

# Report to Planning Committee

**10 February 2021**

<b>Application Reference</b>	DC/20/64987
<b>Application Received</b>	2 December 2020
<b>Application Description</b>	Proposed two storey side extension with bay windows to front, single storey rear extension and front porch.
<b>Application Address</b>	72 Chestnut Road, Oldbury B68 0AY
<b>Applicant</b>	Aysha Martin
<b>Ward</b>	Old Warley
<b>Contact Officer</b>	Carl Mercer carl_mercer@sandwell.gov.uk


## 1. Recommendations

- 1.1 That planning permission is granted subject to external materials matching the existing property.

## 2 Reasons for Recommendations

- 2.1 The proposal would cause no significant harm to the amenity of the occupiers of adjacent properties and have no appreciable impact on the visual amenity of the surrounding area.

## 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.
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## 4 Context

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

[72 Chestnut Road, Oldbury](#)

## 5 Key Considerations

- 5.1 The material planning considerations which are relevant to this application are:

Government policy (NPPF);  
Loss of light and/or outlook;  
Design, appearance and materials; and  
Parking.

## 6. The Application Site

- 6.1 The application relates to a detached property situated on the east side of Chestnut Road, Oldbury. The character of the surrounding area is residential.

## 7. Planning History

- 7.1 There is no relevant planning history.

## 8. Application Details

- 8.1 The applicant proposes a two storey side extension with bay windows to front, single storey rear extension and front porch. The proposal would provide an enlarged kitchen/diner and new utility and lounge at ground floor, and a fourth bedroom at first floor.



8.2 The application has been amended to incorporate a set back of the two storey extension from the front elevation and a reduced roof height to comply with the council's residential design guidance.

## 9. Publicity

9.1 The application was publicised by neighbour notification letter, without response.

## 10. Consultee responses

There are no consultation responses to report for this application.

## 11. National Planning Policy

11.1 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.

## 12. Local Planning Policy

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

ENV3: Design Quality

SAD EOS9: Urban Design Principles

12.2 As there are no concerns raised over the impact of the proposal on residential amenity, or in respect its design and appearance, the development is considered to be compliant with policies ENV3 and SAD EOS 9.

## 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 Loss of light and/or outlook

No element of the scheme would significantly impact on the amenity of the occupiers of adjacent properties. The massing of the two storey element would be to the side of the application property and would not appreciably impact on the dwelling to the south. With regards to the proposed single storey rear element (measuring 2.6m from the existing rear wall), existing extensions to the property to the north negate any impact of the single storey extension on this property; no direct sunlight would be affected to the property to the south.

### 13.3 Design, appearance and materials

The scale of the extensions would be proportionate to the existing dwelling and would cause no undue harm to the visual amenity of the area.

### 13.4 Parking

The existing driveway has space for at least two vehicles. I have no concerns regarding this provision.

## 14 Alternative Options

14.1 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.



