on Europa Avenue (11 & 15) to the front and 4 St Edmunds Close to the rear. The properties to the front on Europa Avenue are approximately 30 metres away from the proposal and there are no habitable windows in the side elevation of 4 St Edmunds Close. It is also proposed to impose a condition that all windows in the side elevation of the proposal facing St Edmunds Close shall be obscurely glazed and non-opening; and that once provided, these windows shall be retained as such. When these factors are coupled together it is considered that there would be no

- significant loss of privacy to the neighbouring properties in this instance.
- (ii) When considering the siting and dimensions of the proposal in relation to the neighbouring properties, especially those properties on St Edmunds Close, it is considered that there would be no significant loss of light and outlook to the neighbouring properties in this instance.
 - (iii) Although it is proposed to replace the existing bungalow with a 4 bed detached house, it is considered that the proposal could be accommodated within this location in the estate. This is because the proposal retains the openness of the plot to the front and side of the property, whilst also picking up design features from that of the neighbouring properties (hanging tiles, bay window etc). Also, the height of the proposal would be akin to the neighbouring properties of 10 & 12 Europa Avenue (both being two storey properties). Furthermore, it is considered that through the imposition of an external materials condition that the proposal would be in keeping with the surrounding area.
 - (iv) The proposal would only marginally enlarge the footprint of the existing bungalow. 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. The proposal would provide the required 2 off-street parking spaces for a 4 bedroom house and Highways has no objection to the proposal. Also, it is proposed to impose a condition to remove permitted development rights to control any further extensions.
 - (v) It is considered that the proposal would not be setting a precedent, as each application is dealt with on its own planning merits based on development plan policies and other material planning considerations.

7. STATUTORY CONSULTATION

- 7.1 **Highways** – No objection following the receipt of amended plans to increase the internal dimensions of the proposed garage to 2.8 metres wide x 6.0 metres deep.
- 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.

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 a condition relating to landscaping being implemented in accordance with submitted 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 would be compliant 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 Loss of privacy

It is considered that when assessing the proposal in relation to the neighbouring properties, that there would be no significant loss of privacy in this instance.

10.3 Loss of light and outlook

When considering the siting and dimensions of the proposal in relation to the neighbouring properties, especially those properties on St Edmunds Close, it is considered that there would be no significant loss of light and outlook to the neighbouring properties in this instance.

10.4 Out of character with surrounding area

It is considered that the proposal could be accommodated within this location in the estate. The proposal retains the openness of the plot to the front and side of the property, whilst also picking up design features from that of the neighbouring properties (hanging tiles, bay window etc). Also, the height of the proposal would be akin to the neighbouring properties of 10 & 12 Europa Avenue. Furthermore, through the imposition of an external materials condition it would further ensure that the proposal would be in keeping with the surrounding area.

10.5 Overdevelopment of site

The proposal would only marginally enlarge the footprint of the existing bungalow and 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. Highways has no objection to the proposal. Also, it is proposed to impose a condition to remove permitted development rights to ensure that the site is not overdeveloped etc in this location.

11. IMPLICATIONS FOR SANDWELL'S VISION

- 11.1 The proposal supports Ambition 7 and 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. BV/324/0B

