

Report to Planning Committee

10 February 2021

Application Reference	DC/20/64706
Application Received	23 September 2020
Application Description	Proposed demolition of bungalow and construction of a four bed dwelling.
Application Address	5 Warstone Drive, West Bromwich B71 4BH
Applicant	Mr Parminder Kumar
Ward	West Bromwich Central
Contact Officer	Carl Mercer carl_mercer@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to conditions relating to:


- (i) External materials;
- (ii) Boundary treatment;
- (iii) Landscaping;
- (iv) Drainage;
- (v) Electric vehicle charging point;
- (vi) Method statement of working;
- (vii) Windows in the side elevations to be obscurely glazed;
- (viii) Provision and retention of parking; and
- (ix) Removal of PD rights for alterations and enlargements to the dwelling.



2 Reasons for Recommendations

- 2.1 The development would replace a bungalow with a larger, family sized dwelling of good quality design and appearance, with no significant impact on the amenity of the occupiers of surrounding properties, or harm to the visual amenity of the wider area.

3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods – The scheme assists with meeting the council's housing targets and would provide good quality homes.
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4 Context

- 4.1 This application is being reported to your Planning Committee as three material planning objections to the proposal have been received.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[5 Warstone Drive, West Bromwich](#)

6 Key Considerations

- 6.1 The site is unallocated with the development plan and is currently occupied by a bungalow.
- 6.2 The material planning considerations which are relevant to this application are:-

Government policy (NPPF);
Overlooking/loss of privacy;
Loss of light and/or outlook;
Overshadowing/overbearing nature of proposal;
Design, appearance and materials;
Access, highway safety and parking; and
Archaeology.



7. The Application Site

- 7.1 The application site is situated on the west side of Warstone Drive, West Bromwich. The character of the surrounding area is residential.
- 7.2 Properties along Warstone Drive are individual in design and there is a mixture of one, two and three storey dwellings.

8. Planning History

- 8.1 There is no relevant planning history.

9. Application Details

- 9.1 The applicant proposes to demolish the existing bungalow and construct a two storey, four bed dwelling. The proposed dwelling would consist of a basement area; a lobby, living room, bathroom, utility and garage at ground floor; four bedrooms and two bathrooms at first floor; and a storage area in the loft space.
- 9.2 The dwelling would largely be a hipped roofed, with two front facing gables at either side of the front elevation, providing a symmetrical frontage focussed around a central front door.
- 9.3 In respect of parking provision, the dwelling would have an integral garage for one car, and existing provision to the driveway (which accommodates approximately two cars), remains unchanged.
- 9.4 Amended plans have been submitted which removed a previously proposed larger skylight section in the roof, and a rear facing dormer window.



10. Publicity

10.1 The application has been publicised by neighbour notification letter, with three objections being received.

10.2 Objections

Objections have been received on the following grounds:

- (i) The dwelling would be taller than neighbouring properties and out of character;
- (ii) Overshadowing and loss of outlook; and
- (iii) The windows in the roof space would impact on privacy.

10.3 Responses to objections

I respond to the objector's comments in turn:

- (i) The applicant has submitted a street scene plan which demonstrates that, whilst the proposed dwelling would clearly be higher than the bungalow to the north, the total height would not exceed the height of the neighbouring, two storey dwelling to the south. Given that many of the house styles along Warstone Drive are mixed, each with differing architectural styles, including an example of a three storey dwelling, I cannot afford great weight to an argument that the dwelling would be out of character with the surrounding area.
- (ii) The distances between the rear of the proposed dwelling and the rears of the dwellings along Dagger Lane would far exceed the separation distance required under the council's design guidance. The guidance stipulates a separation distance of 21 metres, whilst the separation distances in this instance would be some 35 to 40 metres. This distance is considered to be sufficient to allay any concerns in respect of overshadowing or loss of outlook.



- (iii) In respect of loss of privacy, an amended plan has been submitted and the dormer window and much of the skylight, which could be perceived to impact on privacy, has been omitted from the proposal.

11. Consultee responses

11.1 Planning Policy

No objection. Policy implications will be discussed further in the report under paragraphs 12 and 13.

11.2 Highways

No objection. Three off-street spaces can be provided which would be acceptable for a five/six bed property. This would also provide for the loft space to be converted into additional bedrooms in the future.

12. National Planning Policy

- 12.1 The National Planning Policy Framework promotes sustainable development but states that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

13. Local Planning Policy

- 13.1 The following policies of the council's Development Plan are relevant:-

DEL1: Infrastructure Provision

HOU2: Housing Density, Type and Accessibility

TRAN4: Creating Coherent Networks for Cycling and Walking

ENV2: Historic Character and Local Distinctiveness

ENV3: Design Quality

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



ENV8: Air Quality

SAD H2: Housing Windfalls

SAD HE 5: Archaeology & Development Proposals

SAD EOS 9: Urban Design Principles

West Bromwich Area Action Plan (WBAAP) - WBP5: Housing

Black Country Air Quality SPD

- 13.2 In regard to DEL1, electric vehicle charging points are required for new development. This would be ensured by condition.
- 13.3 The proposal meets the requirements of policy HOU2 in that it proposes a larger property type which would be accessible by sustainable transport to residential services. The proposal would also achieve high quality design with minimal amenity impact.
- 13.4 As the property would have a garage, separate secure cycle storage would not be required in accordance with policy TRAN4.
- 13.5 The site is situated in a wider area that is designated as an Area of Potential Archaeological Importance on the SADD Policy Map. Therefore, policy ENV2 and policy SAD HE 5 are applicable. The policy officer has advised in his comments that as the site has already been developed, there would be no requirement for an archaeological assessment prior to development.
- 13.6 As discussed above, the proposal raises no significant concerns in respect of design and is therefore compliant with policy ENV3 and policy SAD EOS 9.
- 13.7 A condition can be applied to ensure appropriate drainage in accordance with policy ENV5.



- 13.8 In respect of air quality (ENV8), an electric vehicle charging point would be ensured by condition, in accordance with the Black Country Air Quality SPD.
- 13.9 The development site is not allocated for residential development in the SADD Policies Map and is therefore classed as a housing windfall site. Whilst policy SAD H2 would be applicable, the policy officer has confirmed that the proposal meets the guidance set out in the policy, as the site is previously developed land that is suitable for residential development.
- 13.10 Policy WBP5 of the WBAAP states that to increase the population living within and on the edge of the town centre in order to support the economy and contribute to the vitality of the town, a range of housing will be required in order to meet local need. The development would meet said need.

14. Material Considerations

14.1 The material considerations relating to government policy (NPPF) and proposals within the Development Plan have been referred to above in Sections 12 and 13. With regards to the other considerations these are highlighted below:

14.2 Overlooking/loss of privacy

These matters have been addressed in response to the objectors' comments in paragraph 10.3.

14.3 Loss of light and/or outlook

The dwelling would be of a sufficient distance from properties at the rear to not cause a loss of light. Furthermore, the dwelling would not impact on the rears of the two properties to the north and south on Warstone Lane, as the projection of massing into the plot would be limited, and would not project past the rears of these properties in a manner which



would have a significant impact. Additionally, minor windows to the side elevations of these properties would mean that the impact on loss of light would be negligible. Outlook has been discussed in paragraph 10.3.

14.4 **Overshadowing/overbearing nature of proposal**

As 14.2.

14.5 **Design, appearance and materials**

The design of the proposal is unique in its surroundings, which is in keeping with the mixture of property styles along Warstone Drive. Despite its individuality, the massing and scale of the proposal would cause no undue harm to the visual amenity of the area. Materials shown on plan appear to be acceptable, considering those used in the surrounding area, but the specifics of material type would be ensured by condition. Furthermore, sufficient external amenity space would be provided for future occupants.

14.6 **Access, highway safety and parking**

As the highway officer has no objections, sufficient parking would be provided, and an existing access utilised, I have no appreciable concerns in respect of these matters. Parking would be ensured and retained by condition.

14.7 **Other matters**

Whilst no concerns are raised in respect of massing, I consider it prudent that permitted development rights are removed in order to safeguard occupiers of neighbouring properties from development which may cause harm to residential amenity. As well as standard conditions relating to landscaping, drainage and boundary treatments, I suggest that a method of working statement is submitted (to include hours of working, site operation etc) due to the proximity of surrounding dwellings



and the disruption which may be caused to residents during construction.

15 Alternative Options

15.1 Refusal of the application is an option when there are material planning reasons for doing so, in my opinion relevant material considerations would not cause harm to residential amenity.

16 Implications

Resources	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.
Legal and Governance	This application is submitted under the Town and Country Planning Act 1990.
Risk	None.
Equality	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing	None.
Social Value	None.