## 15 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.

## 16. Appendices

Site Plan

Context Plan

Block Plan – 4

Proposed Floor Plans – 2 REV A

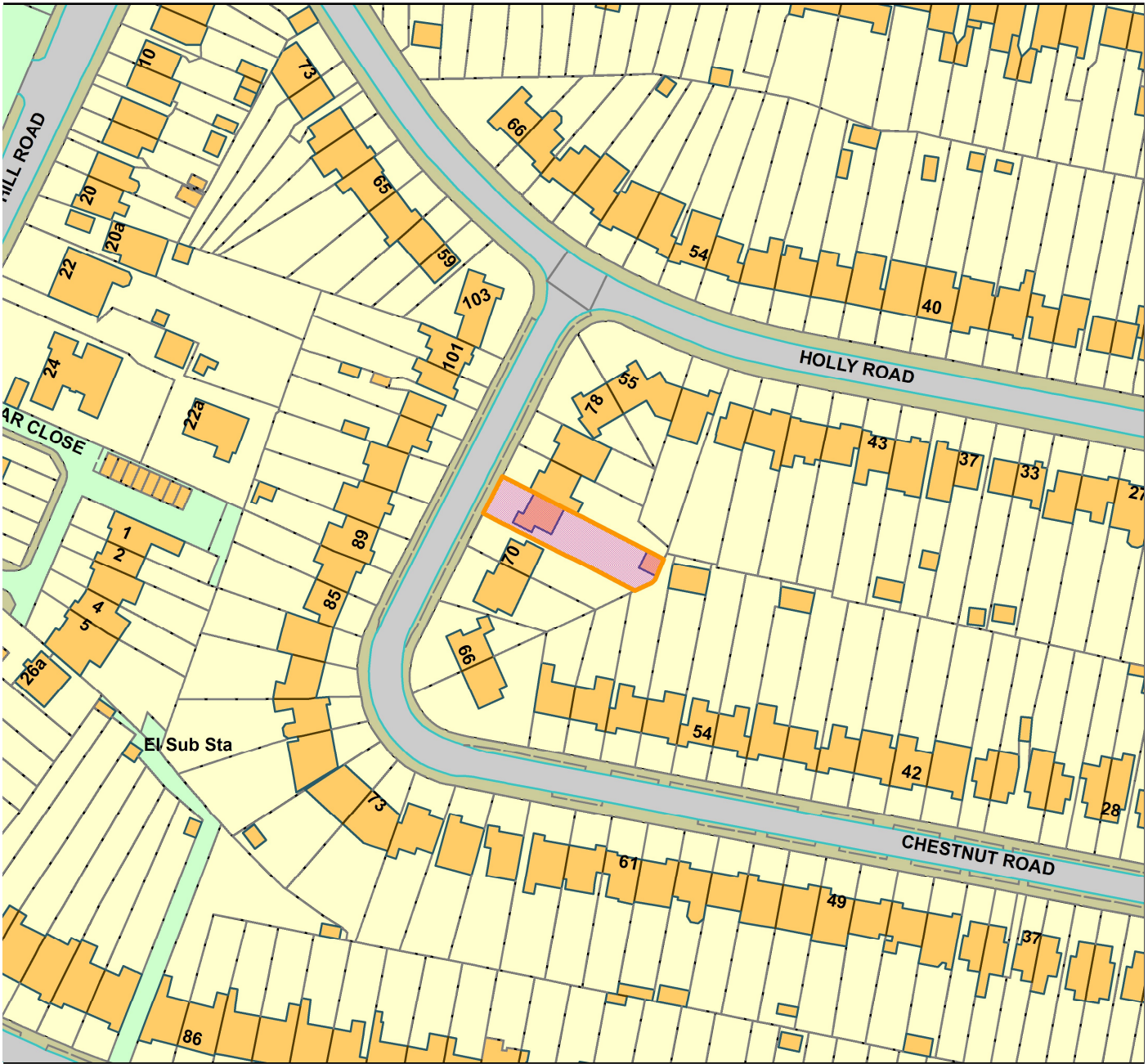
Proposed Elevation Plans – 3 REV A

## 17. Background Papers

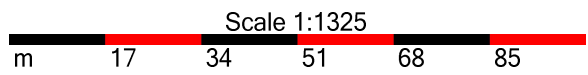
None.