Plan No. BV/324/1C

Plan No. BV/324/2A

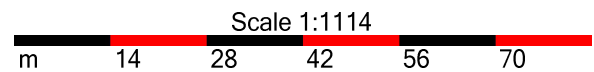
DC/20/64426

2 St Edmunds Close, West Bromwich



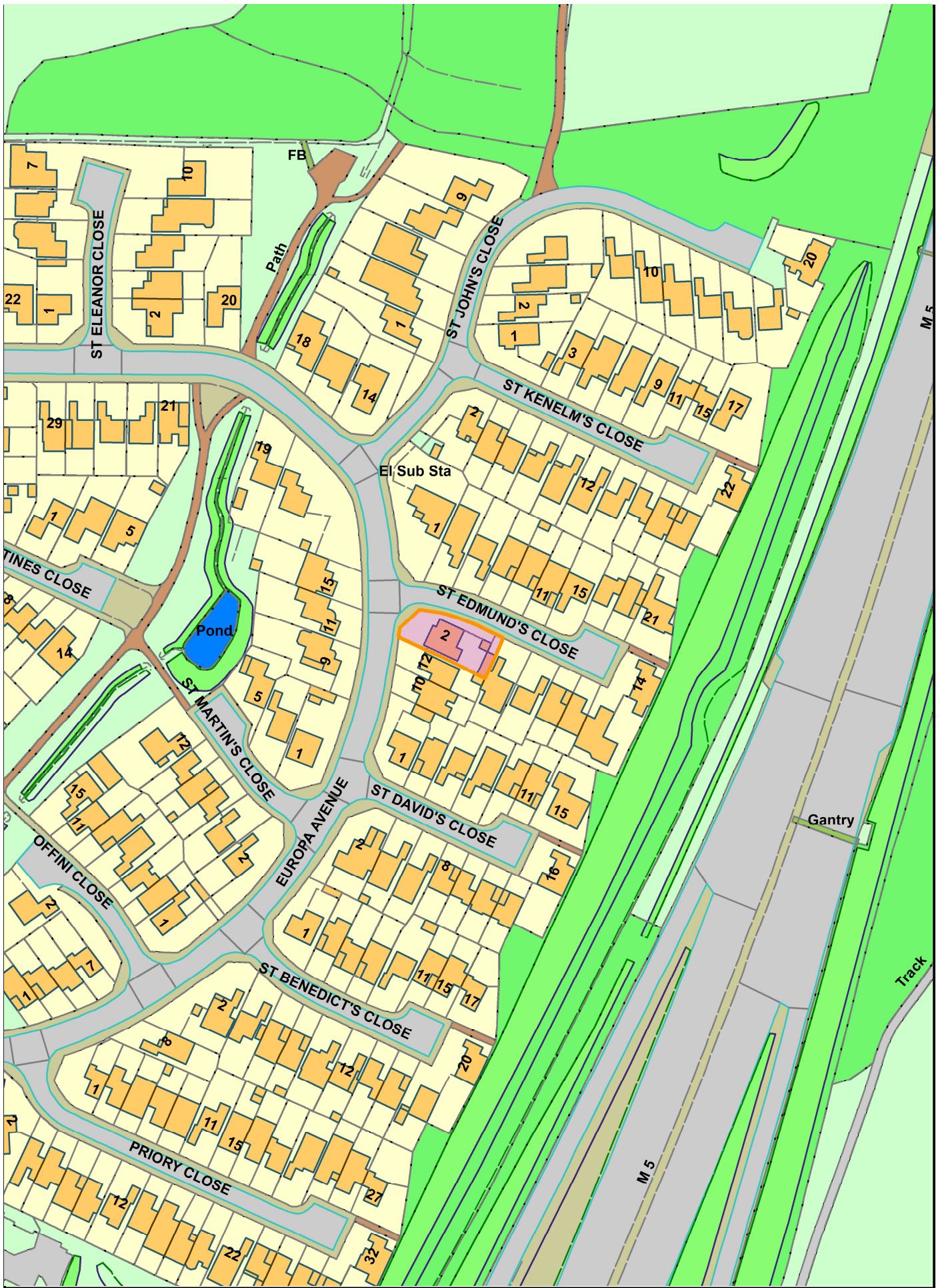
Legend

Sc 1:1114



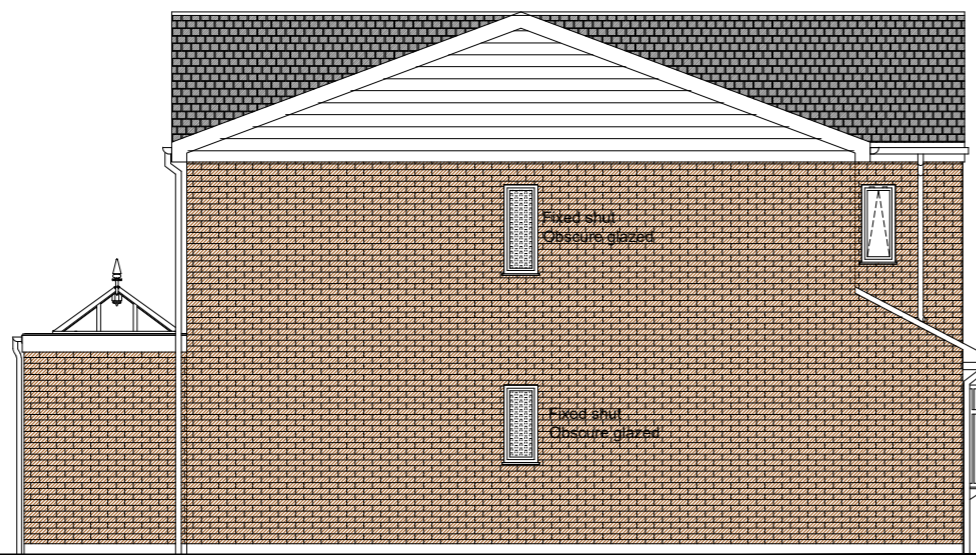
© Crown copyright and database rights 2019
Ordnance Survey Licence No 100023119

Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	25 November 2020
OS Licence No	





