

REPORT TO PLANNING COMMITTEE

9th December 2020

Application Reference	DC/20/64812
Application Received	06 th October 2020
Application Description	Proposed two storey rear extension.
Application Address	29 Catherton Close, Tipton, DY4 0DQ
Applicant	Mr S Page
Ward	Princes End
Contribution towards Vision 2030:	
Contact Officer(s)	Name: Sarah Riley Tel: 0121 569 4044 Email: sarah_riley@sandwell.gov.uk

RECOMMENDATION

That planning permission is granted subject to:

- (i) The external materials matching the existing property.

1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because four material planning objections have been received.
- 1.2 To assist members with site context, a link to Google Maps is provided below:

[29 Catherton Close Tipton](#)

2. SUMMARY OF KEY CONSIDERATIONS

- 2.1 The Site is not allocated within the development plan.
- 2.2 The material planning considerations which are relevant to this application are:-

Planning history (including appeal decisions)
Overlooking/loss of privacy/outlook/light
Density of building

3. THE APPLICATION SITE

3.1 The proposal relates to a detached property situated to the eastern side of Catherton Close, access is gained through private driveway. The area is residential in nature.

4. PLANNING HISTORY

4.1 Relevant planning applications are as follows:-

4.2	DC/00/36715	Part two-storey and single-storey extension.	Granted 06/11/2020
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5. APPLICATION DETAILS

5.1 The applicant proposes to construct a two-storey rear extension to provide additional kitchen/living space on the ground floor and bedroom space on the first floor.

5.2 The rear extension would measure a maximum of 3m in length from the rear wall of the dwelling house, 8.4m wide (6.4m wide at first floor) and 6.8m to the highest point of its double-gable roof.

5.3 The rear extension would be constructed of brick to match the existing property.

6. PUBLICITY

6.1 The application has been publicised by neighbour notification. Four objections have been received at the time of writing this report. An update will be provided to your meeting following the expiration of the publicity period.

6.2 Objections

Objections have been received on the following grounds:

- (i) Loss of light to neighbouring properties;
- (ii) Loss of privacy to neighbouring properties;
- (iii) Overdevelopment of application site.

An immaterial objection has been received regarding a decrease in property value for neighbouring properties

6.3 Responses to objections

I respond to the objector's comments in turn;

- (i) Due to the orientation of the sun, it is considered that 84 Farmer Way would not be severely impacted in terms of loss of light as a result of this proposal. Turning to the adjacent neighbour, no.27, the first-floor extension has been amended in width by 2 metres, setting this element away from the boundary, therefore, any loss of light would be negligible.
- (ii) There are no windows/doors proposed to either side elevation of the application property and hence whilst the proposal is would be located 12.5 metres from the rear elevation of 84 Farmer Way (the standard separation is 14 metres), it would face their garage and hence would not result in any loss of privacy. With regard to the rear elevations, there would be a 24-metre separation distance between the application property and 7 Catherton Close. This exceeds the separation distance within the Revised SPD on residential design, namely 21 metres.
- (iii) The proposal would leave approximately 70 square metres of private amenity space to the rear of the application property and the design incorporates subservient roof heights to the existing property therefore being of a suitable scale and appearance and accords with design policies.

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 refer to well-designed schemes that are in scale and massing to the existing area. It is considered that the scheme would be appropriate in scale within the locality and that the use of brick materials would be complementary to the existing property and local area.

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 Planning history

In 2000 planning permission was granted for a two-storey side extension that breaches the Council's current residential design guidance (adopted 2014), in that the separation distance is approximately 12.5 metres and should be at least 14 metres between opposing one and two storey gables. The proposed extension would be opposite the neighbour's existing garage, therefore it is considered that it would not affect any habitable windows and not result in an unacceptable loss of privacy/outlook.

10.3 Overlooking/loss of privacy/outlook/light

As indicated above the amenity of both side and rear properties would not be significantly impacted due to a) the orientation of the sun and the relationship of the proposal to the garage of the neighbour's property (side elevation), b) the reduction in the footprint to the immediate neighbour (no. 27) and c) to the rear given that the separation distances accords with the prescribed standards within the residential design guide.

