

# Report to Planning Committee

**10<sup>th</sup> March 2021**

<b>Application Reference</b>	DC/20/65067
<b>Application Received</b>	14 <sup>th</sup> December 2020
<b>Application Description</b>	Proposed two storey side, single and two storey rear and single storey front extensions to form 2 No. 2 bedroom flats.
<b>Application Address</b>	7 Temple Meadows Road, West Bromwich.
<b>Applicant</b>	Mr Sarbjit Dhillon, Peak House, Farm House Way, Great Barr, Birmingham, B43 7SE.
<b>Ward</b>	West Bromwich Central.
<b>Contact Officer</b>	Name: Mr Anjan Dey Email: <a href="mailto:anjan_dey@sandwell.gov.uk">anjan_dey@sandwell.gov.uk</a>

## 1 Recommendations

1.1 That planning permission is granted subject to

- (i) External materials shall match those of the existing property unless otherwise agreed by the local planning authority;
- (ii) Retention of approved parking spaces.


## 2 Reasons for Recommendations

2.1 The proposed extensions are appropriate in scale and design and would not cause harm to the amenities of neighbouring property by virtue of



privacy, outlook or light. The proposed conversion to 2 flats would not be detrimental to highway safety or cause an increase noise and nuisance given that the number of occupants would not differ from that of one large family dwelling.

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

	Quality homes in thriving neighbourhoods – The scheme assists with meeting the council housing targets and provides good quality homes
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### 4 Context

- 4.1 This application is being reported to your Planning Committee because it has generated 7 neighbour objections.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[7 Temple Meadows Rd, West Bromwich](#)

### 5 Key Considerations

- 5.1 The site is not allocated in the development plan.
- 5.2 The material planning considerations which are relevant to this application are:-

Government policy (NPPF)  
Planning history (including appeal decisions)  
Loss of light and/or outlook  
Overlooking/loss of privacy  
Access, highway safety, parking and servicing



## 6. The Application Site

- 6.1 The application relates to semi-detached property located on the eastern side of Temple Meadows Road which is a residential area in character. The property is bounded by Sandwell Valley to the east with Eaton Valley Primary school located to the south east.

## 7. Planning History

- 7.1 Planning approval was granted in December 2018 for a single and two storey side, rear and front extensions, this permission remains extant and works have started. A planning application was submitted in 2020 for extensions to the property to form 4 no. 1 bedroom flats. This application was withdrawn following consultation with the planning officer.

- 7.2 Relevant planning applications are as follows:-

DC/18/62355	Proposed single and two storey side, rear and front extensions.	Grant Permission subject to conditions. 17.12.2018
DC/20/64602	Proposed single and two storey side extensions, and single storey front extension to create 4 No. 1 bed flats.	Application rear and withdrawn 26.0.2020

## 8. Application Details

- 8.1 This revised application is for the same two storey rear and side, single storey rear and front extensions, as per the original permission, but now includes conversion to 2 no. 2 bedroom flats. Submitted plans show 2 flats – one at ground floor level and the other at first floor. Each of the flats would have separate kitchen and w/c facilities, as well as ‘open-plan’ lounge/diners. Flat 1 at ground floor level has an internal living



space of 80 square metres and flat 2 at first floor level having 73 square metres internal living space.

The agent has stated that the works which have commenced under the previous permission are piling works due to subsidence and that the ground beams for the approved extensions are in place.

8.2 Submitted plans also show that 2 off road parking spaces would be provided at the front of the property on the existing driveway. Private amenity space would be at the rear of the property.

8.3 Proposed dimensions are:

- i. 3m deep by 8.8m wide by 7.3m to the height of the dual pitched roof. (Two storey rear extension)
- ii. 7.8m deep by 3.2m wide by 7.8m high to the maximum height of the dual-pitched roof. (Two storey side extension)
- iii. 5.4m wide by 1m deep by 3.6m high to the height of the sloping roof. (Single storey front extension)

## 9. Publicity

9.1 The application has been publicised by neighbour notification letters with 10 neighbours being notified. Seven neighbour objections from properties along Temple Meadows Road have been submitted.

