

# Report to Planning Committee

**10 February 2021**

<b>Application Reference</b>	DC/20/64964
<b>Application Received</b>	18 <sup>th</sup> November 2020
<b>Application Description</b>	Proposed single storey side and rear extension
<b>Application Address</b>	71 Richmond Hill, Oldbury B68 9TH
<b>Applicant</b>	Tabassum Zoya Khan
<b>Ward</b>	St Pauls
<b>Contact Officer</b>	Name: Dave Paine Email: david_paine@sandwell.gov.uk

## 1 Recommendations

- 1.1 That planning permission is granted subject the materials match with the existing property.

## 2 Reasons for Recommendations

- 2.1 The application is compliant with both national and local planning policies. It would have a minimal impact on neighbouring properties.

- 3 How does this deliver objectives of the Corporate Plan?



Quality homes in thriving neighbourhoods – The design of the proposal is acceptable in respect of national and local planning policy.



## 4 Context

- 4.1 This application is being reported to your Planning Committee because the agent is an employee of Sandwell MBC.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[71 Richmond Hill](#)

## 5 Key Considerations

- 5.1 The site is unallocated in the adopted development plans.
- 5.2 The material planning considerations which are relevant to this application are:-

Overlooking/loss of privacy  
Loss of light and/or outlook  
Design, appearance and materials

## 6. The Application Site

- 6.1 This application relates to an end of terrace property situated on the south-west side of Richmond Hill. This is a residential area, characterised by a mix of terraced, semi-detached and detached dwellings, with no specific design code.

## 7. Planning History

- 7.1 This dwelling has been previously extended and altered. In 2016, approval was granted for a first-floor rear extension. In 2017, two approvals were granted for alternative porch designs.

- 7.2 Relevant planning applications are as follows:-



DC/16/59904	Proposed first floor rear extension.	Granted 4/11/16
DC/17/60789	Proposed front porch.	Granted 18/08/17
DC/17/61117	Proposed front porch (Revised application).	Granted 17/11/17

## 8. Application Details

8.1 The applicant proposes to construct a single storey rear and side extension. This would measure 12.5 metres deep by 5.6 metres wide by 3.0 metres high. This would create a large, open plan lounge and kitchen. The applicant also proposes to provide a raised platform to the rear of extension, with a railing and steps down to the lower garden level.

## 9. Publicity

9.1 The application has been publicised by neighbour notification letter with no responses.

## 10. Consultee responses

There are no statutory consultation responses to report for this application.

## 11. National Planning Policy

11.1 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.

## 12. Local Planning Policy

12.1 The following polices of the Council's Development Plan are relevant:-



12.2 These policies emphasise the need for good design and proposals should be of an acceptable scale. This proposal accords with these policies.

### 13. Material Considerations

13.1 The material considerations relating to Government Policy (NPPF) and proposals within the Development Plan have been referred to above in Sections 11 and 12. With regards to the other considerations these are highlighted below:

#### 13.2 Overlooking/loss of privacy

The raised platform would create the potential for a loss of privacy to neighbours. However, having considered this detail of the proposal, I conclude that no overlooking to neighbour's windows serving habitable room would occur. Therefore, the proposal is acceptable in this regard.

#### 13.3 Loss of light or outlook

The neighbouring bungalow has an existing side extension with a large window facing directly onto the development site, which would be substantially impacted by this proposal. However, this window is obscure glazed and is therefore deemed not to serve a habitable room. There is further obscure glazed window to the side of the original property, again not serving a habitable room (see photo below).





To conclude, no habitable rooms of neighbouring dwellings would be significantly impacted by this proposal. Therefore, this proposal is acceptable in terms of loss of light or outlook.

#### 14.4 Design, appearance and materials

The extension has been designed with a flat roof, incorporating roof-lights, to ensure the existing ground floor of the rear wing would not be left unreasonably dark by this proposal, and as such the design is acceptable. The roof design does not reflect the design of the existing house, but it would not be visible from the public realm and its relatively low roof height would ensure it would remain unobtrusive. It would therefore comply with design policies BCCS ENV3 and SADD EOS9.