10.5 Density of building

The proposal is for a development larger than some existing properties but retains adequate garden amenity and is designed to be subservient to the main dwelling.

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 proposed development is acceptable in terms of its design, scale and appearance which accords with relevant policies and would not detract from residential amenity in terms of loss of light/outlook or privacy.

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).

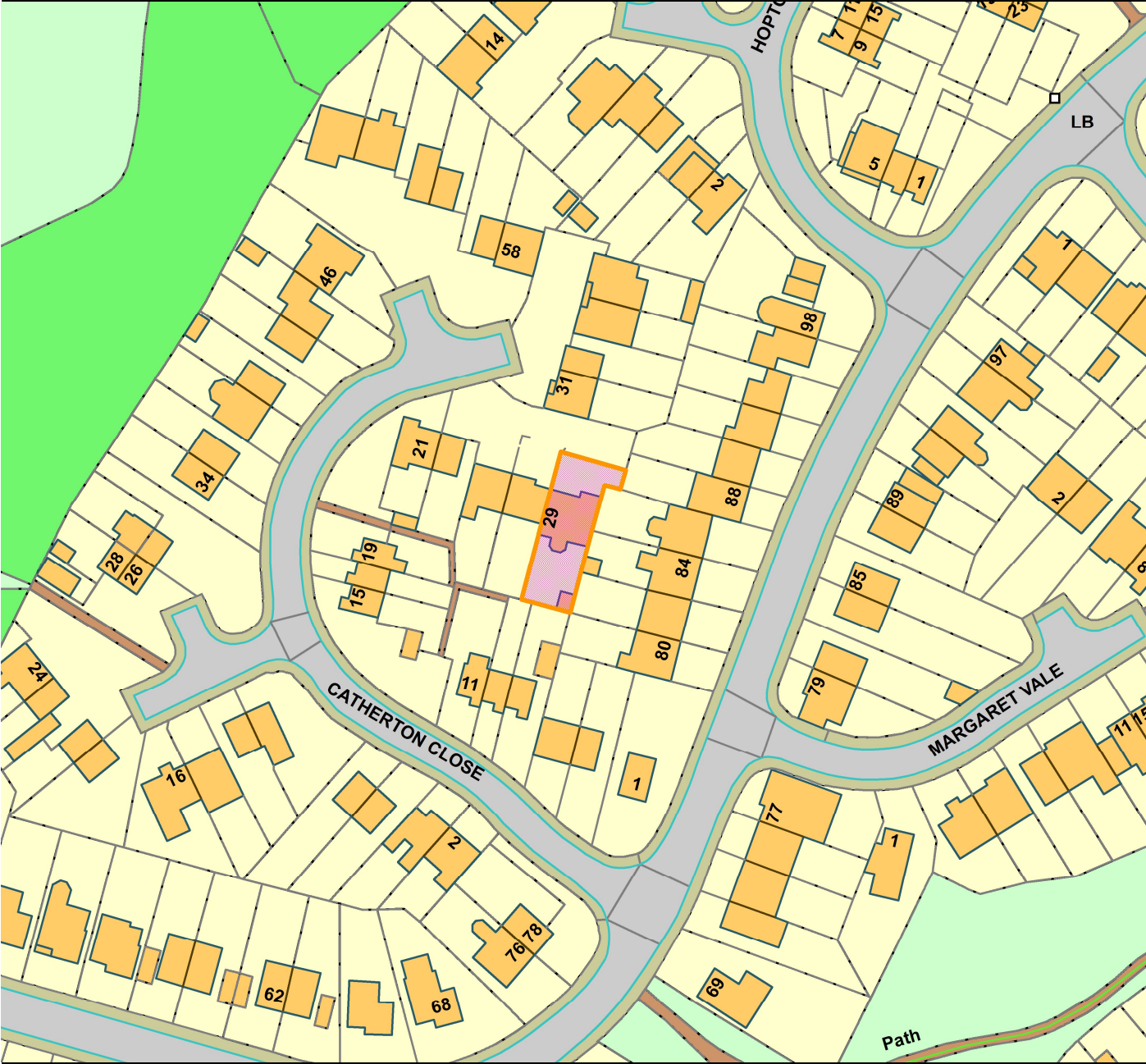
20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