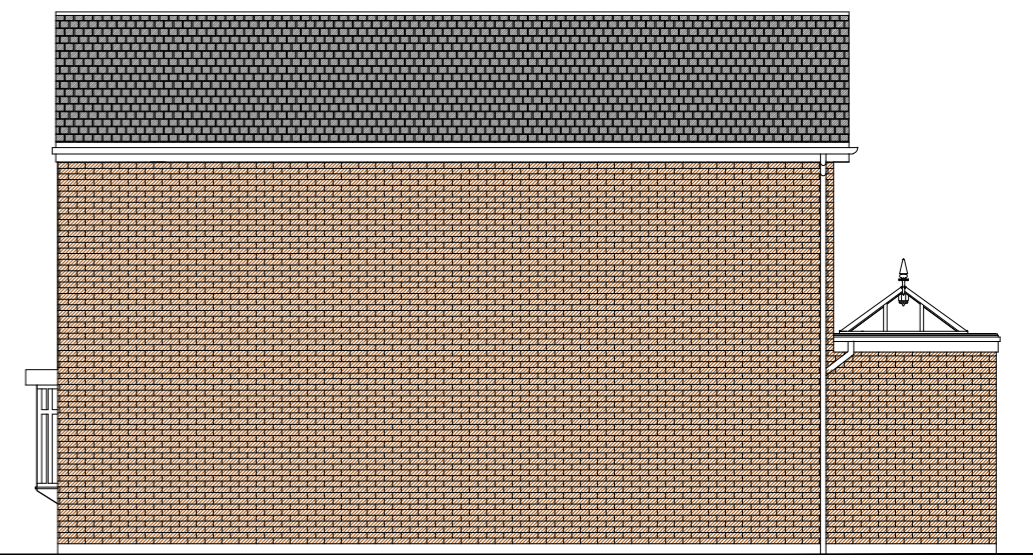
Proposed Front Elevation



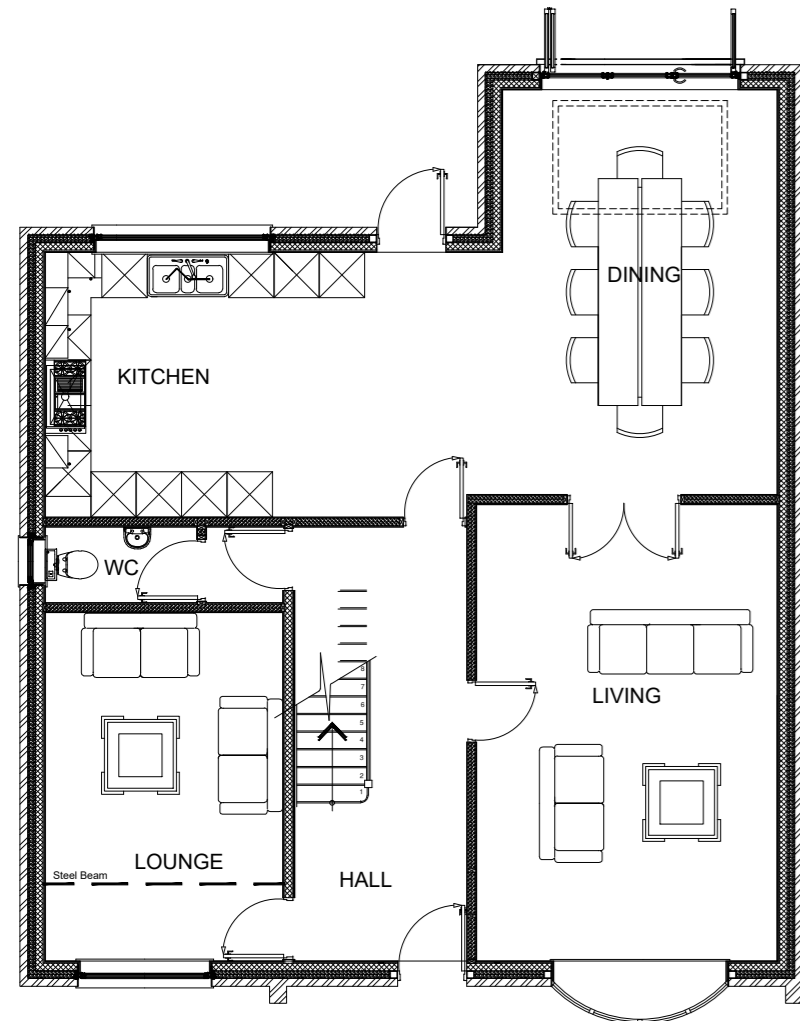
Proposed Side Elevation



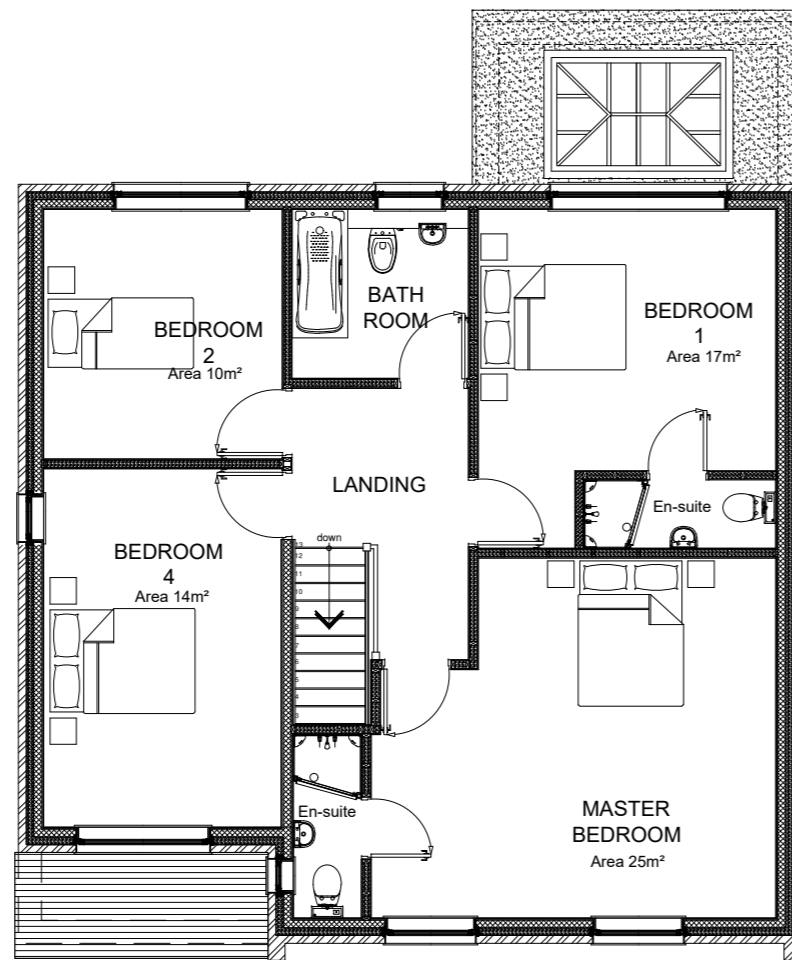
Proposed Rear Elevation



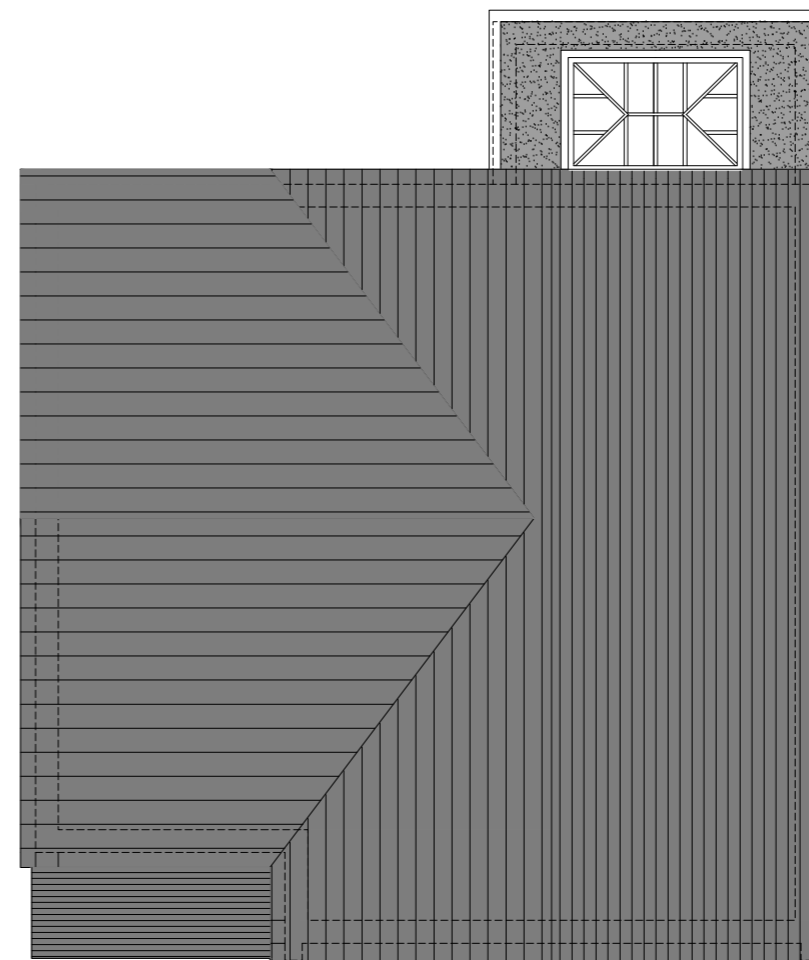
Proposed Side Elevation