### 15 Alternative Options

15.1 Refusal of the application is an option if there are material planning reasons for doing so. In this instance it is considered that the scheme is policy compliant and there are no material considerations to warrant refusal.



## 16 Implications

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

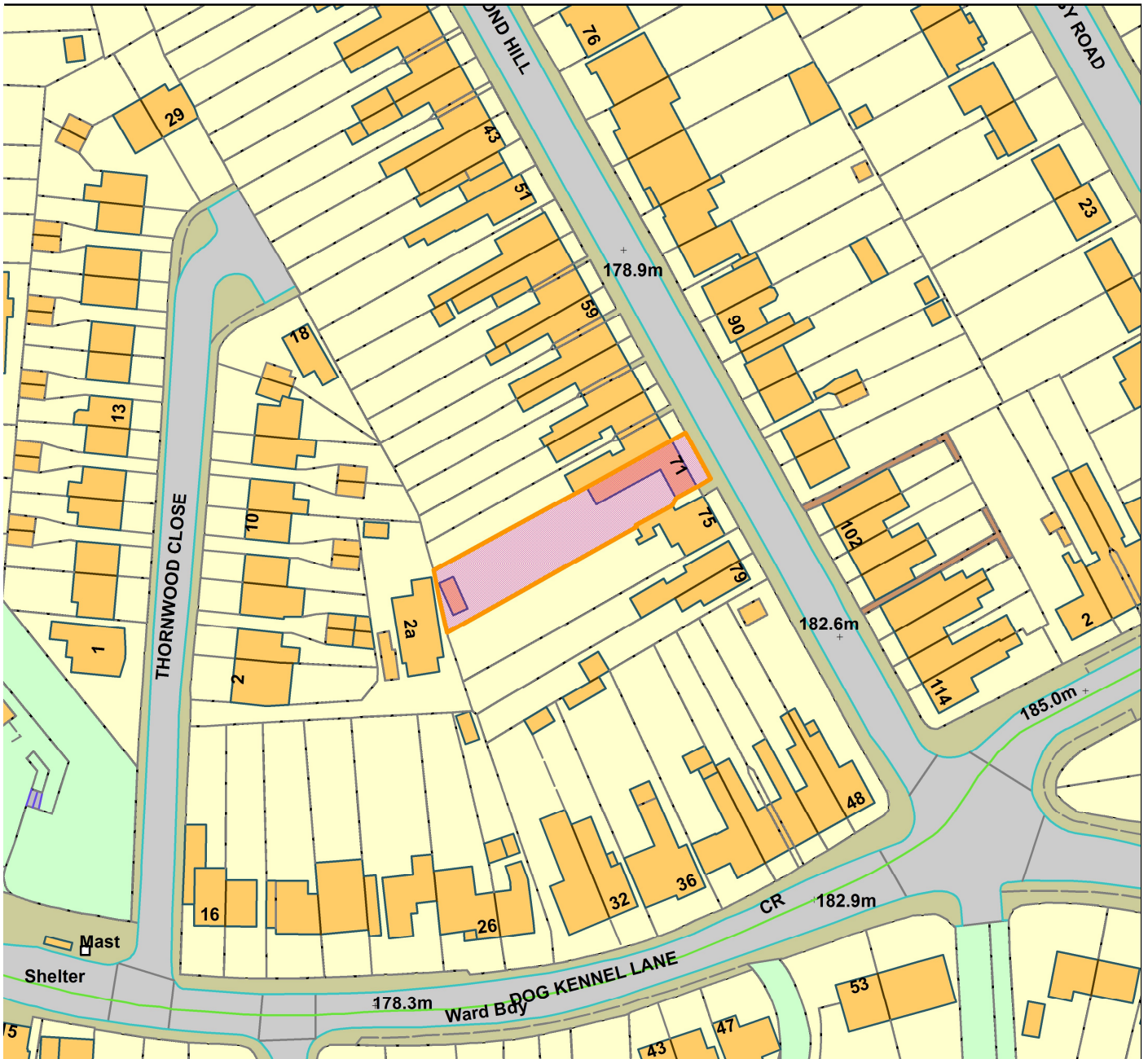