20.1 There would be no impact.

21. APPENDICES:

Site Plan
Context Plan
Plan No. 0908/001 Rev A

DC/20/64812
 29 Catherton Close



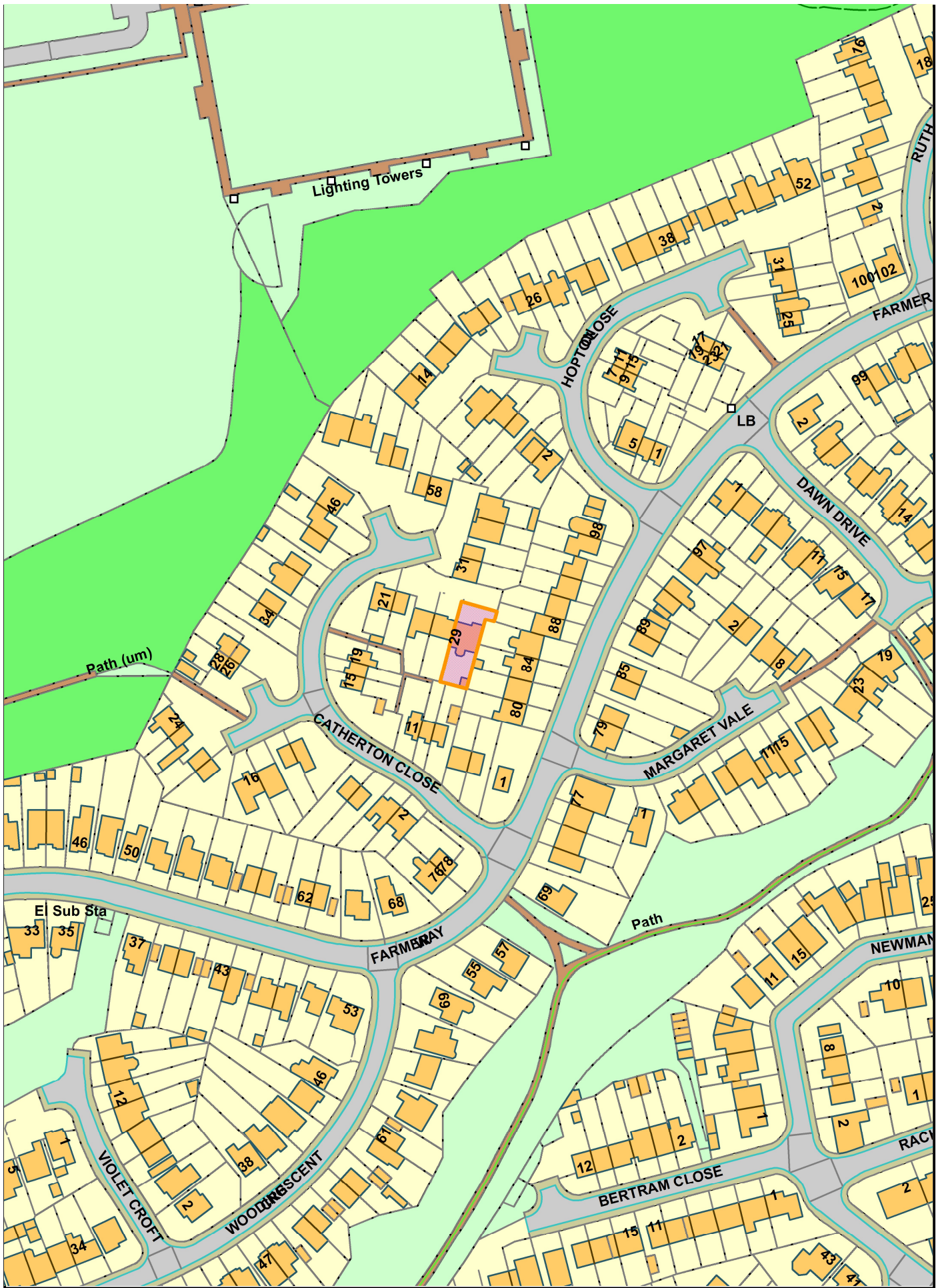
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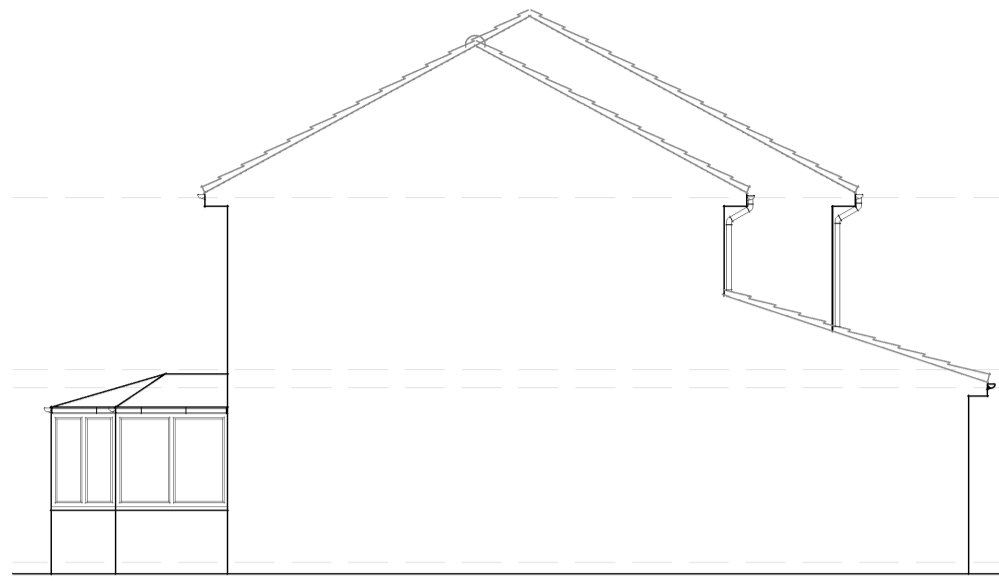
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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	25 November 2020
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1 EXISTING & PROPOSED