## 9.2 Objections

Objections have been received on the following grounds:

- (i) Loss of privacy;
- (ii) There is insufficient parking provision for the proposed flats;
- (iii) The conversion to flats would result in anti-social behaviour;
- (iv) Flats would be out of character and set an unwelcomed precedent;



Immaterial objections have been received referring to devaluing neighbouring property and drainage and structural issues. The latter can be dealt with under Building Regulations.

### 9.3 Responses to objections

I respond to the objector's comments in turn;

- (i) It is my view that the proposed extensions and conversion to 2 flats would not result in any appreciable loss of privacy to neighbouring properties. The proposed dimensions for the extension and additional window positions are the same as those approved under DC/18/62355. Additional first floor windows at the rear of the property would overlook neighbouring rear gardens but this is a characteristic of this type of residential area, where gardens are naturally overlooked.
- (ii) Parking standards are 1 space per flat and these are shown on the existing driveway. Highways has not objected to the proposed arrangement.
- (iii) There is no evidence to suggest that the proposed conversion to flats would result in anti-social behaviour. It is not clear whether the flats would be for private ownership or the rental market, however the proposals cannot be refused on grounds of tenure.
- (iv) Temple Meadows Road is characterised by family housing; the proposal would not set an unwanted precedent as it has been assessed on its individual merits and in accordance with adopted policies. The proposal extensions are those of standard domestic property, albeit internal arrangements now provide two flats, but both comply with internal living standards, therefore its external appearance would complement the established character and appearance of the surrounding area.



## 10. Consultee responses

### 10.1 Planning and Transportation Policy

Planning policy has confirmed that the proposal raises no issues and that the conversion to flats would contribute towards housing targets set out in Core Strategy policy HOU1: Delivering Sustainable growth. Furthermore, the flats comply with standards set out in the adopted Residential Design SPD.

### 10.2 Highways

Highways has no objections to the proposed parking arrangement.

## 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.

11.2 Paragraph 61 of the NPPF states that the size, type and tenure of housing needed for different groups in society should be assessed and reflected in planning policies. Such groups include those who require affordable housing, families with children and those people who rent their homes.

## 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 ENV3: Design Quality refers to each place in the Black Country being distinct and successful place making will depend on understanding and



responding to the identity of each place with high quality design proposals.

- 12.3 SAD EOS9: Urban Design Principles states that the Council will reject poor quality designs, particularly those that are inappropriate with their locality or out of scale with their surroundings.

The proposed extensions and conversion to flats are considered to adhere to both of these policies (see section 12.1). Design and rear amenity space is considered satisfactory and adheres to the Council's Residential Design SPD.

### 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 outlook

The extensions benefit from permission under the 2018 application where it was considered that they would not result in any appreciable loss of light or outlook to neighbouring dwellings.

#### 13.3 Loss of privacy/overlooking

It is also considered that the proposed subdivision of the flats would not result in any significant overlooking of neighbouring properties, and there would not be any direct overlooking of primary windows at the rear of neighbouring dwellings. To reiterate, windows positions in the new extensions are as per those approved previously, and due the residential nature of the locality some overlooking would occur irrespective of this proposal.



## 13.4 Access, highway safety, parking and servicing.

Highway Engineers raises no concerns with the proposed parking arrangement which would use the existing driveway for off-road provision. The adopted parking standard is 1 space per flat and could be accommodated at the front of the property (see section 11.2). Bin storage is proposed at the front of the property.

## 14 Alternative Options

14.1 Refusal of application is an option if there are material planning reasons for doing so. In my opinion the proposal does not significantly harm residential amenity and accords with relevant adopted policy.