## 17. Appendices

Site Plan  
Context Plan  
01  
02  
03

## 18. Background Papers – site photo below

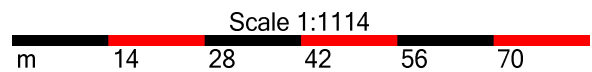


DC/20/64964  
71 Richmond Hill



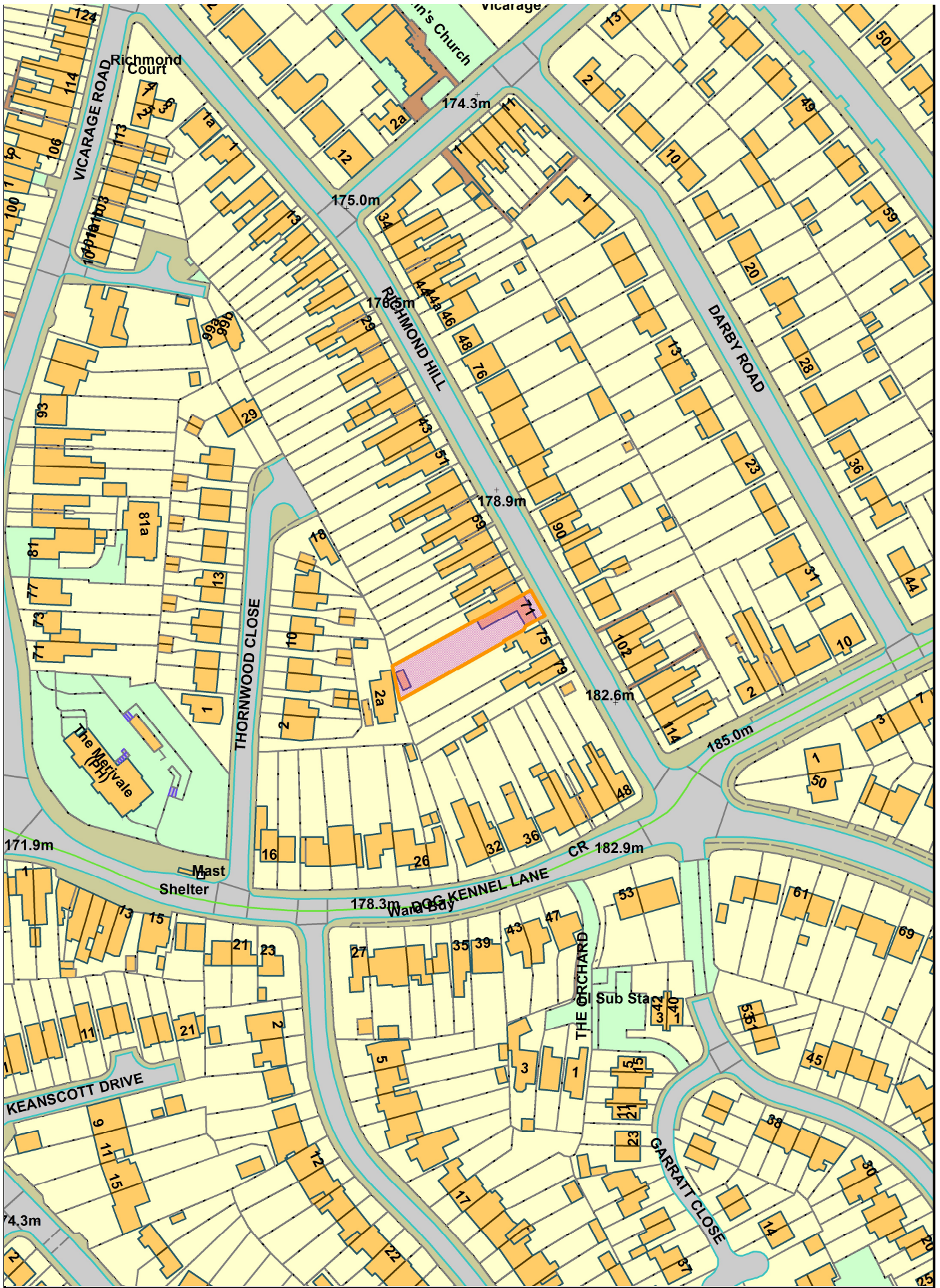
**Legend**

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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	27 January 2021
<b>OS Licence No</b>	