Scale: 1:100, 1:50



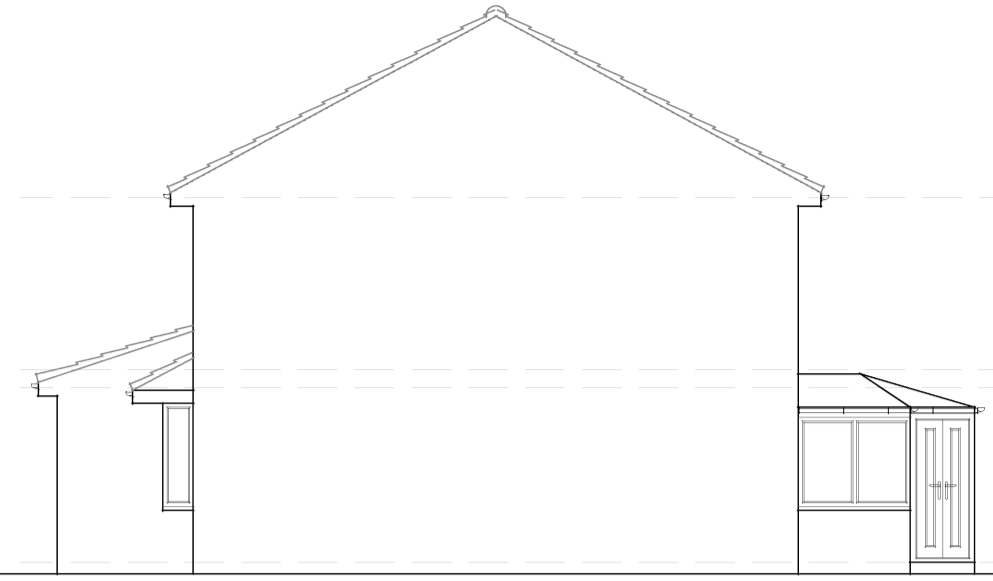
EXISTING SIDE ELEVATION
SURVEY



EXISTING FRONT ELEVATION
SURVEY



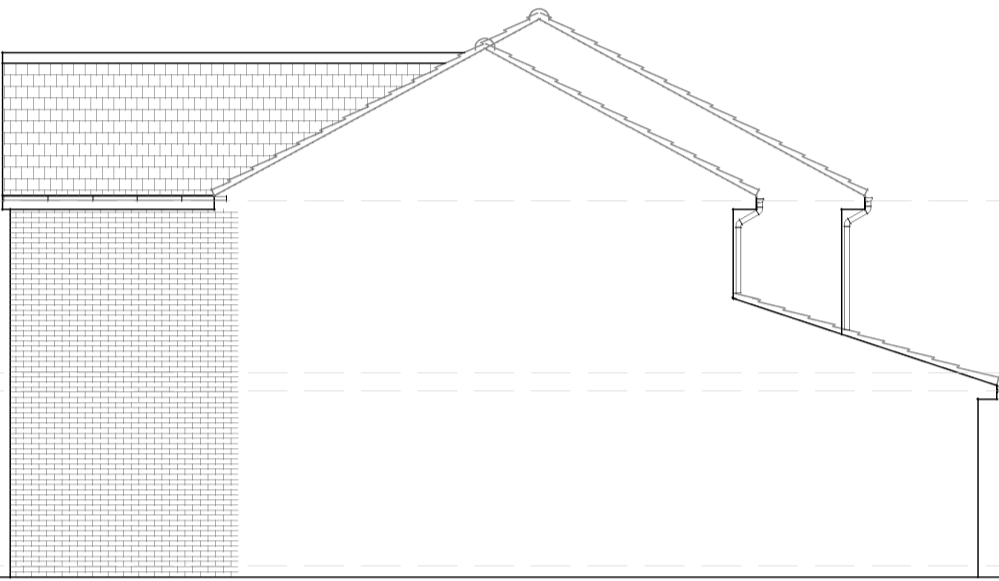
EXISTING REAR ELEVATION
SURVEY