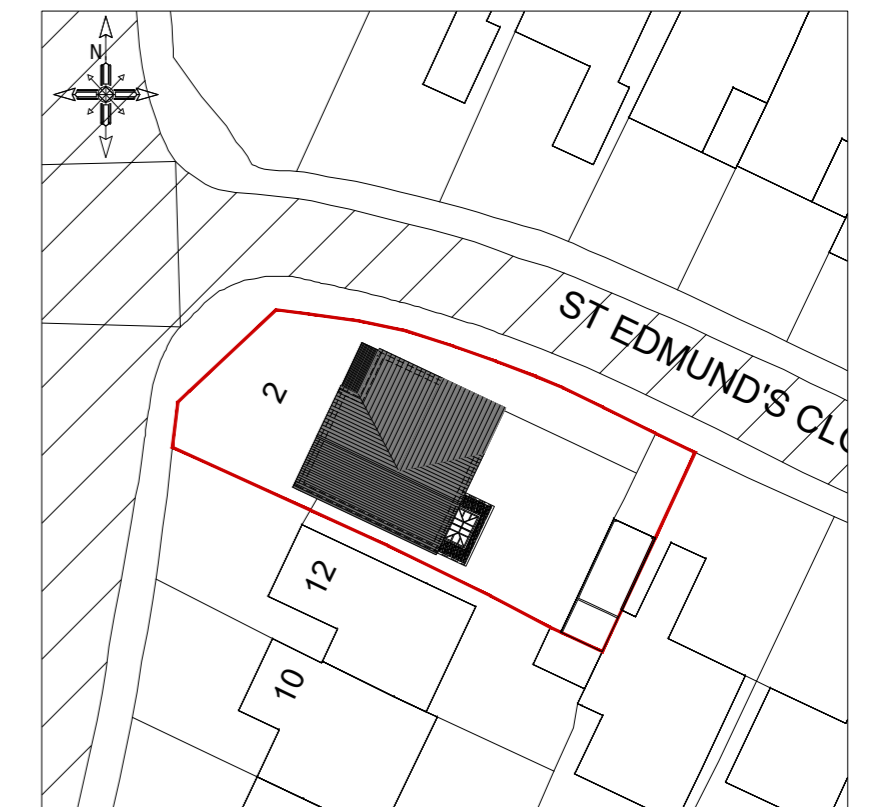
Proposed Ground Floor



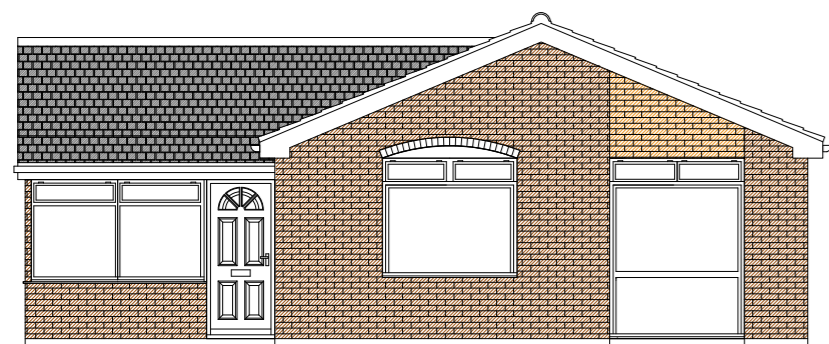
Proposed First Floor



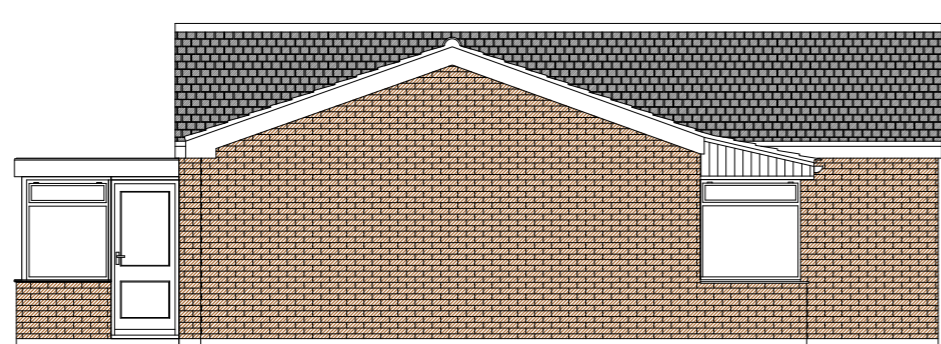
Proposed Roof



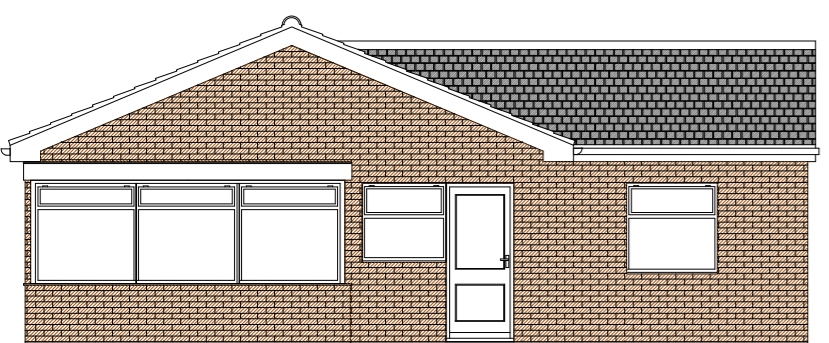
1:500