DC/20/64987  
Not Set

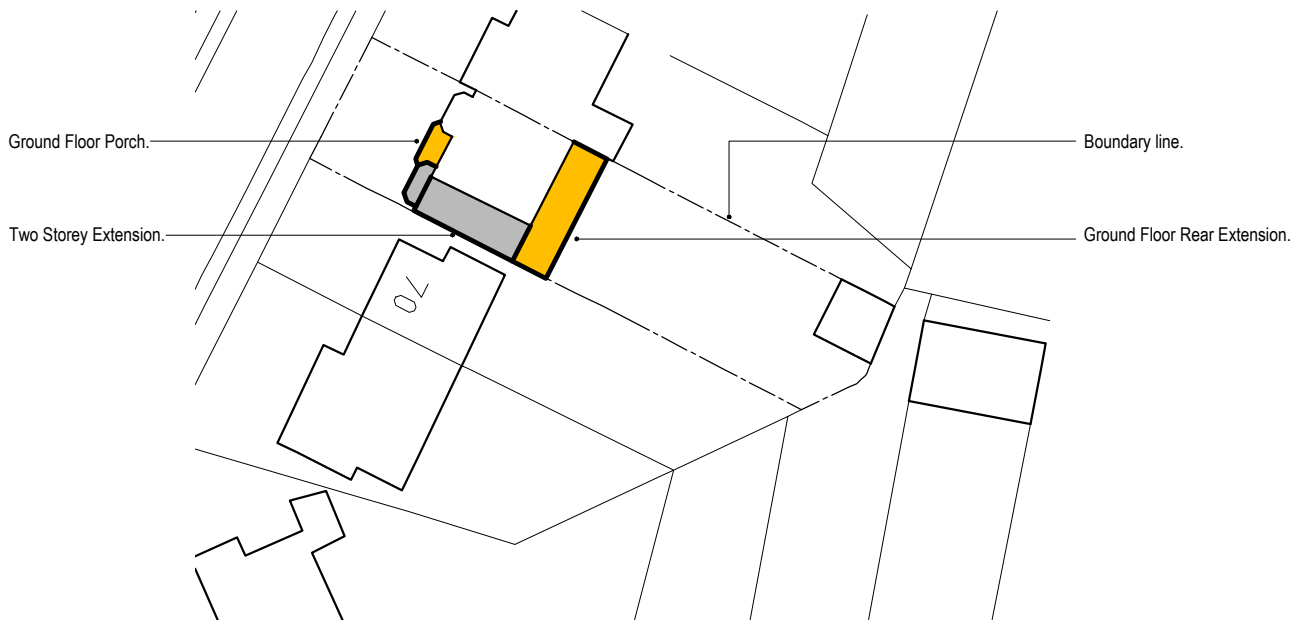


**Legend**

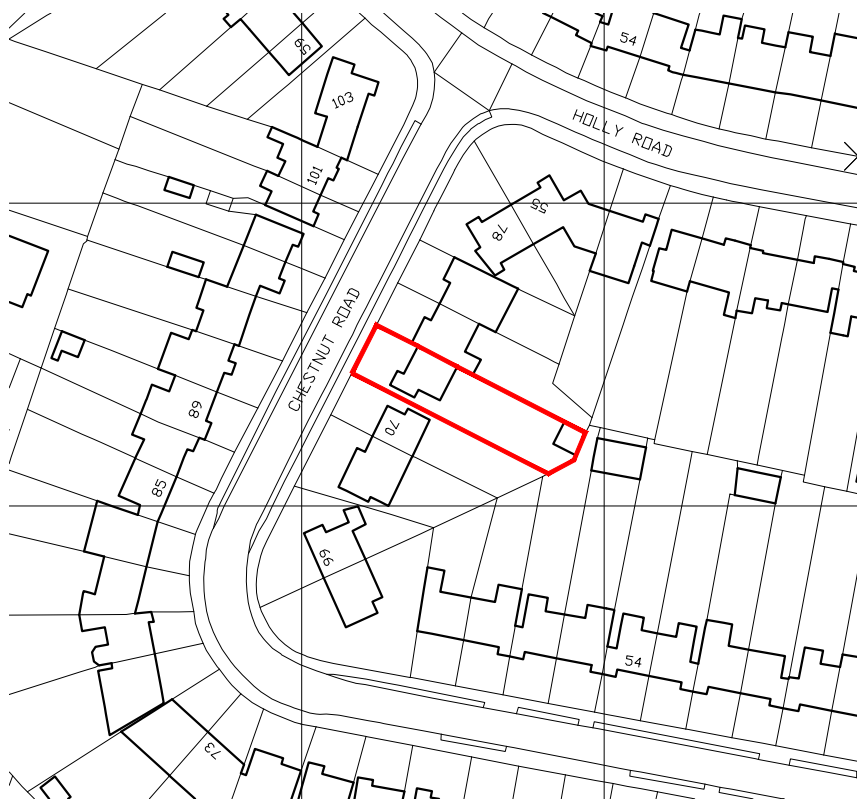


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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	29 January 2021