## 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

Location Plan

Context Plan

Proposed ground floor plan 103 A

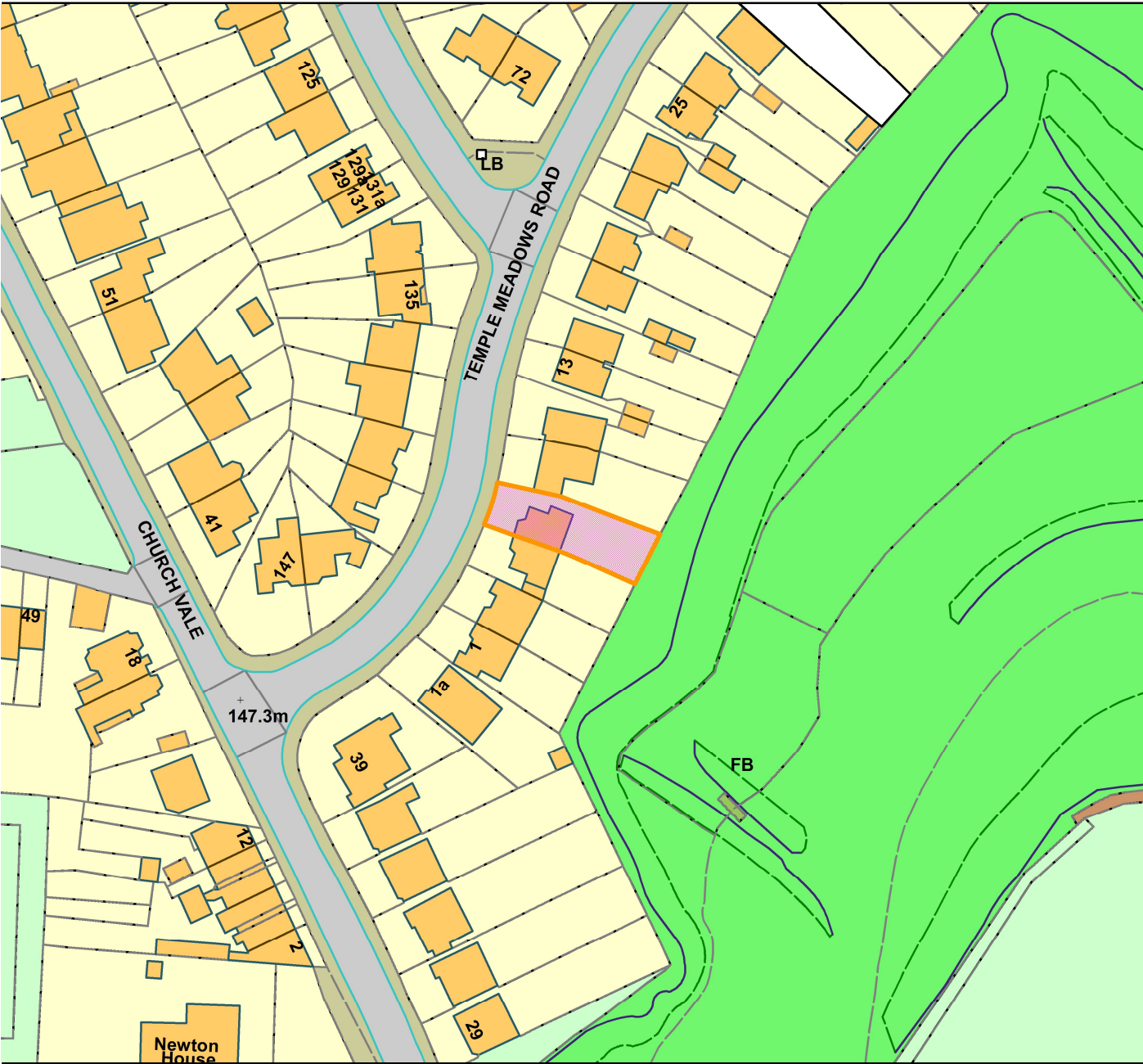
Existing and proposed elevation plans 104 A