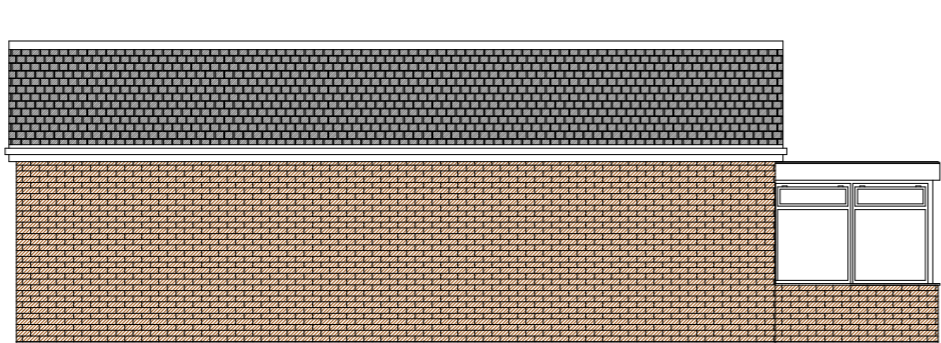
EXISTING FRONT ELEVATION



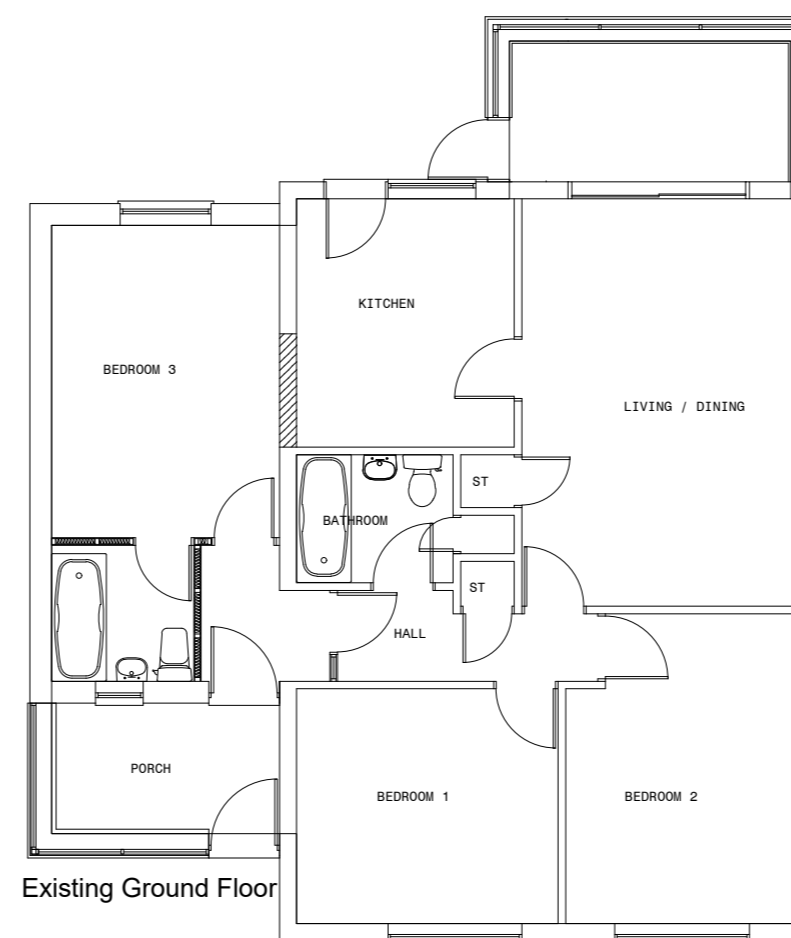
EXISTING SIDE ELEVATION ELEVATION



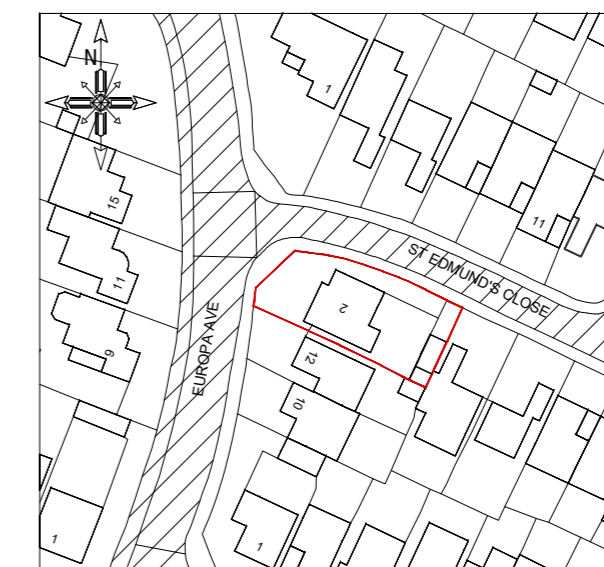
EXISTING REAR ELEVATION



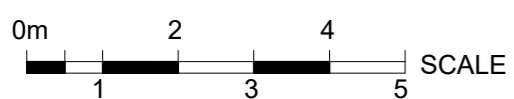
EXISTING SIDE ELEVATION ELEVATION



Existing Ground Floor



1:1250



SCALE

D	25/06/20	bhv
A	14/10/20	bhv
B	15/10/20	bhv
REV	DESCRIPTION	DATE



38 Old Walsall Road,
Great Barr,
Birmingham, B42 1NP
Tel: 0121 358 2233
Fax: 0121 357 7492
Email: contact@integratedesigns.co.uk