EXISTING SIDE ELEVATION
SURVEY



EXISTING GROUND



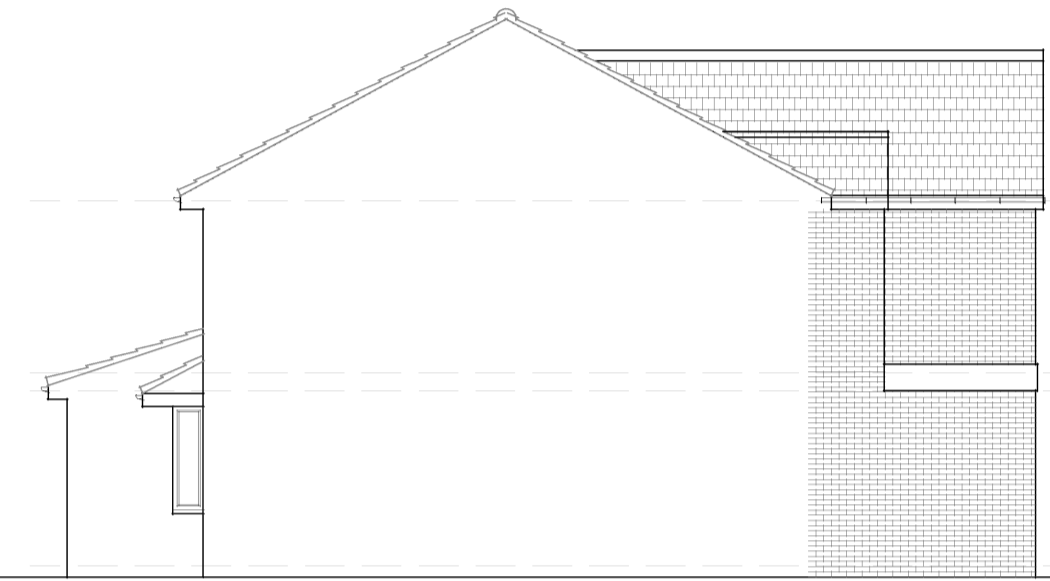
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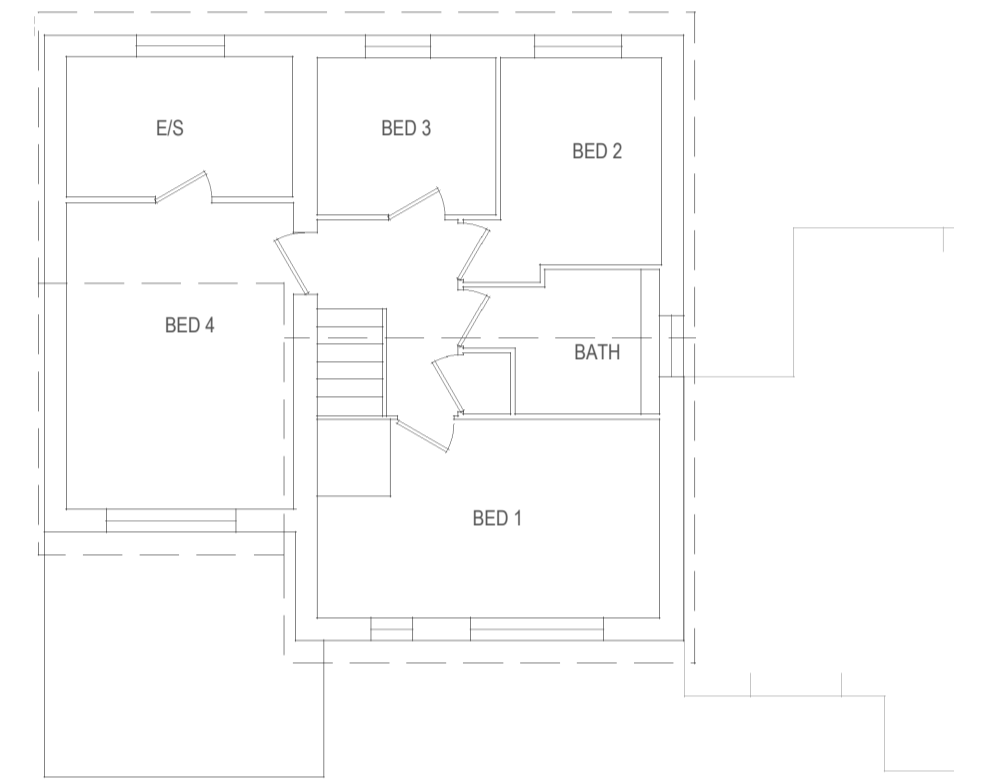
PROPOSED FRONT ELEVATION