Sectional detail plan 105 A



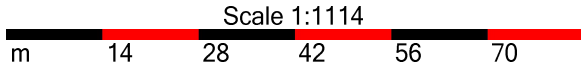


DC/20/65067  
7 Temple Meadows Road



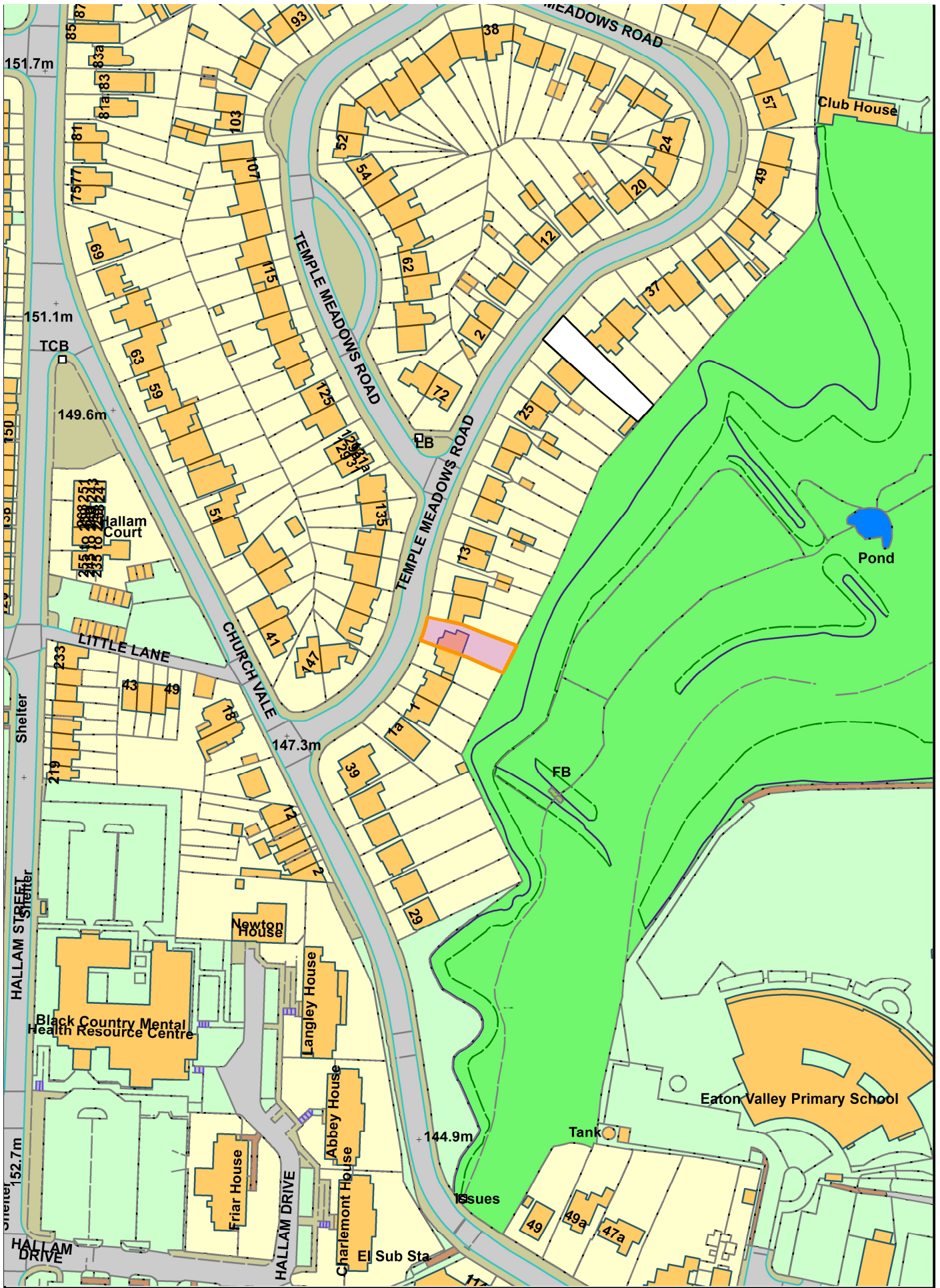
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