Title Demolition of bungalow
New 4 bed House

Project 2 St Edmunds Close
West Bromwich
West Midlands
B70 6TG

Scale 1:1250/1:500/1:100 @ A2

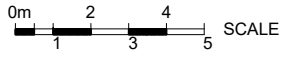
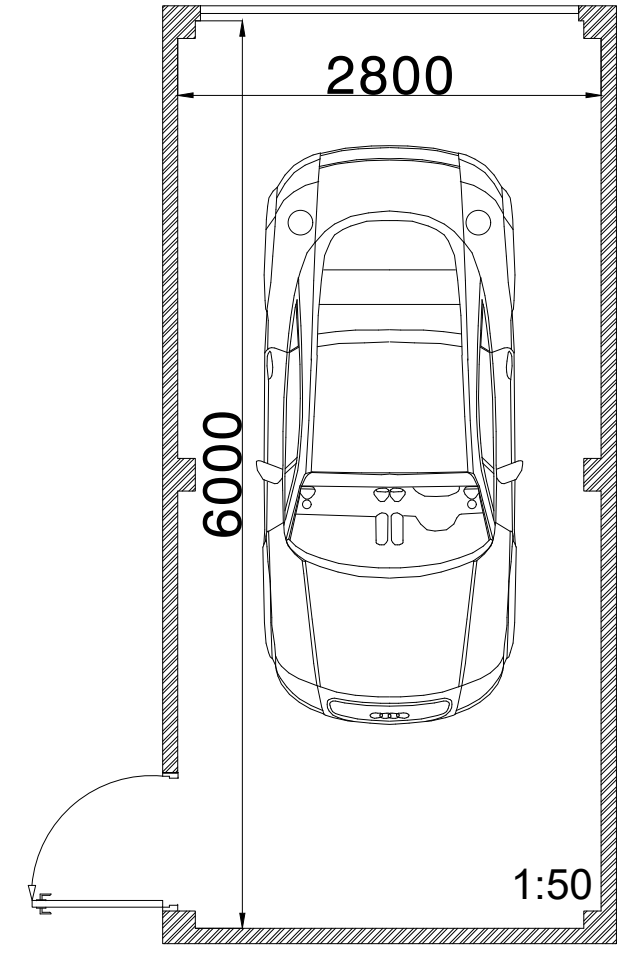
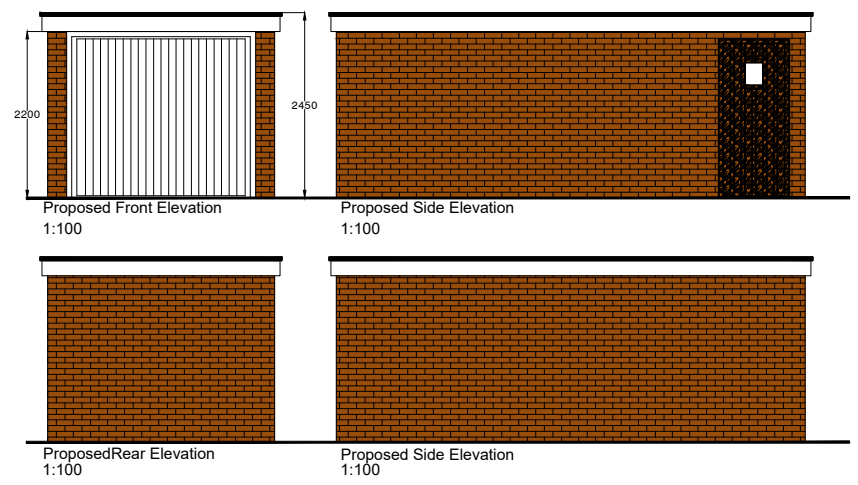
Drawing No. BV1324/08 Checked PRELIMINARY PLAN

These drawings are for Planning and Building Regulations approval only. Figured dimensions must be taken in preference to scaled. All dimensions must be checked on site by the contractor. Advise of any discrepancies before commencing work no liability is taken for any deviation or any unreported variations found on site prior or during work in progress.

The copyright of this drawing is vested in the Architect and must not be copied or reproduced without consent.

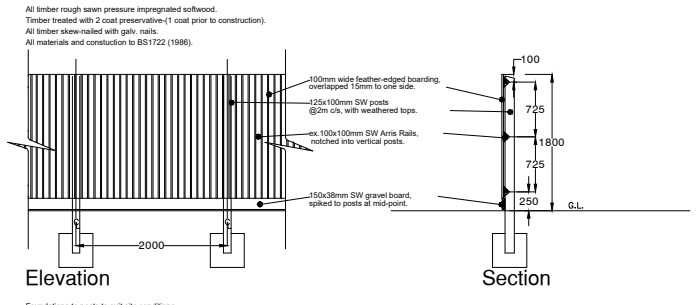
CDM
It is the clients responsibility to take all necessary steps to fully comply with the CDM Regulations 1994. The Designer has taken necessary action to avoid injury / incident within the specification, and reasonable and practicable steps in the design of the building.

Party Wall 1996
The client is the Building owner and as such should take the necessary steps to comply with the Act where applicable.



Planting Schedule				
Number	Name	Girth/Size	Notes	Total No of plants
Shrubs to BSS 3936				
S1	Dwarf Hedge Buxus sempervirens 'Suffruticosa'	1L	5/m ² 25/30 stock	105

- 1) All landscaping to be implemented within one year of the first occupation and maintained for a period of five years
- 2) All beds to be excavated to a minimum 600mm depth from finished levels
- 3) All shrubs to BSS 3936 and to soil to BSS 3882
- 4) Beds to be backfilled with topsoil and 5 litres pf free planting compost/m²
- 5) All tree pits minimum 750mmØ 600mm deep with base and edges broken up backfilled with top soil and 20 litres / tree of tree planting compost
- 6) T1 & T2 stakes to be 10cm diameter, no more than one third the height of tree above the ground and 75cm below ground



1.8m Close Boarded Timber Fence.

- Grass
- P.C paving slabs
no edging
- Shrub planting with 150X50
pc concrete kerb to adjacent
hard surfaces otherwise no
edging to grass, walls or fencing
minimum 450mm width
- 1.8m high close board
timber fence

These drawings are for Planning and Building Regulations approval only. Figured dimensions must be taken in preference to scaled. All dimensions must be checked on site by the contractor. Advise of any discrepancies before commencing work no liability is taken for any deviation or any unreported variations found on site prior or during work in progress.