site plan - 1:500

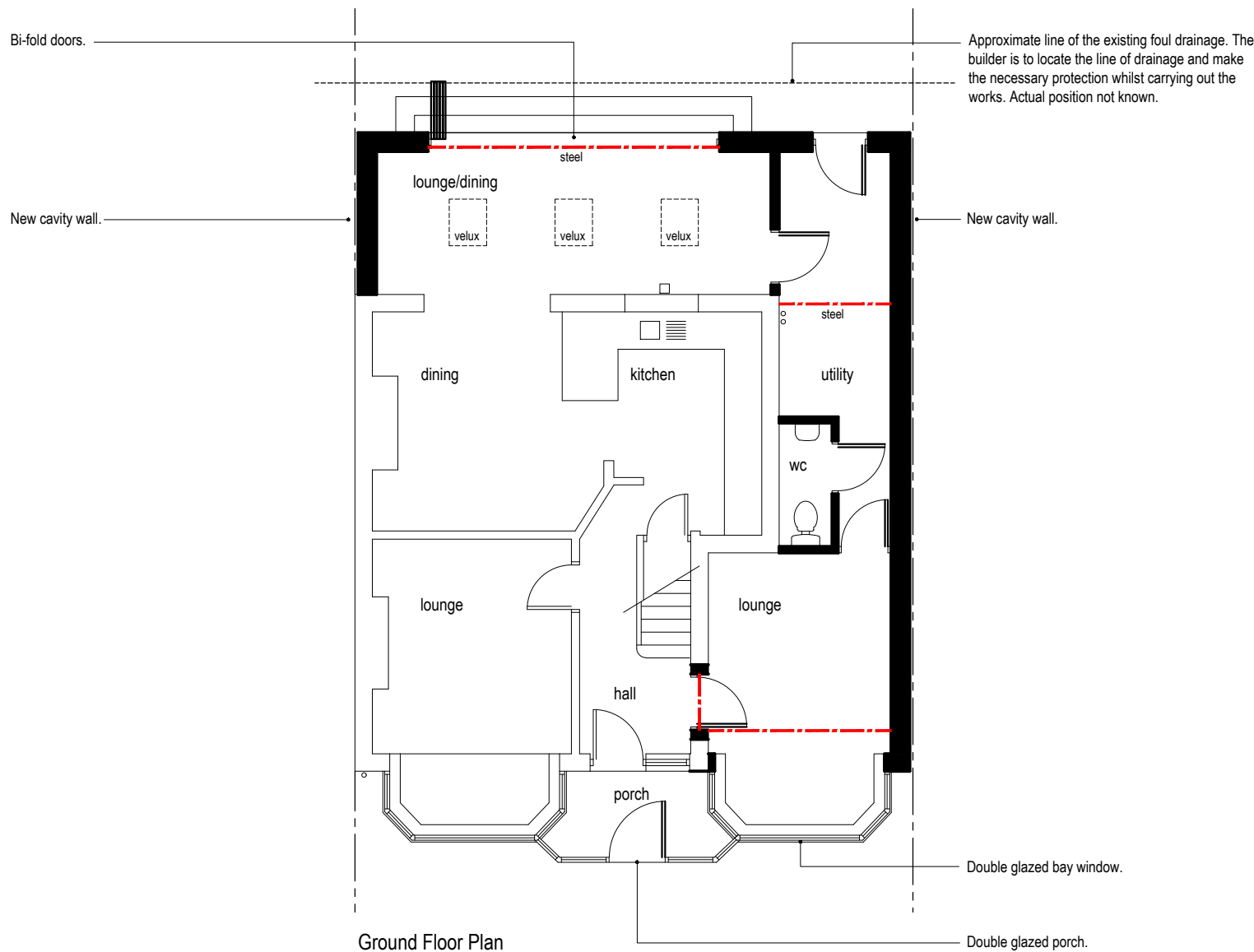


location plan - 1:1250

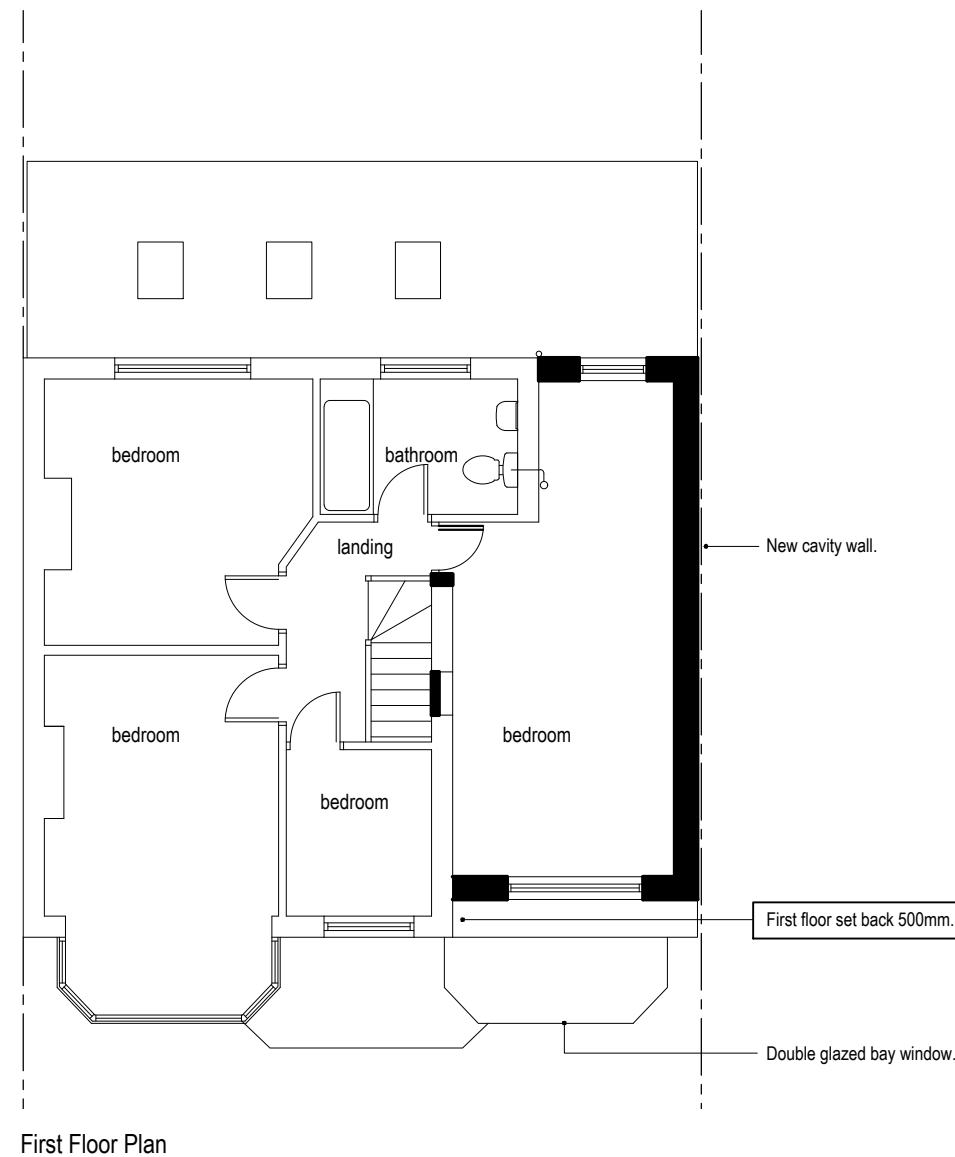


Note  
The proposals may be subject to the Party Wall Act 1996 which requires the owners to serve the adjoining owner with a notice at least 2 months prior to the intended commencement date of the works.

Rev	Item	Date
A	Revised Planning - First floor set back 500mm	22-1-21




Ground Floor Plan  
Proposed Plans - 1:100



First Floor Plan

**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.

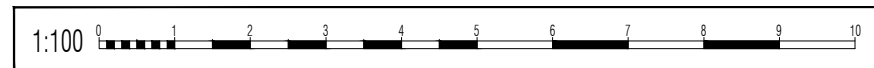
**Supporting Structure**   
The builder is to take all the necessary measures in supporting the existing structure when removing the existing walls and windows etc. All necessary props and supports are to be used.