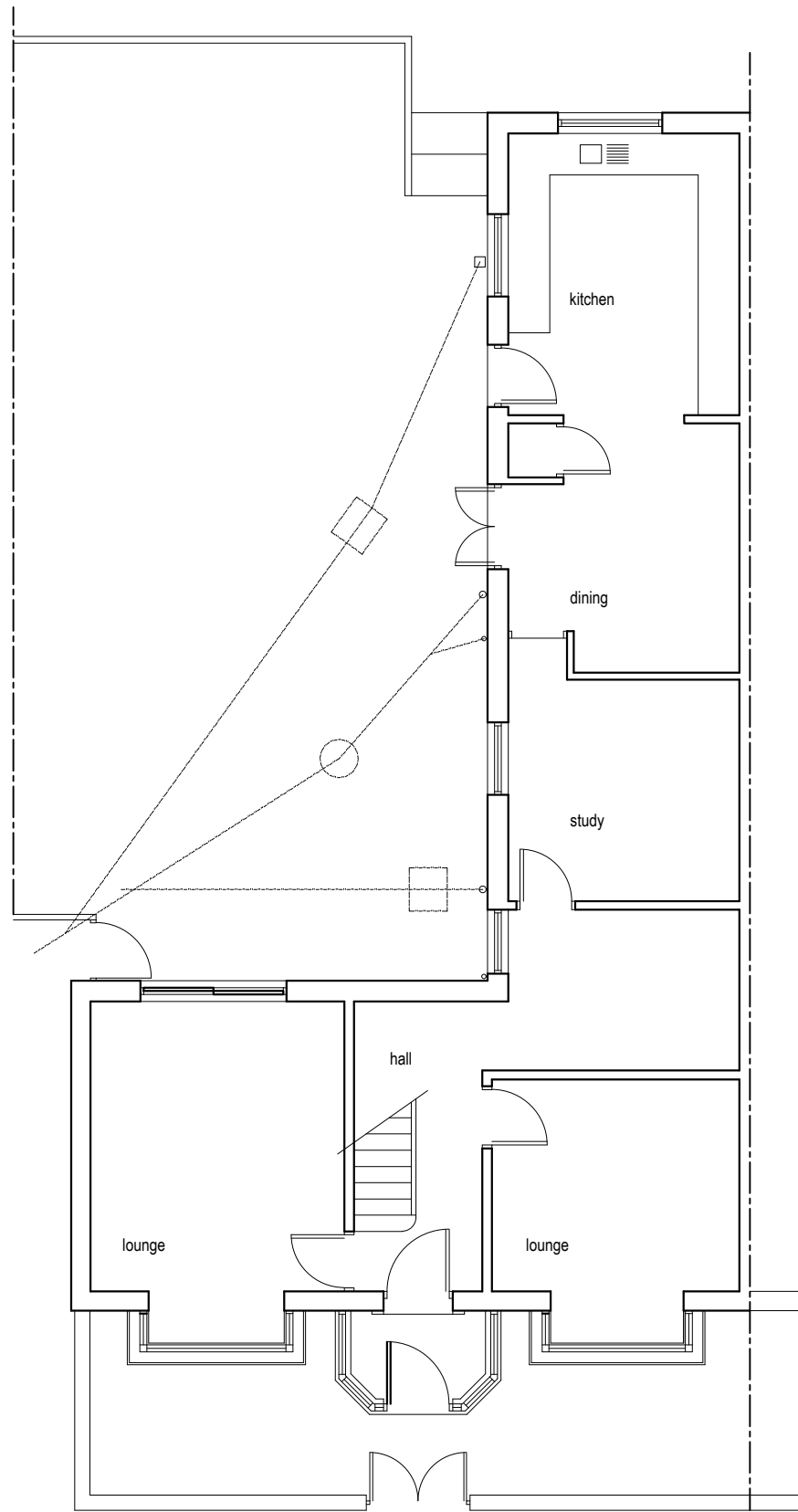


Site Location Plan - 1:1250

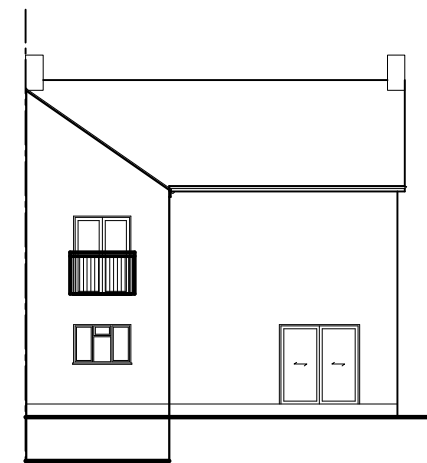


Block Plan - 1:500





Existing Ground Floor Plan - 1:100



Rear Elevation



Side Elevation

Existing Elevations - 1:200

**PLANNING DRAWINGS ONLY**

1:100

Do Not Scale From Drawings

Local Authority Drawings Only

**Note**  
The proposals may be subject to the Party Wall Act 1996 which requires the owners to serve the adjoining owner with a notice at least 2 months prior to the intended commencement date of the works.

Rev	Item	Date
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**Removal of Waste**   
Builder to dispose of all waste and cart away from site with the use of skips which are to be located in a suitable location in agreement with the client.

Any Asbestos based material found is to be removed carefully with the necessary Safety steps taken and an authorized Asbestos Removal Company if so required.

**Supporting Structure**   
The builder is to take all the necessary measures in supporting the existing structure when removing the existing walls and windows etc. All necessary props and supports are to be used.

**Existing Drainage**  
The exact depth and position is to be determined on site by the builder. Confirmation of the drainage details are to be determined at an early stage of the proposed project including the junction where the drainage meets from the adjacent property.

ACTUAL POSITION NOT KNOWN. THE BUILDER AND THE BUILDING CONTROL OFFICER ARE TO AGREE THE POSITION WHEN STARTING ON SITE.

**Domestic Clients - Health and Safety**  
If you are having work done on your own home, and it is not in connection with a business, you will be a domestic client. The only responsibility a domestic client has under CDM 2015 is to appoint a principal designer and a principal contractor when there is more than one contractor working on the scheme. However, if you do not do this, (as is common practice) your duties as a domestic client are automatically transferred to the contractor or principal contractor.

It is your responsibility, as the domestic client, to appoint a suitably Qualified Principal Designer.

Location  
71 Richmond Hill,  
Oldbury,  
B68 9TH.

Drawing Title  
Existing Details

Rev	Date
	Nov 2020

Scale	Size	Drg No
1:100	A3	01

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Local Authority Drawings Only