17. Appendices

Site Plan

Context Plan

Proposed Site Plan - BV/321/1 REV A

Proposed Streetscene - BV/321/2B

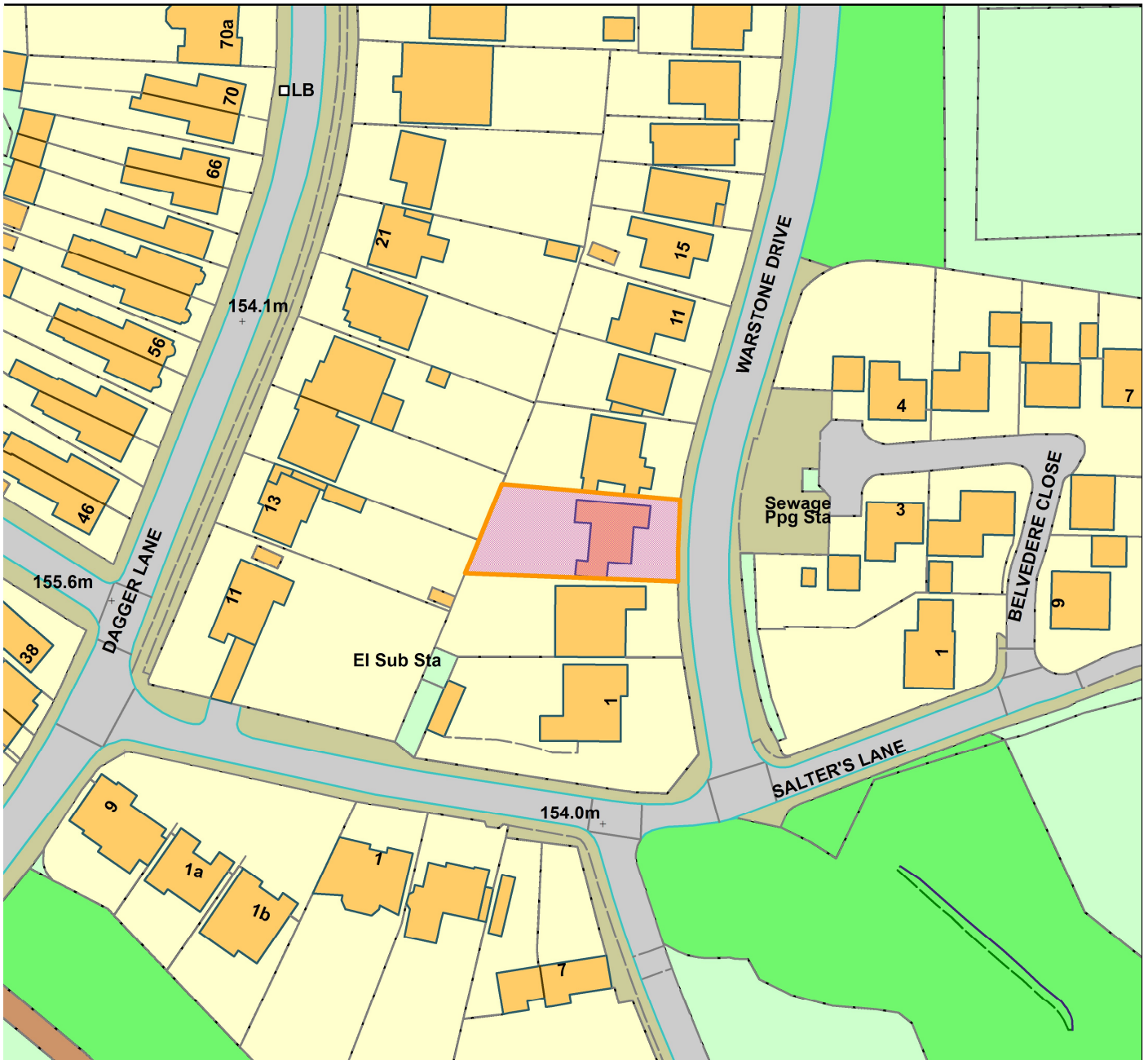
Proposed General Layout/Elevation Plan - BV/321/0I

18. Background Papers

None.

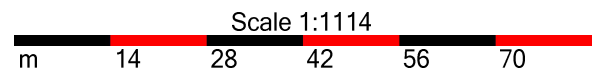


DC/20/64706
5 Warstone Drive



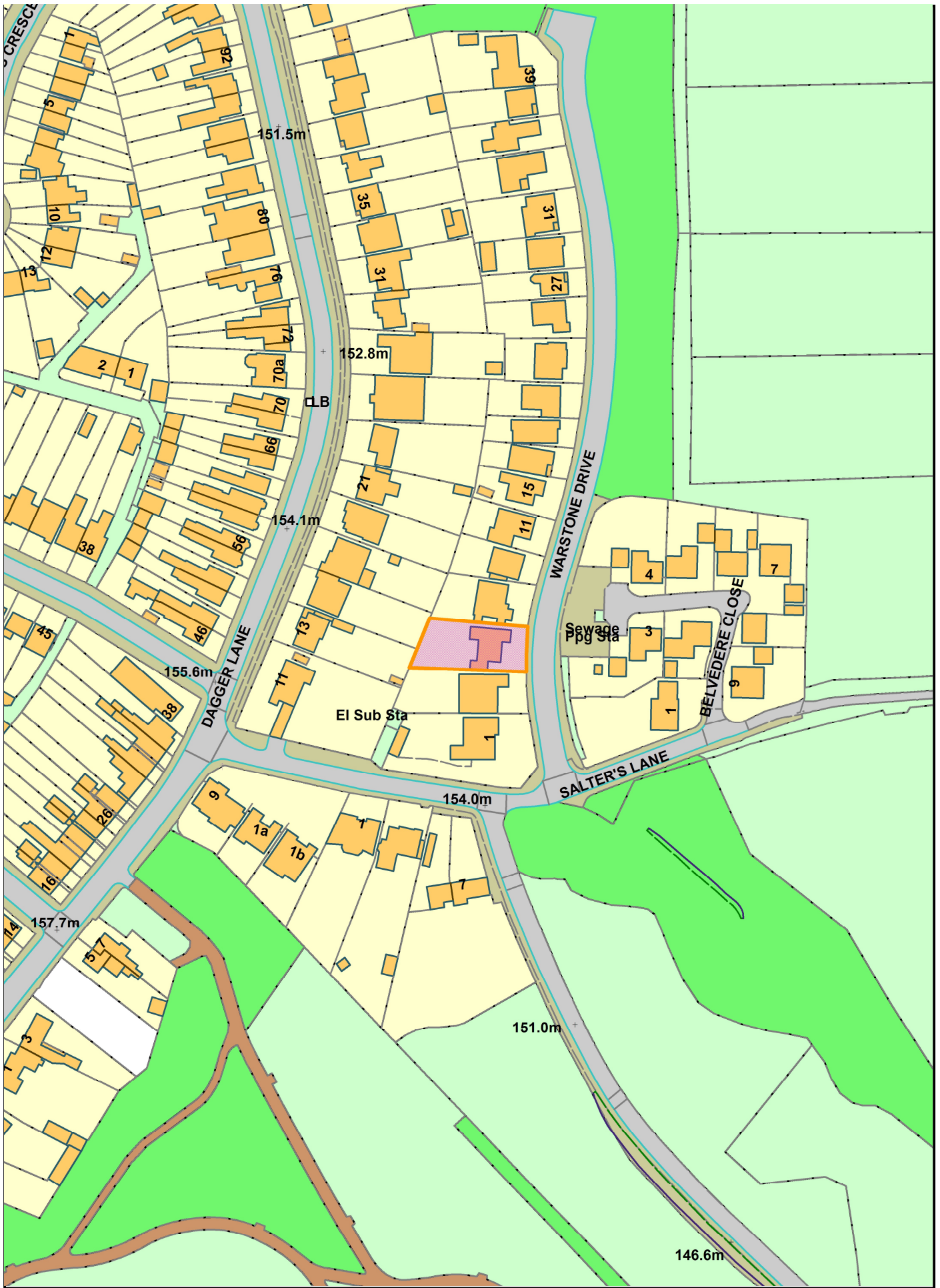
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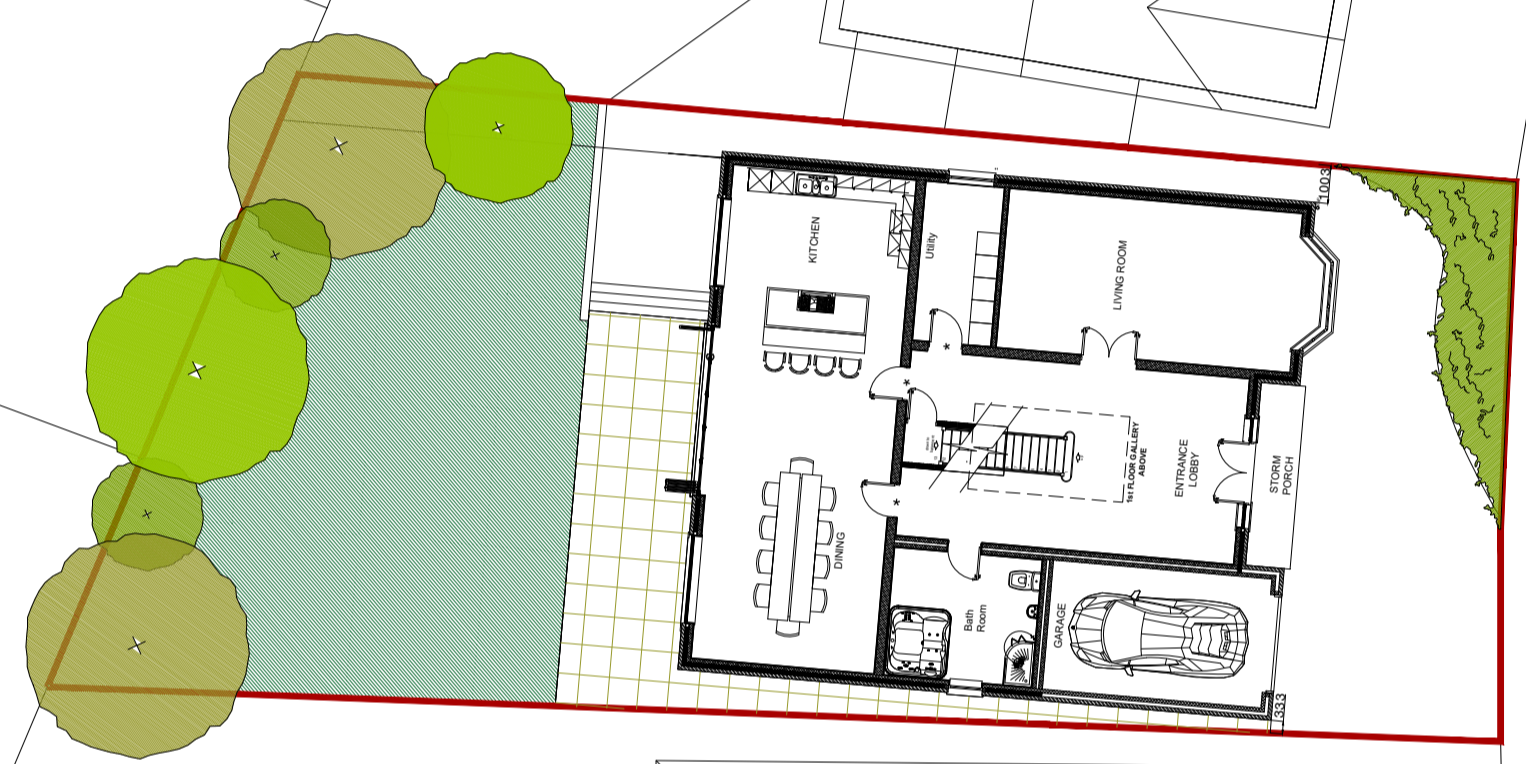
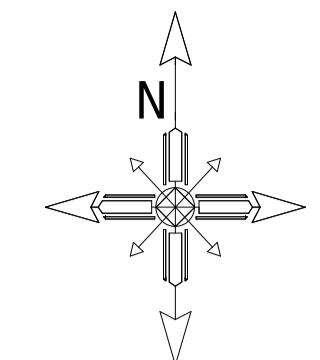
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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	27 January 2021
OS Licence No	