**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  
72 Chestnut Road,  
Oldbury,  
B68 0AY.

Drawing Title  
Proposed Plan

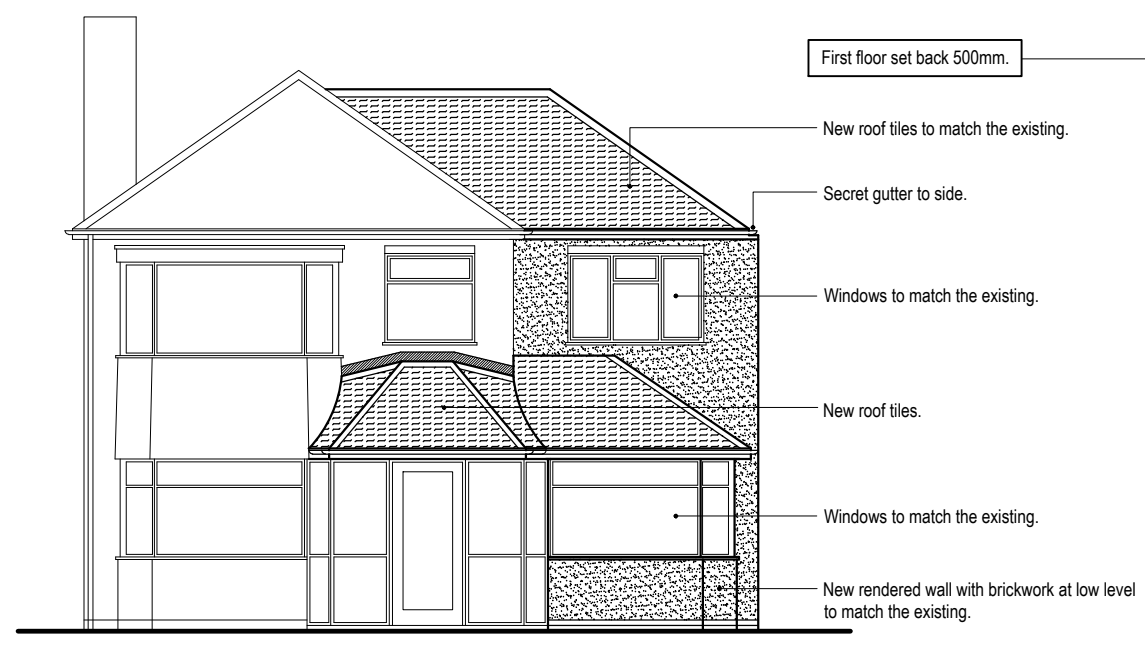
Job No	Rev	Date
2020-025	A	Nov 2020

Scale	Size	Drg No
1:100	A3	2

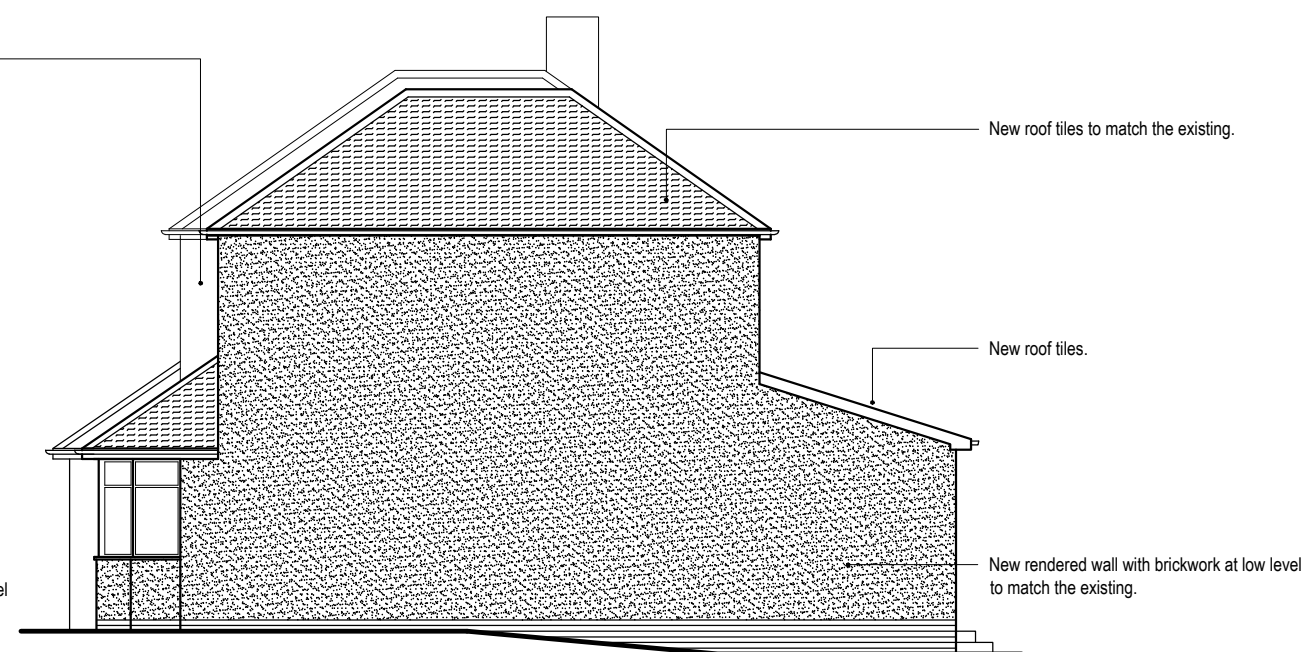