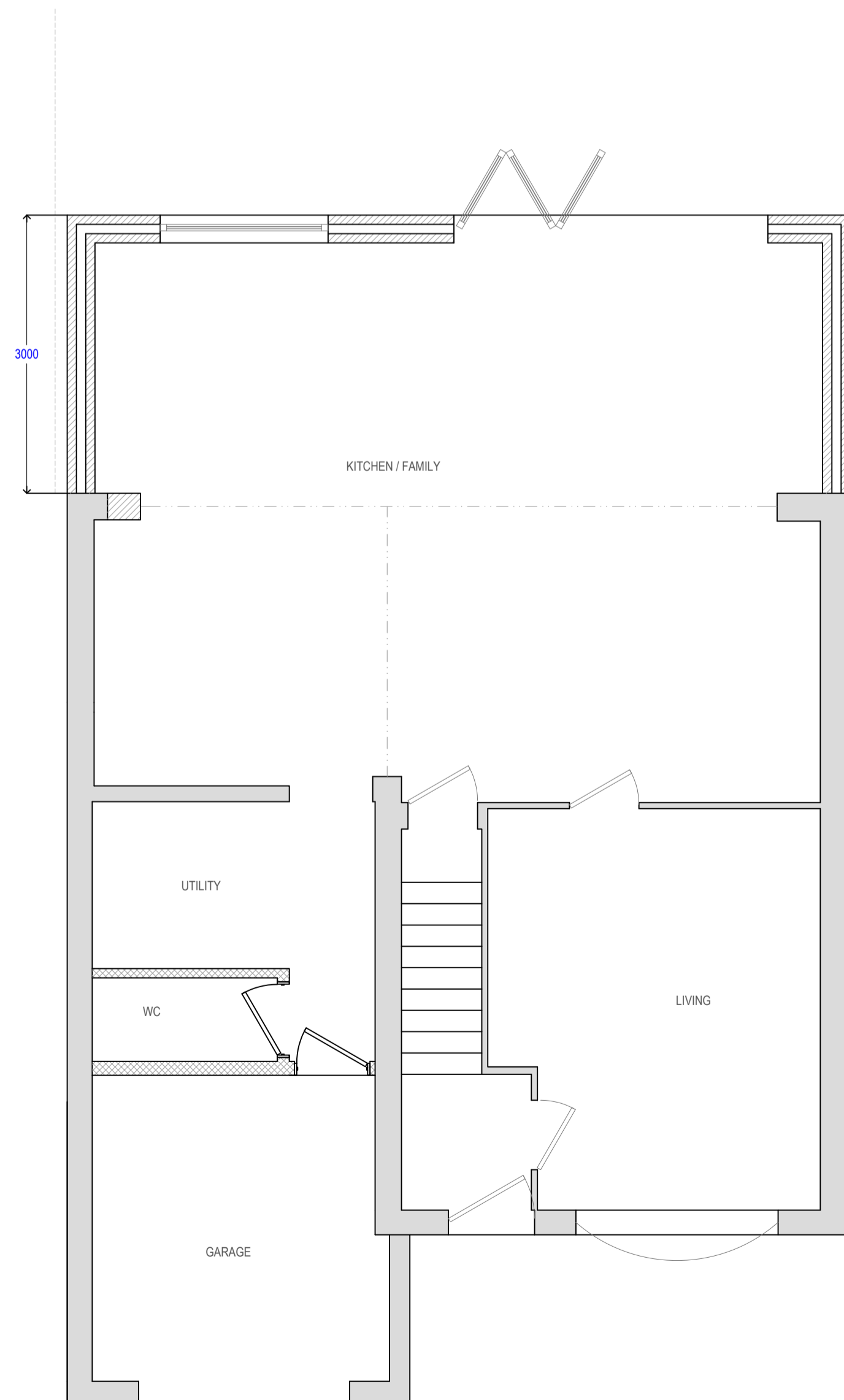
PROPOSED REAR ELEVATION



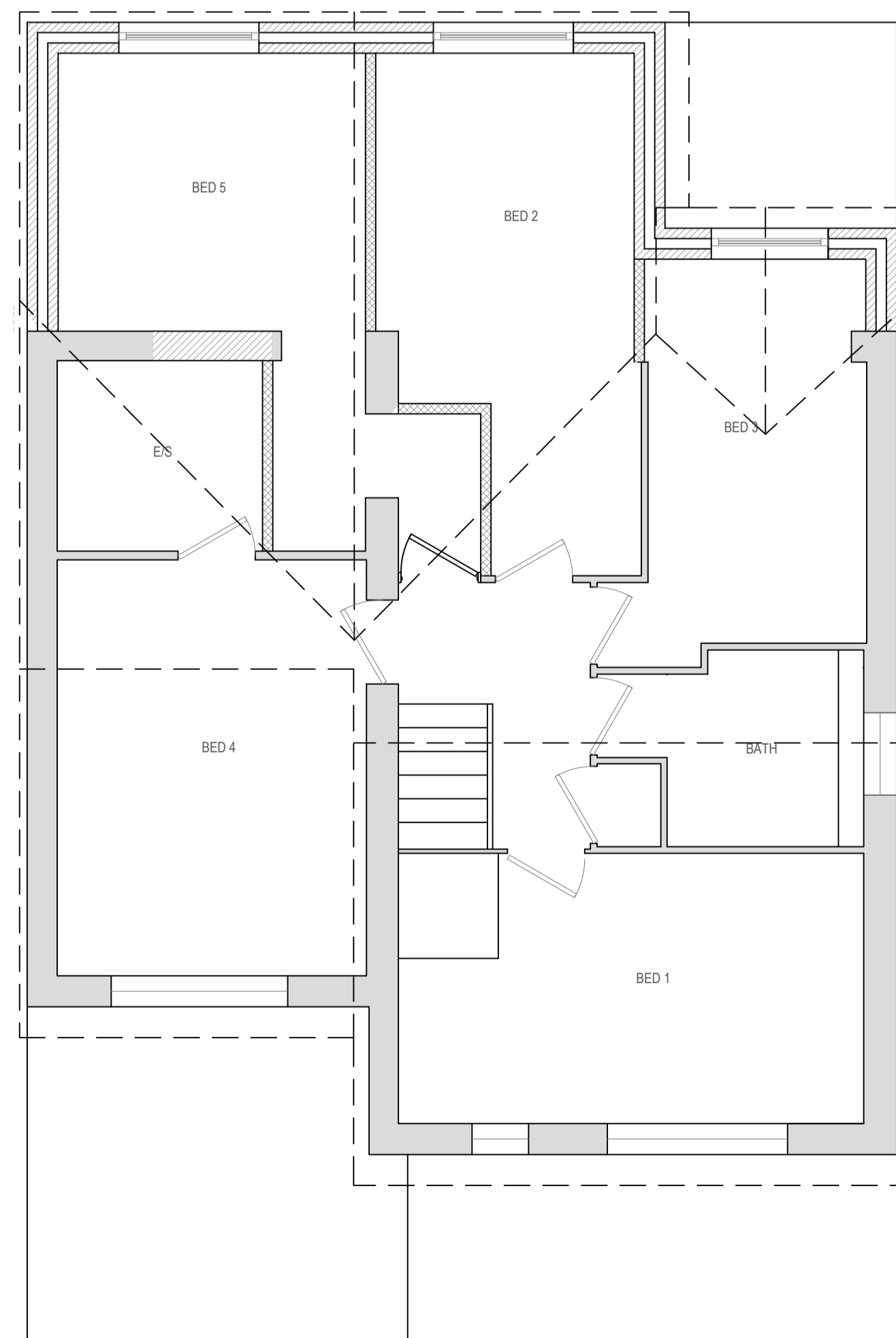
PROPOSED SIDE ELEVATION



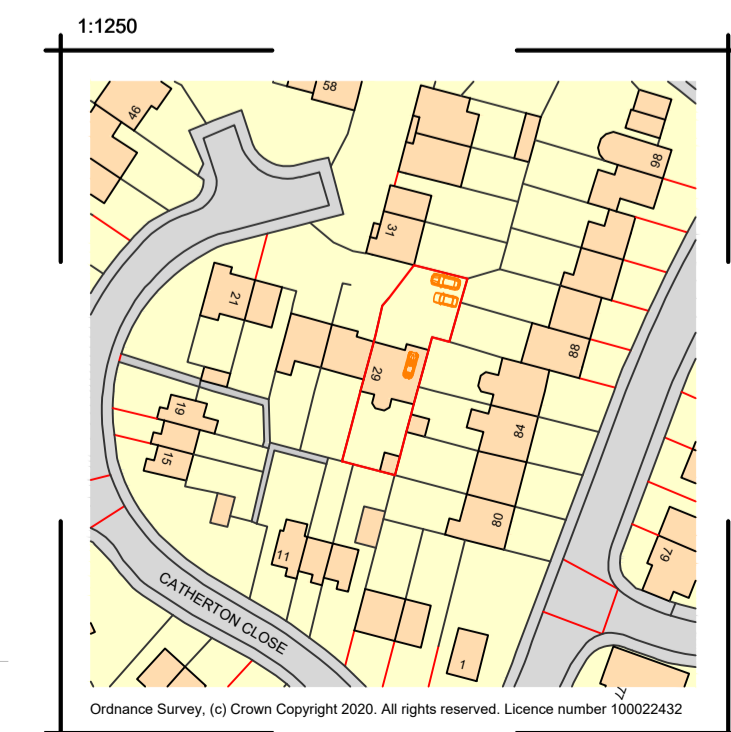
EXISTING FIRST



PROPOSED GROUND
1:50 @ A1



PROPOSED FIRST
1:50 @ A1



1:100 SCALE 0 1 2 METRES

DATE	22/11/20
DESIGNER	DES ALT
BETA PLAN	
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TWO STOREY REAR EXTENSION	
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PROJECT NO	0908/001
DATE	09/08/20
SCALE	1:1250
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These drawings are produced in electronic printing and building regulations approval only and signature of the designer. All dimensions to be checked on site.

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