WARSTONE DRIVE

Sewage Ppg Sta

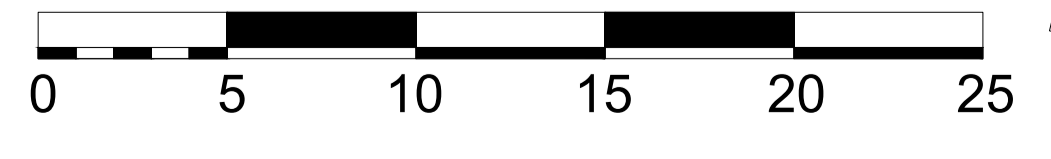
E1 Sub Sta

4

1

SALTER'S LANE

154.0m



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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.

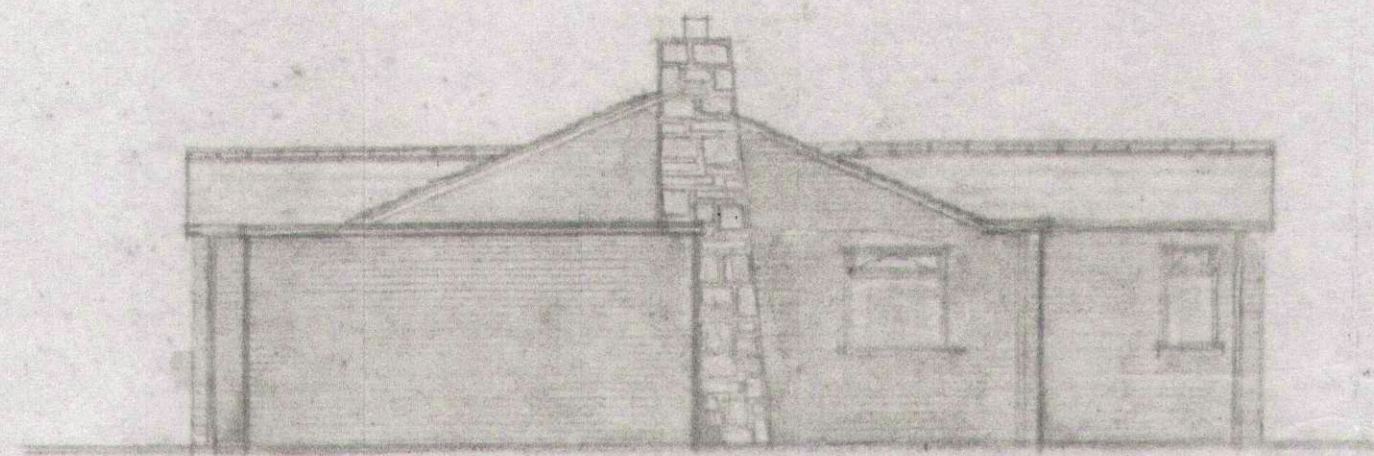
Party Wall 1999
The client is the Building owner and as such should take the necessary steps to comply with the Act where applicable.

rev	description	date	initial
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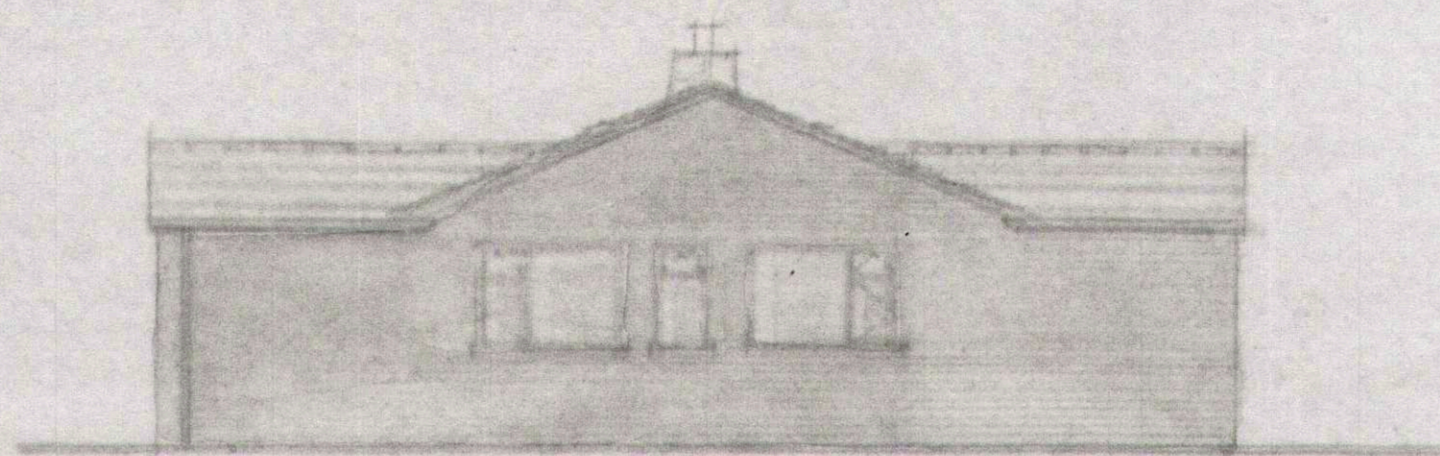


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Title	New House
Project	5 Warstone Drive West Bromwich West Midlands B71 4BH
Client	
Scale	1:200 @ A1
Drawing No	05/12/11
Checked	
	PRELIMINARY PLAN