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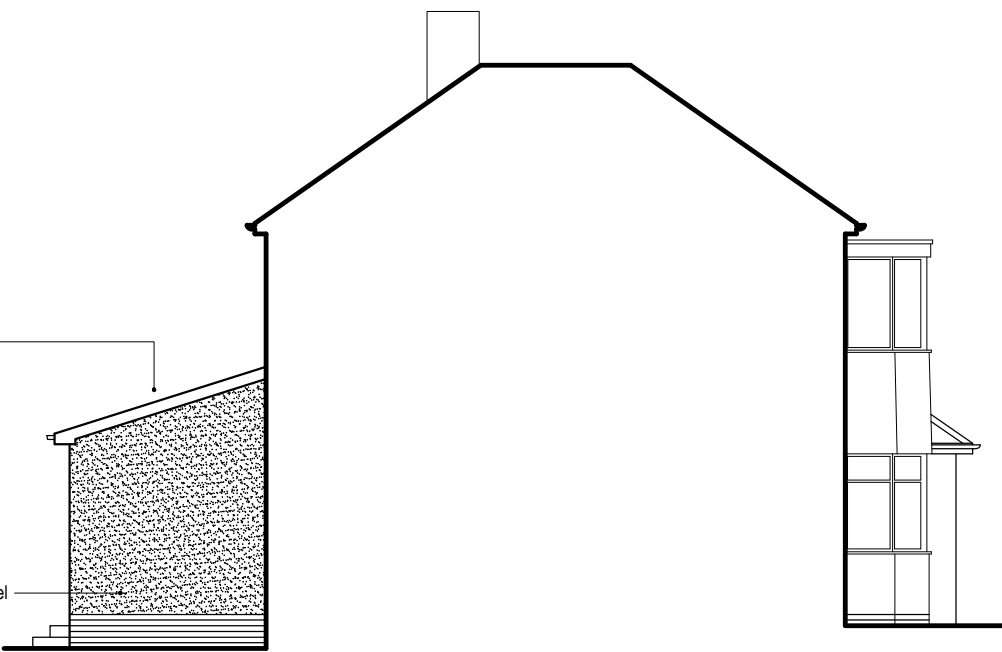
Front Elevation



Side Elevation




Rear Elevation




Side Elevation

Proposed Elevations - 1:100

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