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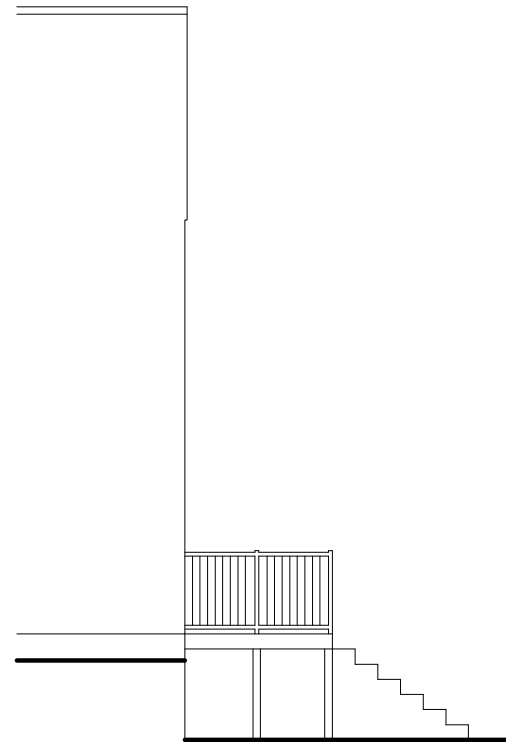
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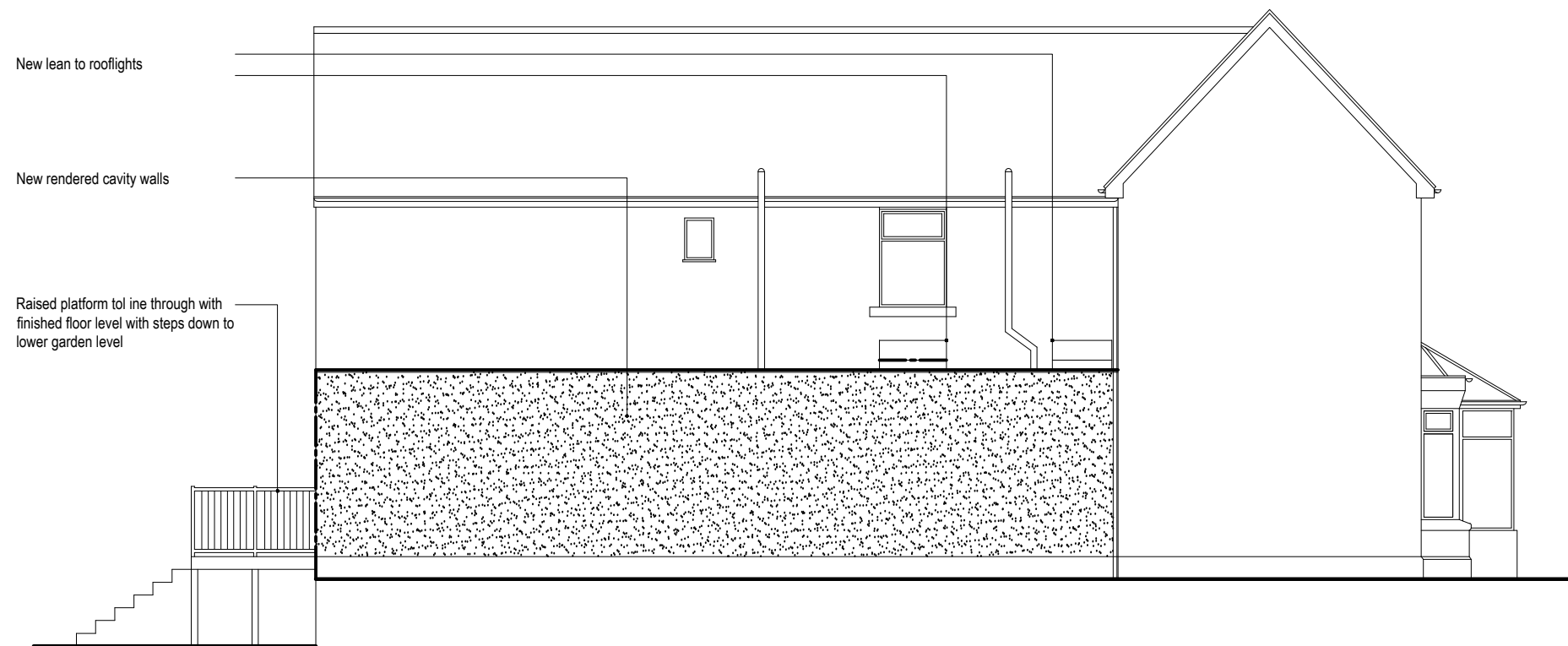
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Rear Elevation



Side Elevation



Side Elevation

Proposed Elevations - 1:100

**PLANNING DRAWINGS ONLY**

1:100

Location

71 Richmond Hill,  
Oldbury,  
B68 9TH.

Drawing Title

Proposed Elevations

Rev	Date

Nov 2020

Scale	Size	Drg No
1:100	A3	03

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Rev	Item	Date
Rev A	Porch extended to 1500mm instead of 1150mm	03.10.17