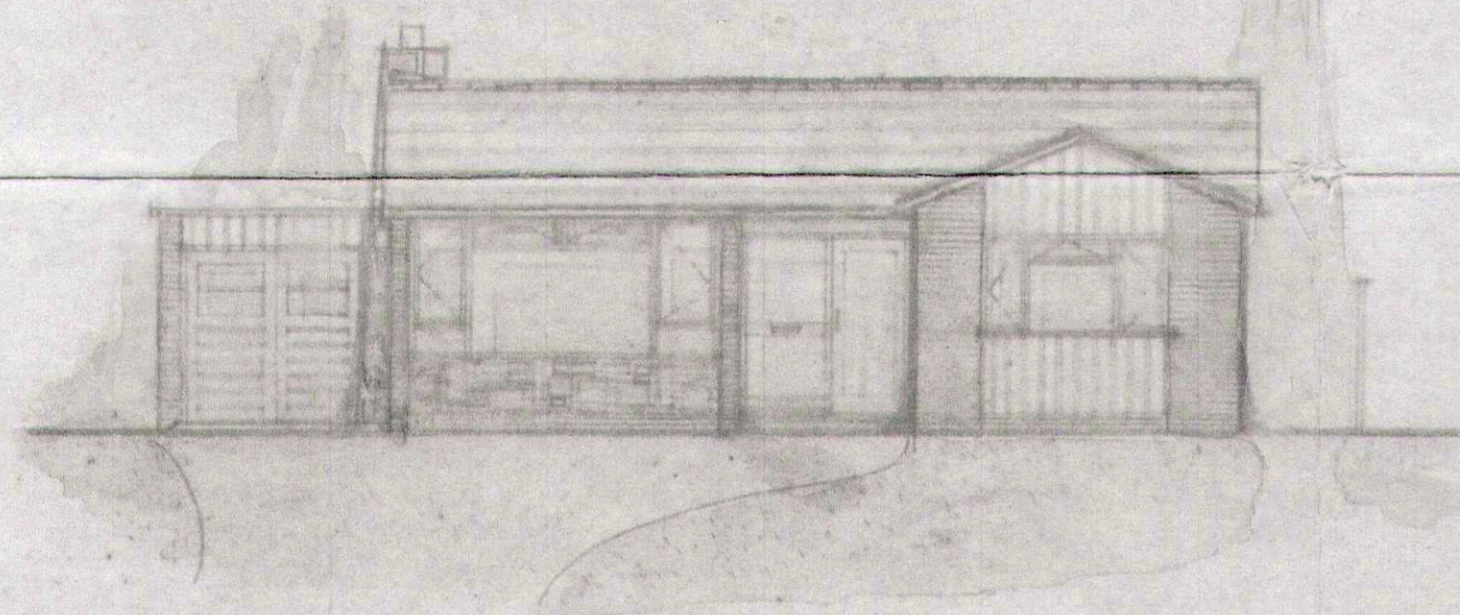


• South elevation

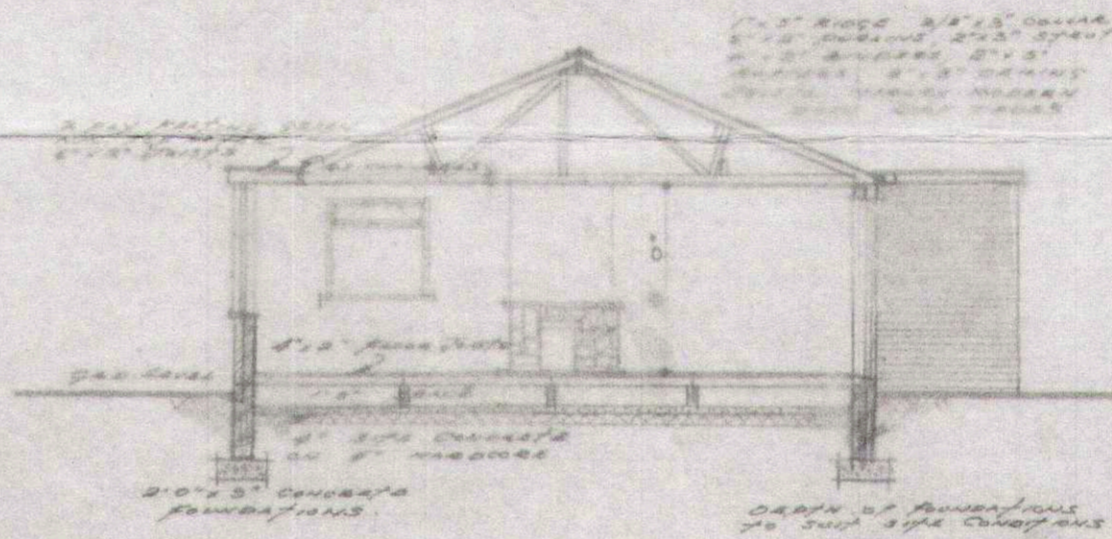


• North elevation

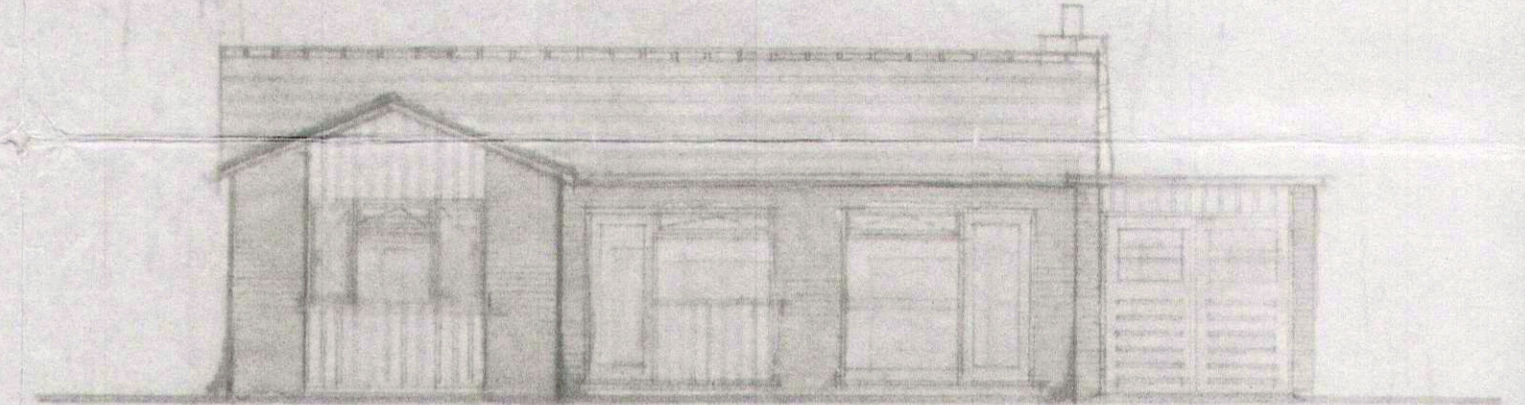
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 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS 1985 AND THE BUILDING ACT 1984.
 2. THE CLIENT HAS ADVISED THAT THE HOUSE IS TO BE BUILT ON A SLOPE.
 3. THE FOUNDATIONS ARE TO BE CONCRETE ON 150mm SAND AND GRAVEL.
 4. THE ROOF IS TO BE GABLED WITH A 12.5% PITCH.
 5. THE EXTERIOR WALLS ARE TO BE BRICK WITH A 100mm COURSE.
 6. THE INTERIOR WALLS ARE TO BE PLASTERED AND PAPERED.
 7. THE FLOORING IS TO BE CARPET TO THE STAIRS AND LAMINATE TO THE REST OF THE HOUSE.
 8. THE CEILING IS TO BE PLASTERED AND PAPERED.
 9. THE LIGHTING IS TO BE AS SHOWN ON THE DRAWINGS.
 10. ALL WORK TO BE DONE WITHIN THE LOCAL BYLAWS AND THE CONDITIONS OF SALE OF THE LOCAL AUTHORITY'S PLANNING PERMISSION AND THE ACT.