The copyright of this drawing is vested in the Architect and must not be copied or reproduced without consent.

CDM it is the clients responsibility to take all necessary steps to fully comply with the CDM Regulations 1994. The Designer has taken necessary action to avoid injury / incident within the specification, and reasonable and practicable steps in the design of the building.

Party Wall 1996. The client is the Building owner and as such should take the necessary steps to comply with the Act where applicable.

0	25/06/20	bhdy
A	04/08/20	bhdy
B	14/10/20	bhdy
C	15/10/20	bhdy
rev.	description	date



38 Old Walsall Road,
Great Barr,
Birmingham, B42 1NP

Tel: 0121 358 2233
Fax: 0121 357 7492
Email: contact@integratedesigns.co.uk

Title Demolition of bungalow
New 4 bed House
New Garage

Project 2 St Edmunds Close
West Bromwich
West Midlands
B70 6TG

Scale 1:200 @ A3

Drawing No. BV/324/1C Checked PRELIMINARY PLAN

These drawings are for Planning and Building Regulations approval only. Figured dimensions must be taken in preference to scaled. All dimensions must be checked on site by the contractor. Advise of any discrepancies before commencing work no liability is taken for any deviation or any unreported variations found on site prior or during work in progress.

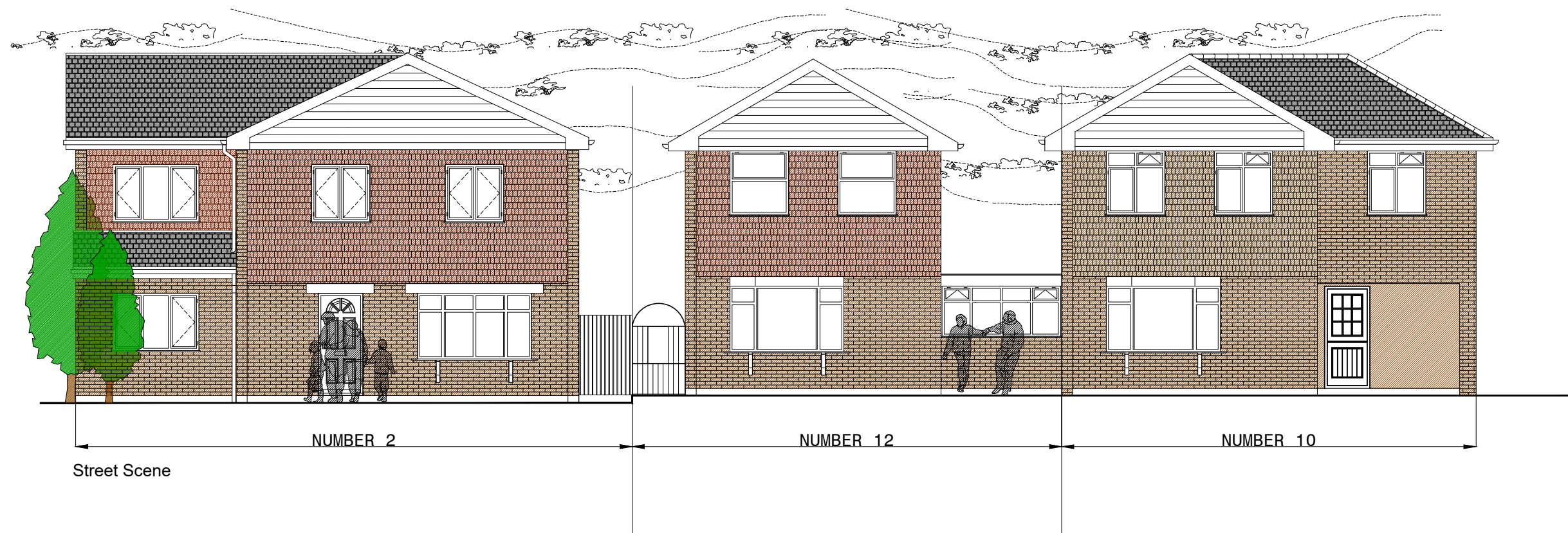
The copyright of this drawing is vested in the Architect and must not be copied or reproduced without consent.

CDM

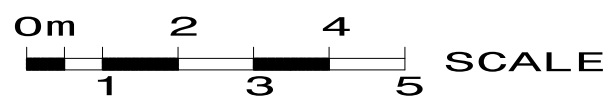
It is the clients responsibility to take all necessary steps to fully comply with the CDM Regulations 1994. The Designer has taken necessary action to avoid injury / incident within the specification, and reasonable and practicable steps in the design of the building.

Party Wall 1996

The client is the Building owner and as such should take the necessary steps to comply with the Act where applicable.



Street Scene



0		04/08/20	shv
A		14/10/20	shv
rev.	description	date	initial



38 Old Walsall Road,
Great Barr,
Birmingham, B42 1NP
Tel: 0121 358 2233
Fax: 0121 357 7492
Email: contact@integratedesigns.co.uk

Title Demolition of bungalow
New 4 bed House
Street Scene

Project 2 St Edmunds Close
West Bromwich
West Midlands
B70 6TG

Scale 1:100 @ A3

Drawing No. Checked
BV/324/2A PRELIMINARY PLAN