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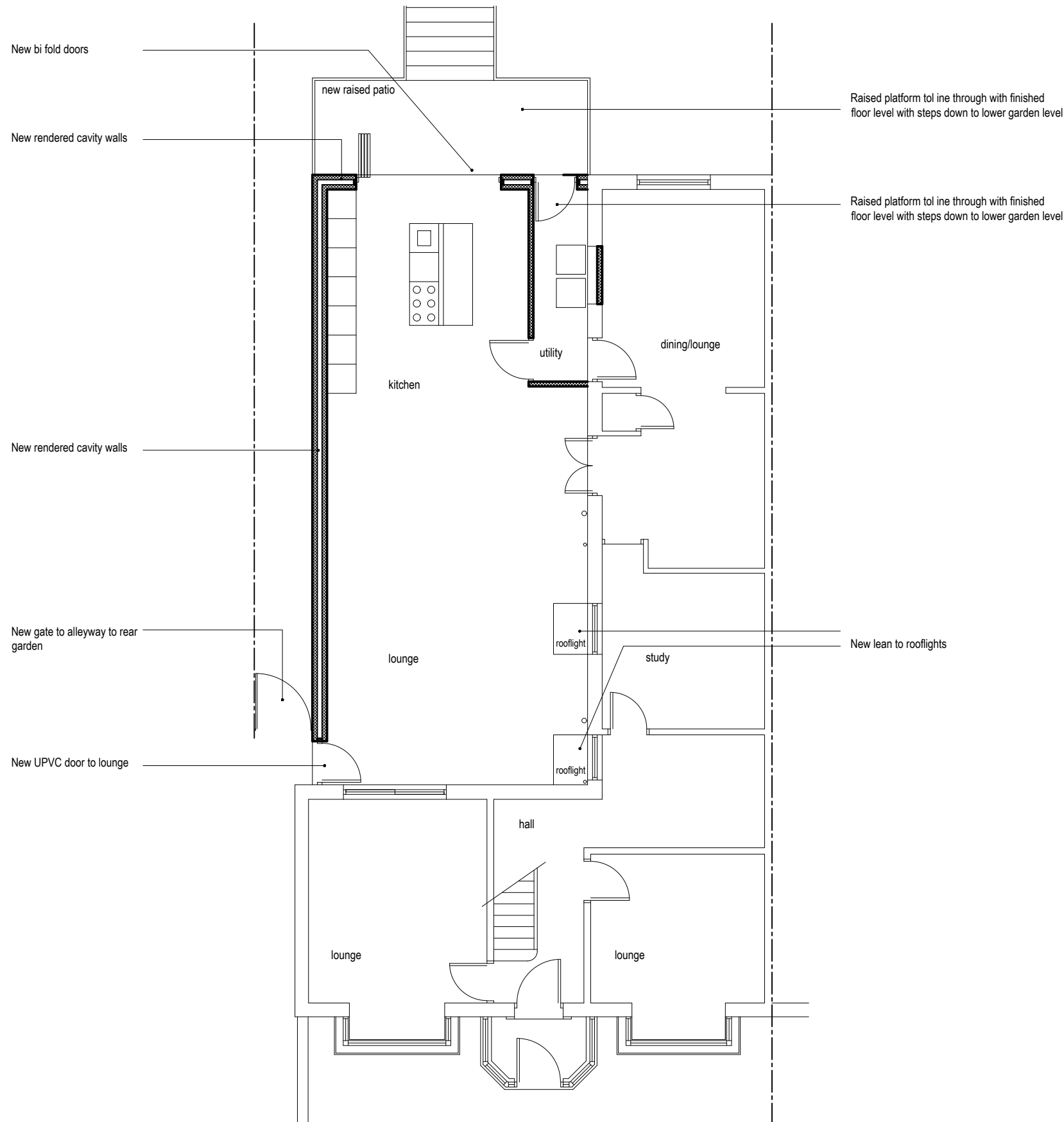
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Proposed Ground Floor Plan - 1:100

**PLANNING DRAWINGS ONLY**

1:100

Location		
71 Richmond Hill, Oldbury, B68 9TH.		
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1:100	A3	02