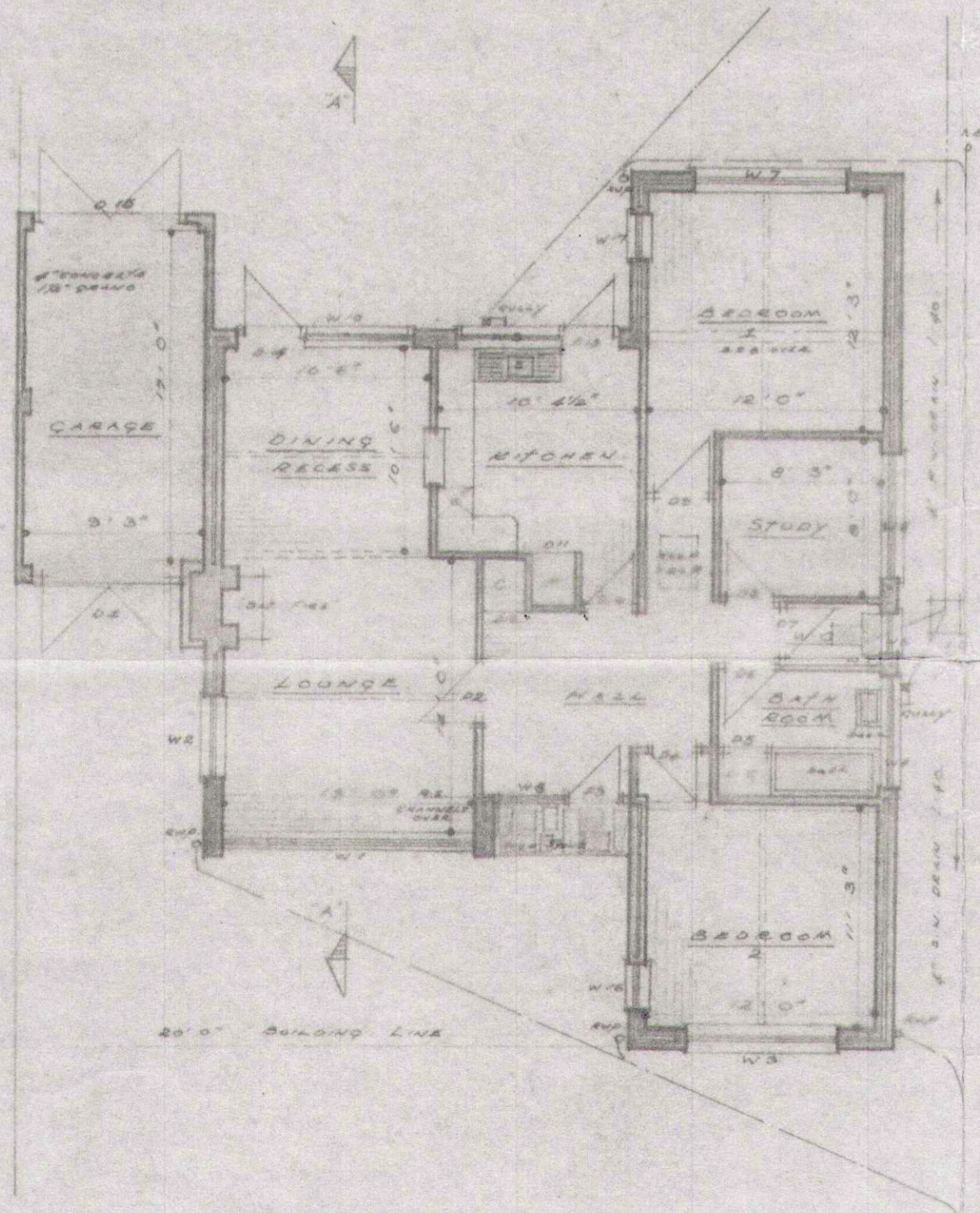
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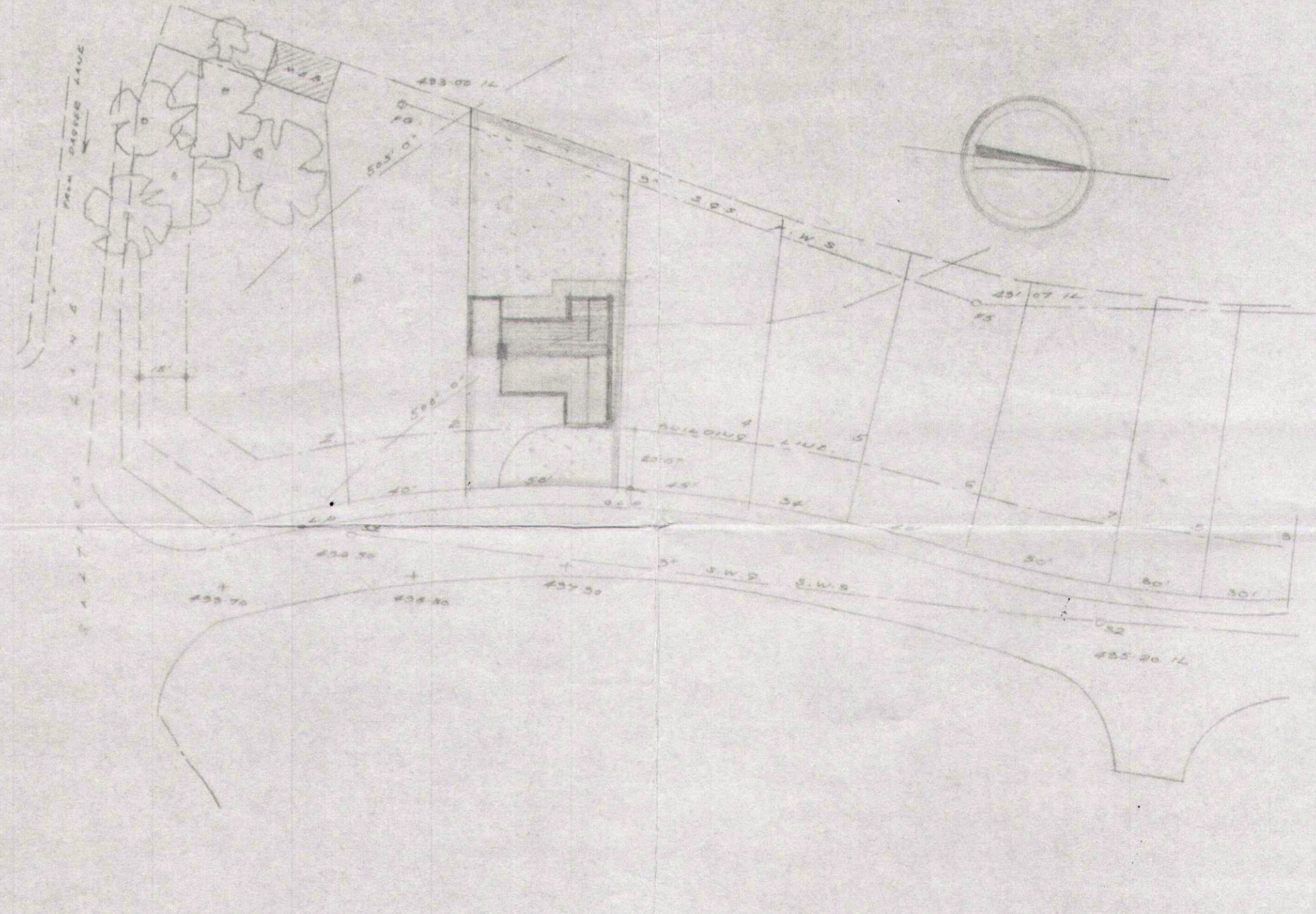
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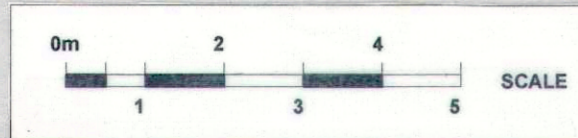
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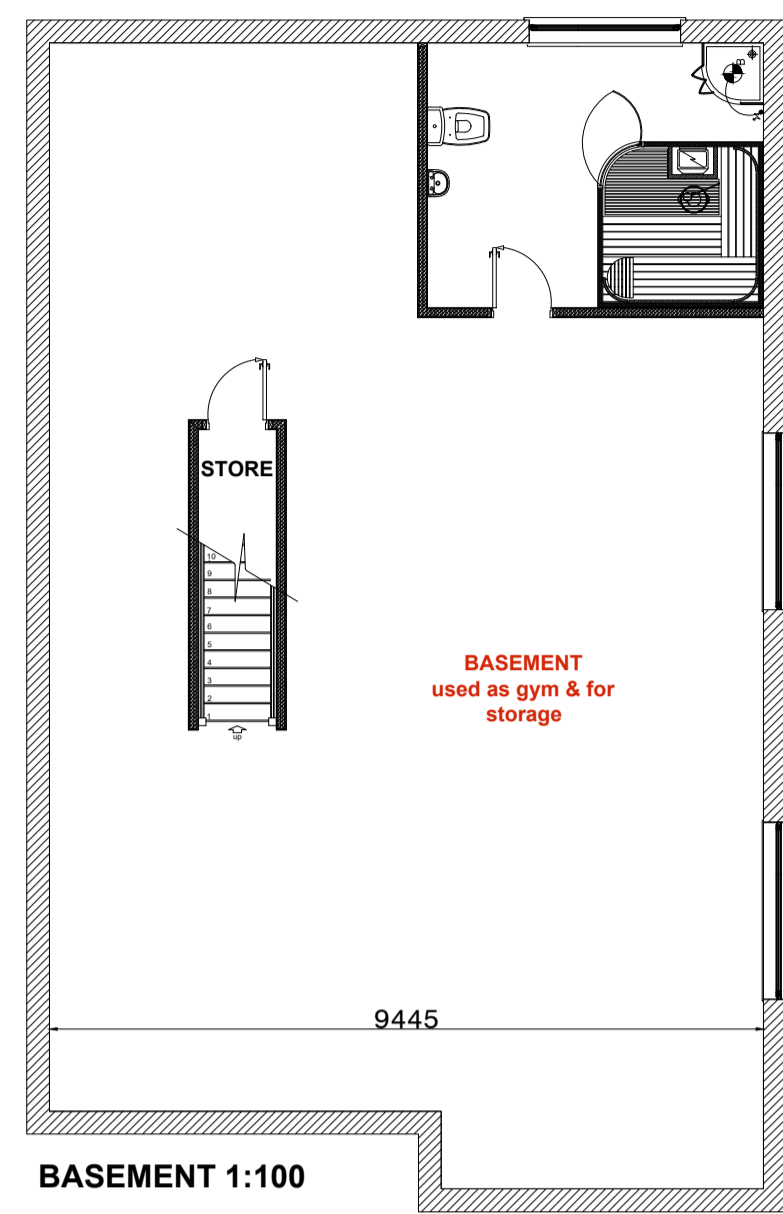
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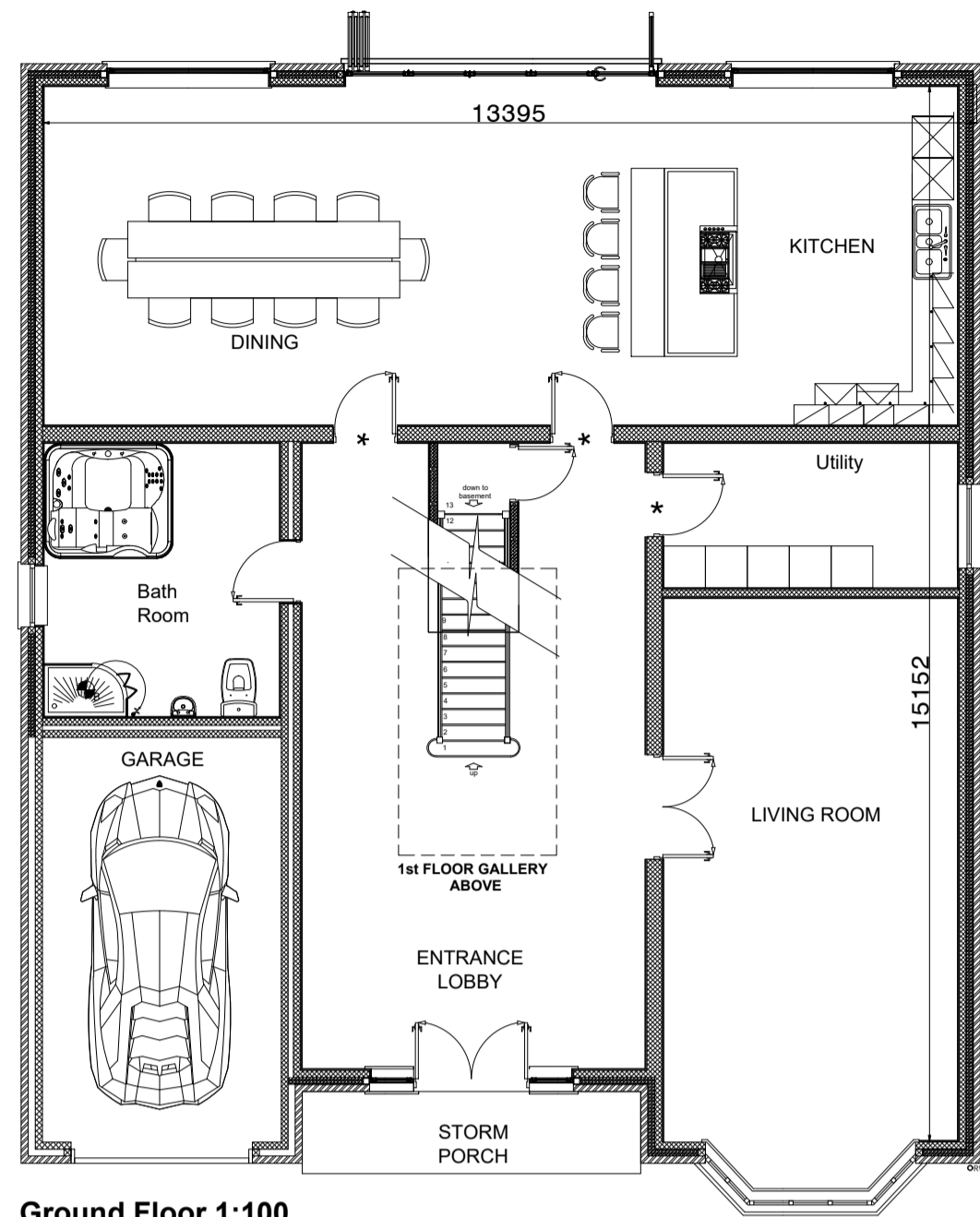
• Block plan scale 1:500th.



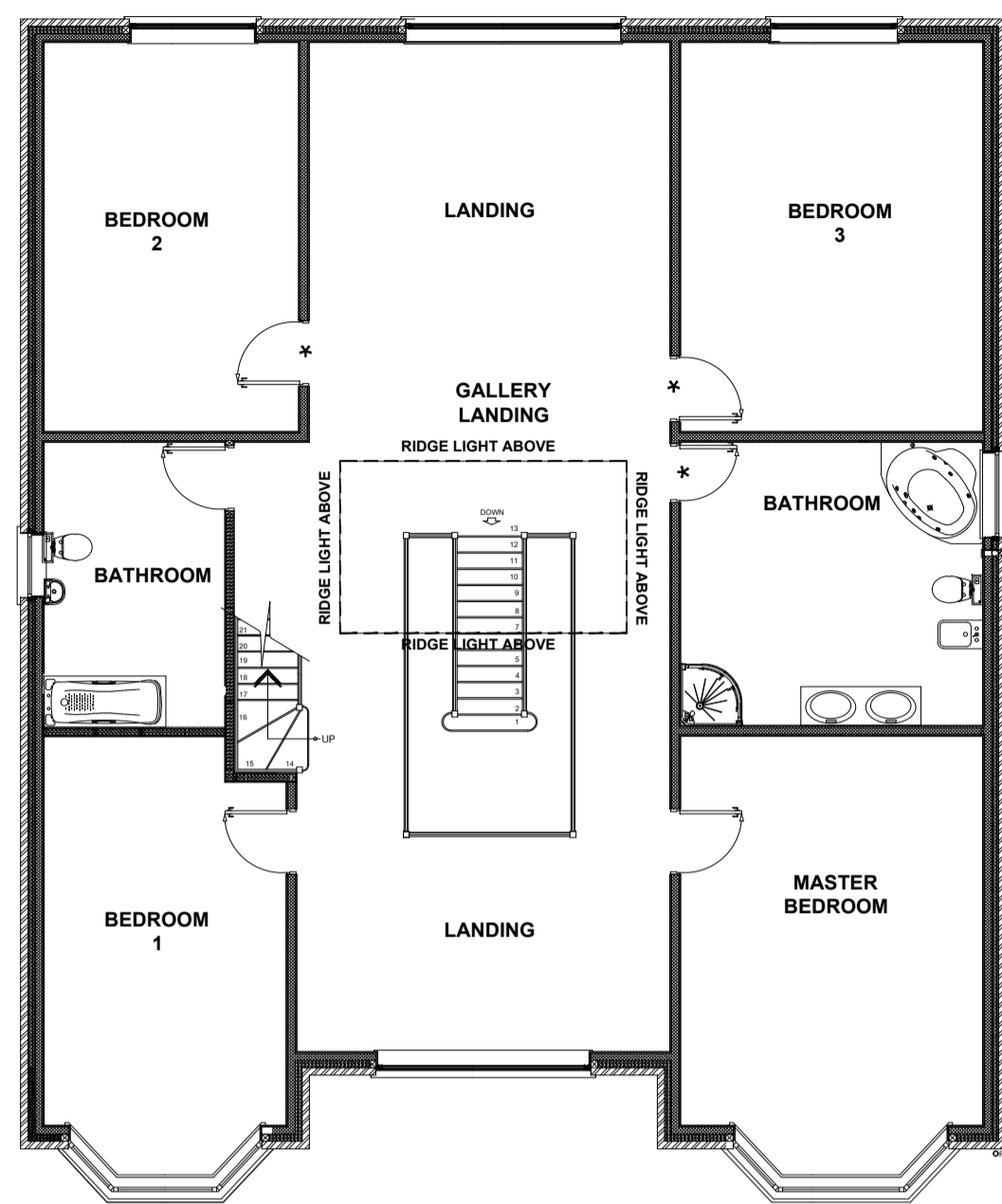
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38 Old Walsall Road, Great Barr, Birmingham, B42 1NP Tel: 0121 358 2233 Fax: 0121 357 7492 Email: contact@integratedesigns.co.uk			
Title	New House		
Project	5 Warstone Drive West Bromwich West Midlands B71 4BH		
Client			
Scale			
Drawing No.	Checked		
BV/3214	PRELIMINARY PLAN		



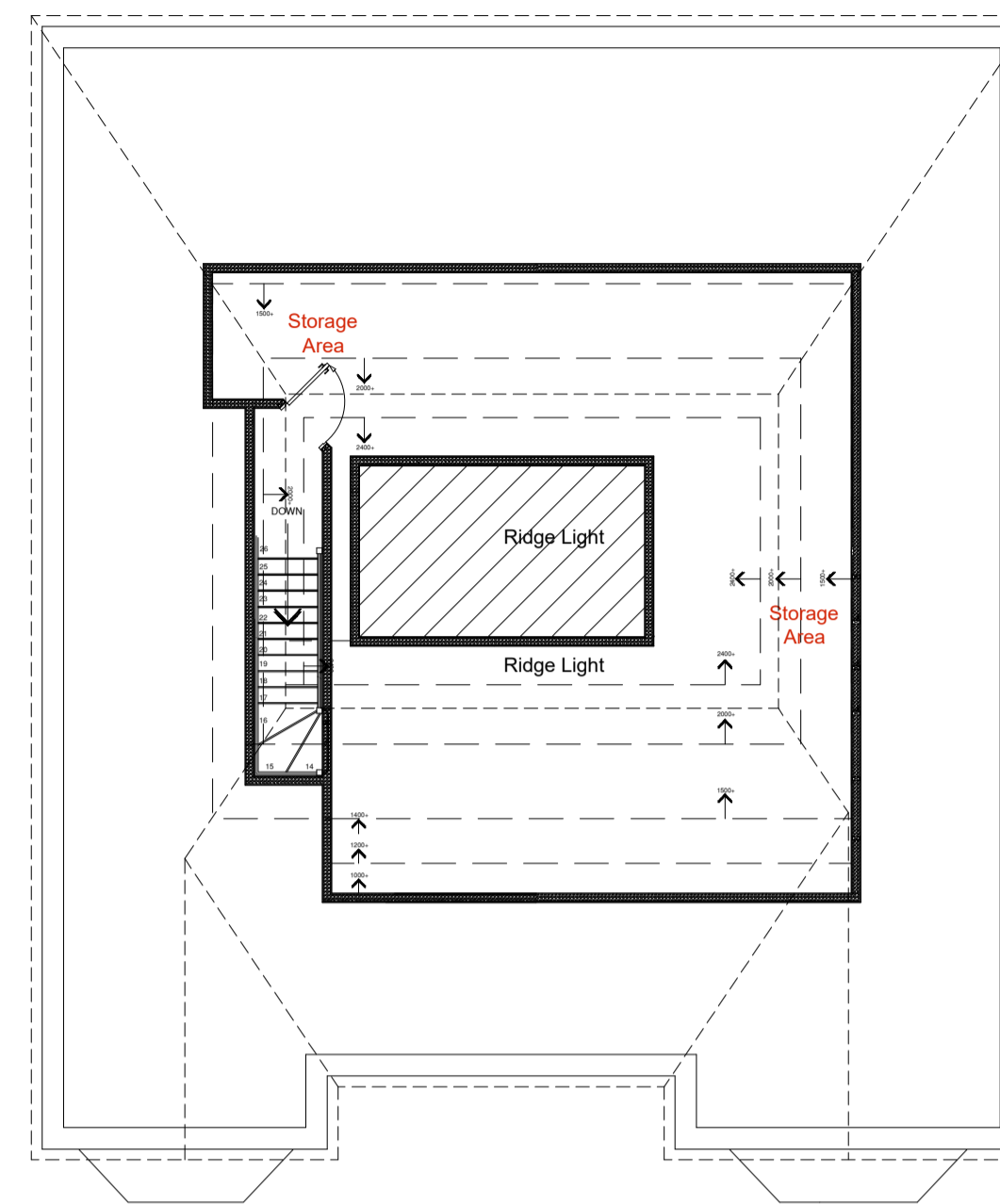
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0m 1 2 3 4 5 SCALE



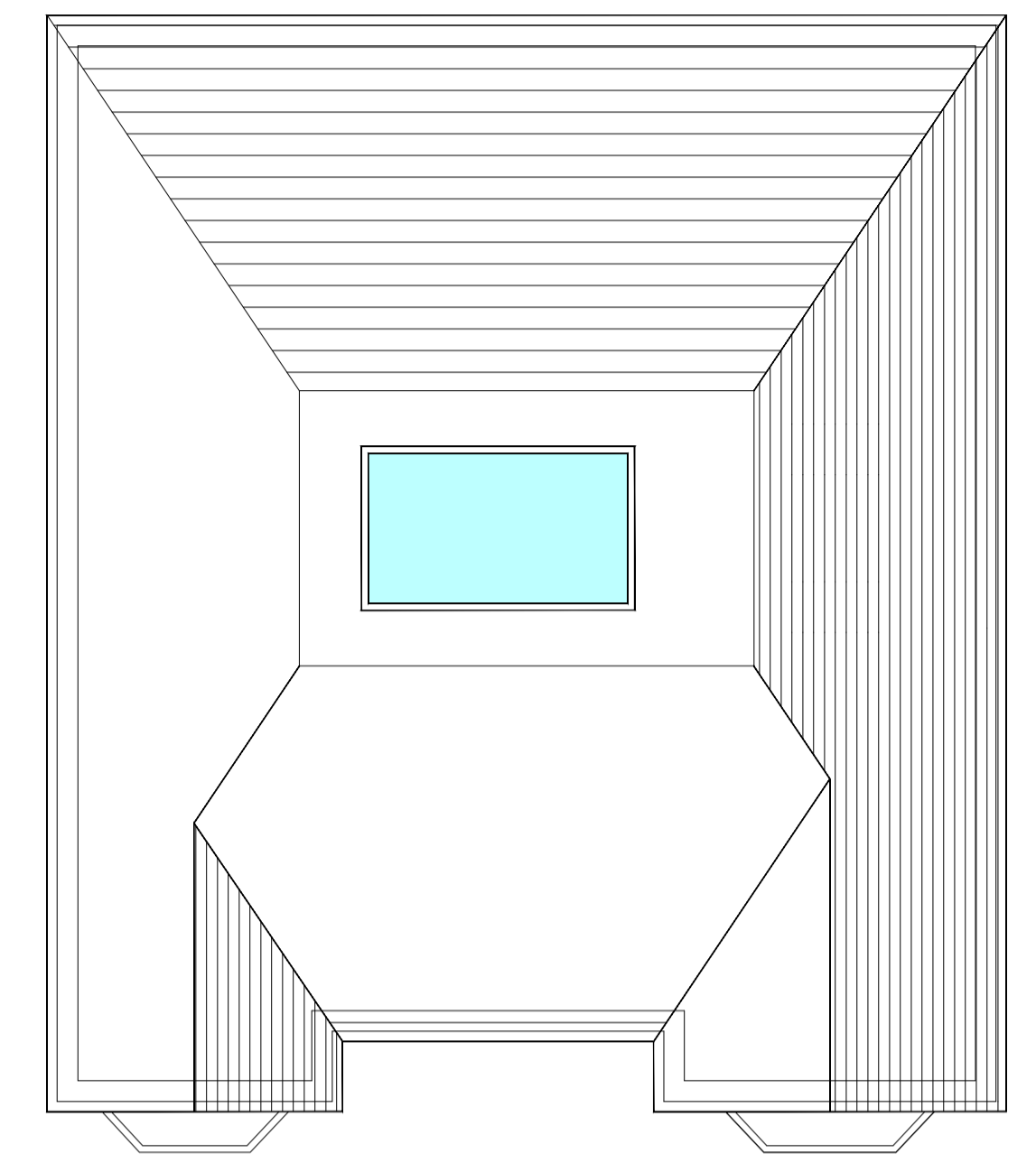
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First Floor 1:100



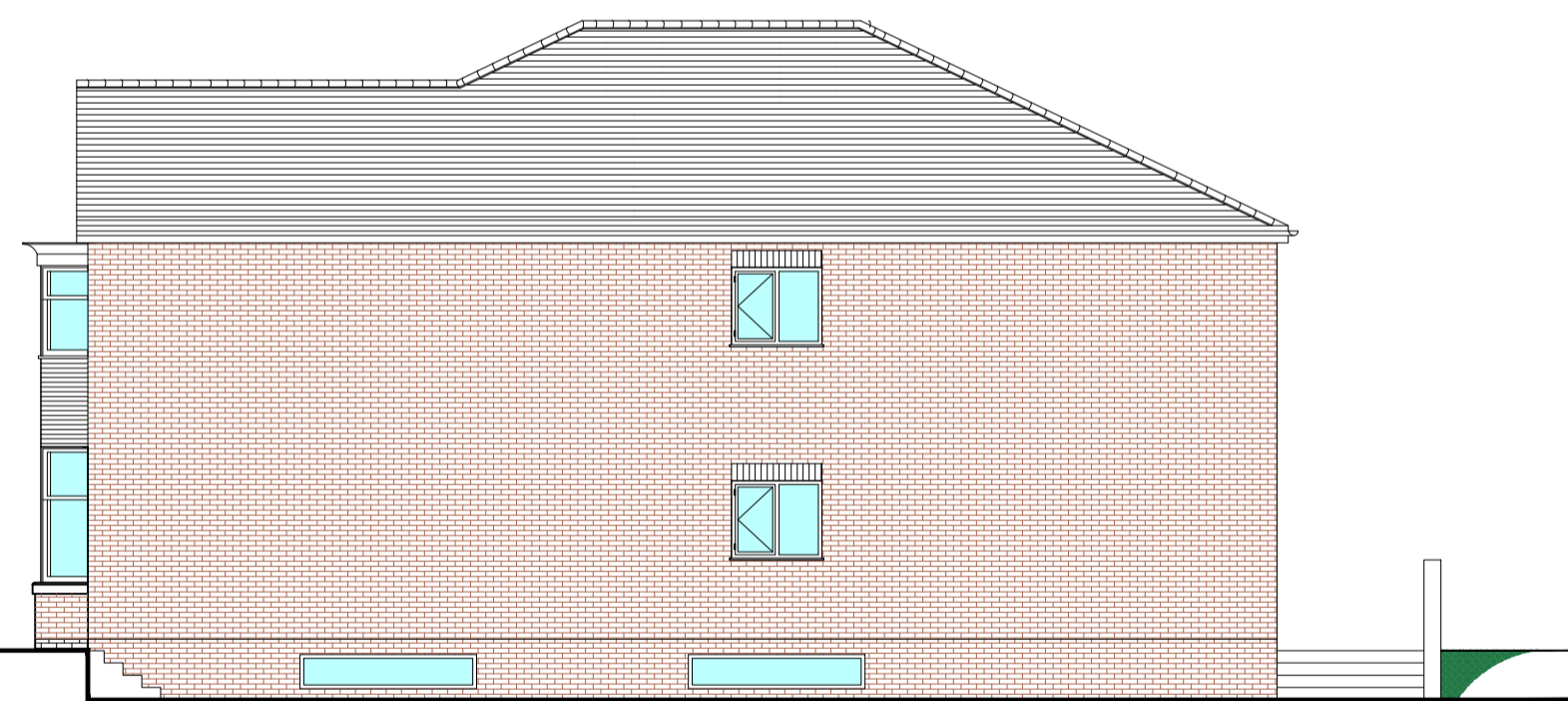
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ROOF 1:100



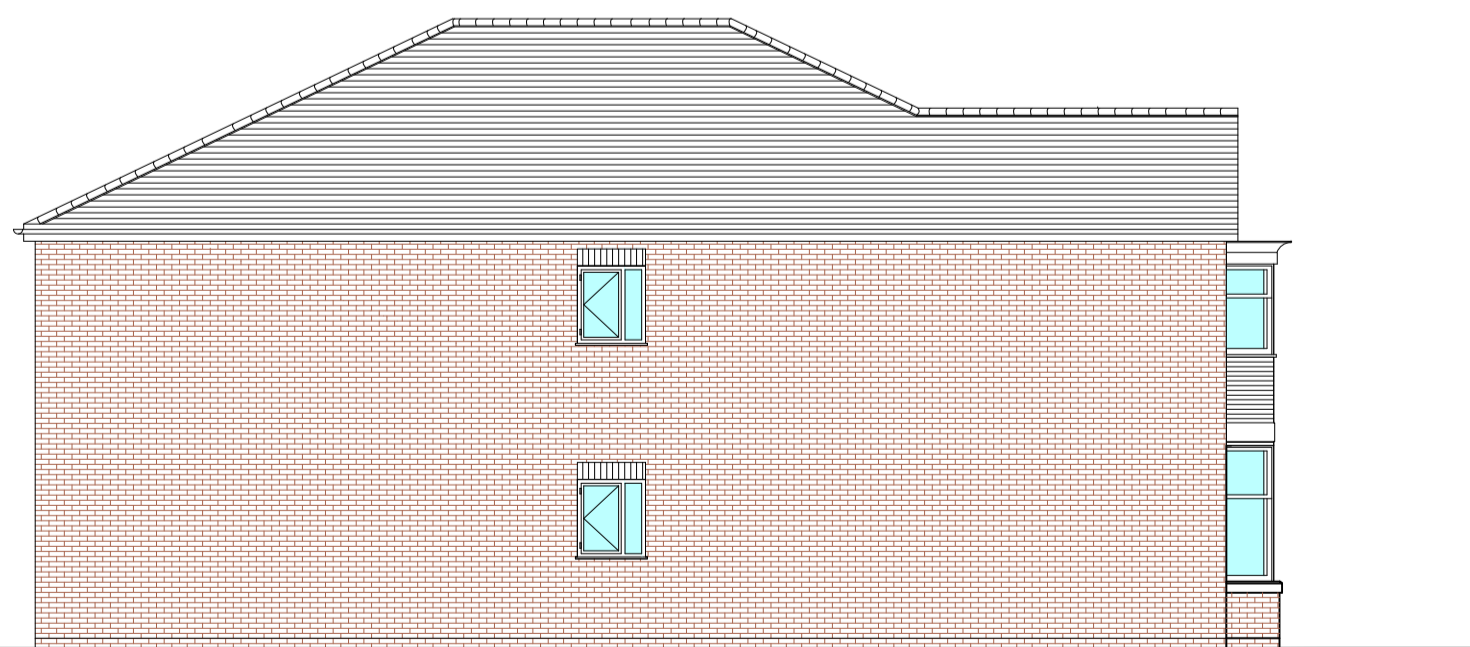
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Side Elevation 1:100

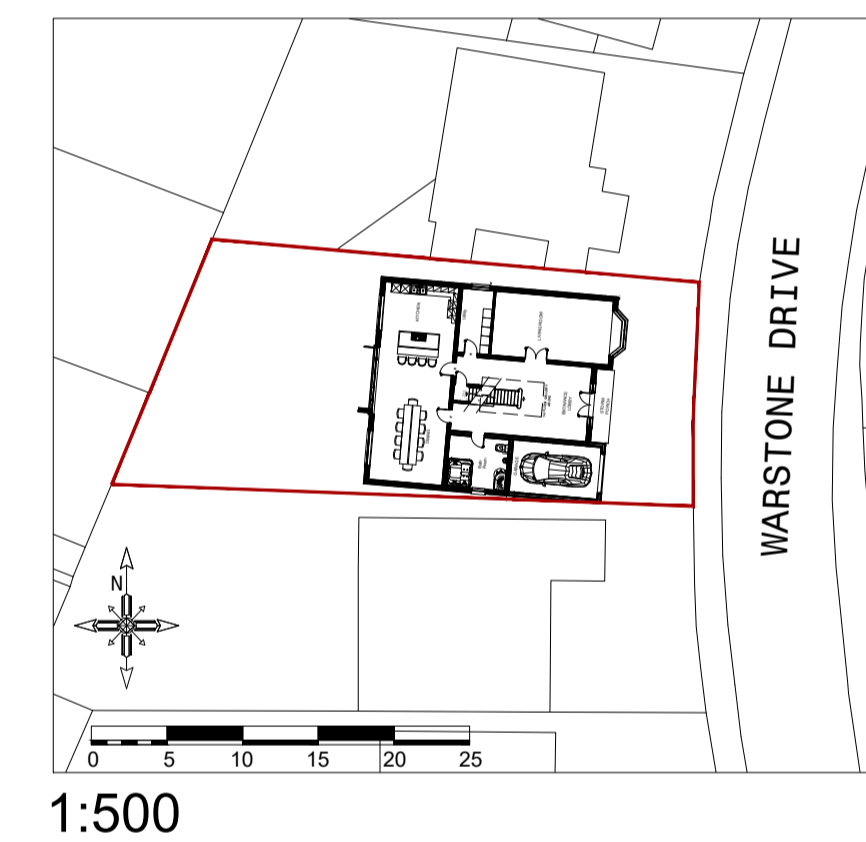


Rear Elevation 1:100

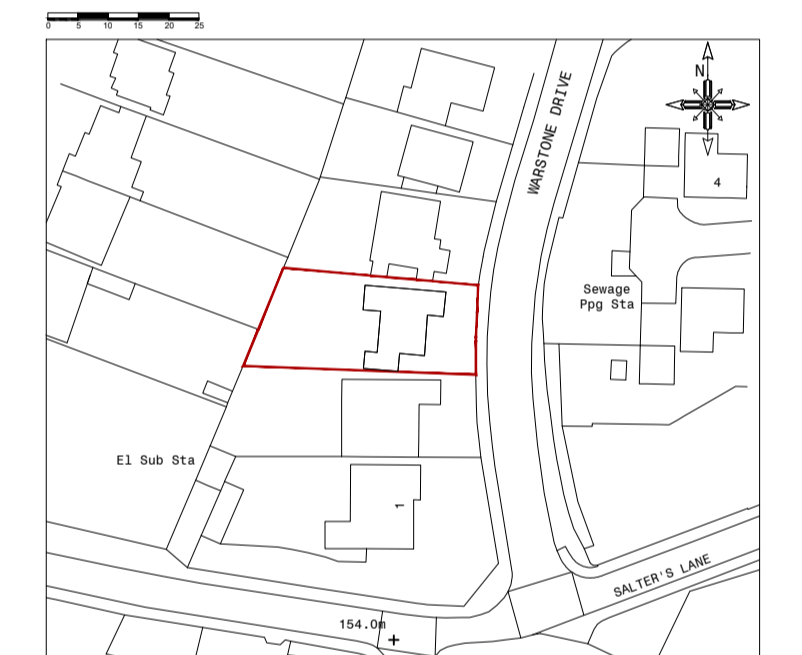


Side Elevation 1:100

0m 1 2 3 4 5 SCALE



1:500



1:1250



1:200

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rev	description	date	issue
A	Plans amended	10/09/09	issue
B	Plans amended	18/09/09	issue
C	Plans amended	28/07/10	issue
D	Plans amended	11/09/10	issue
E	Plans amended	11/09/10	issue
F	Plans amended	07/09/10	issue
G	Plans amended following comments Salford L.A.	30/11/10	issue
H	Plans amended following comments Salford L.A.	16/12/10	issue
I	Plans amended following comments Salford L.A.	13/01/11	issue



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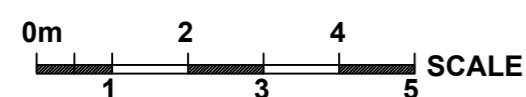
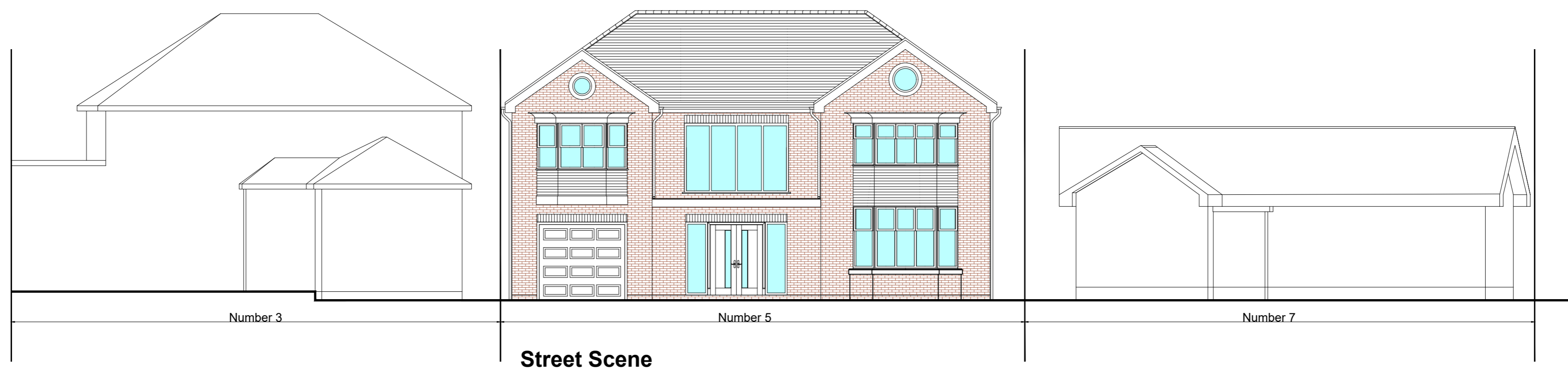
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Project	5 Warstone Drive West Bromwich West Midlands B71 4BH
Client	
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Checked	PRELIMINARY PLAN

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A		16/12/20	btdv
B		13/01/21	btdv
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