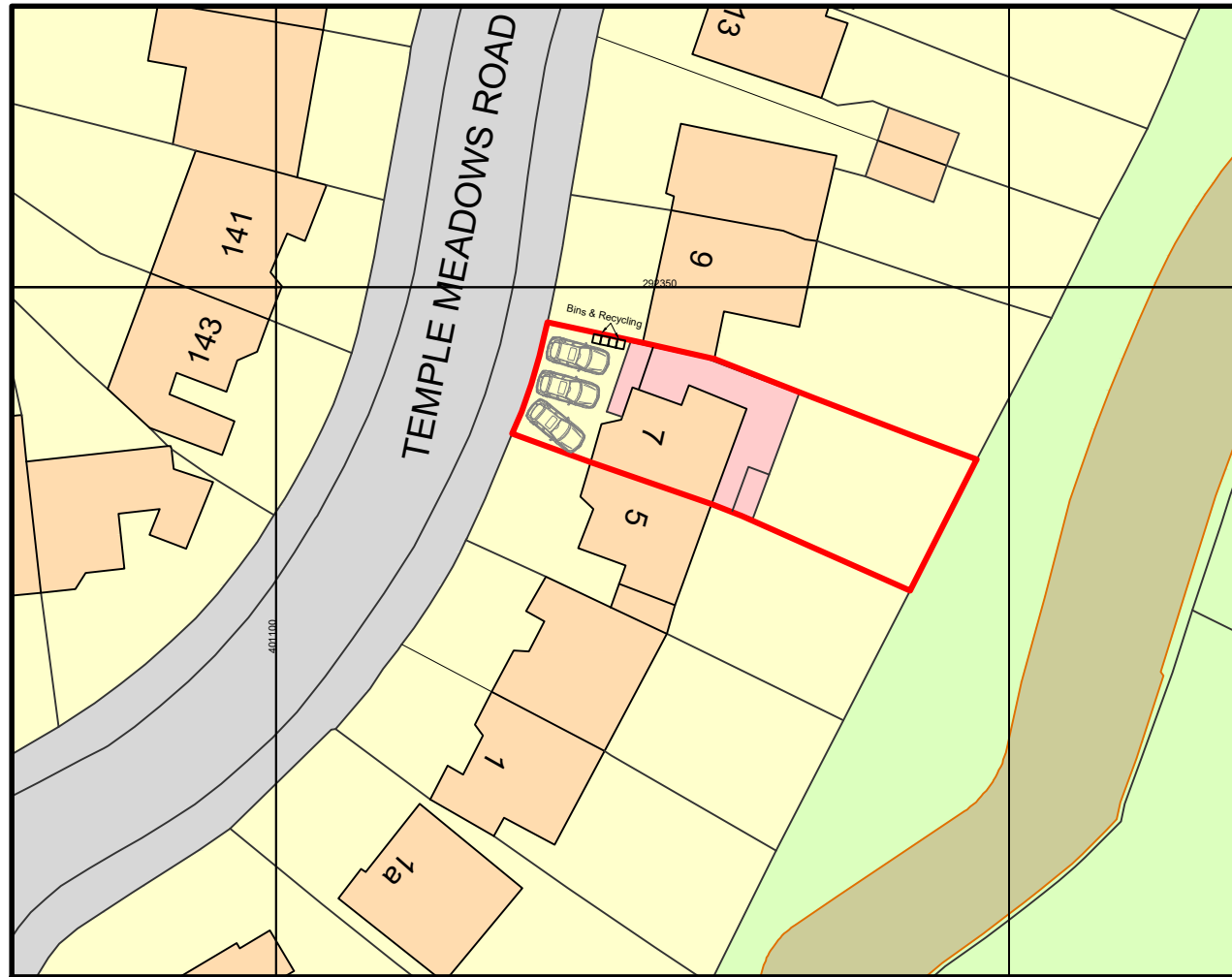
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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	23 February 2021
OS Licence No	





**Site Plan**

Scale 1:500

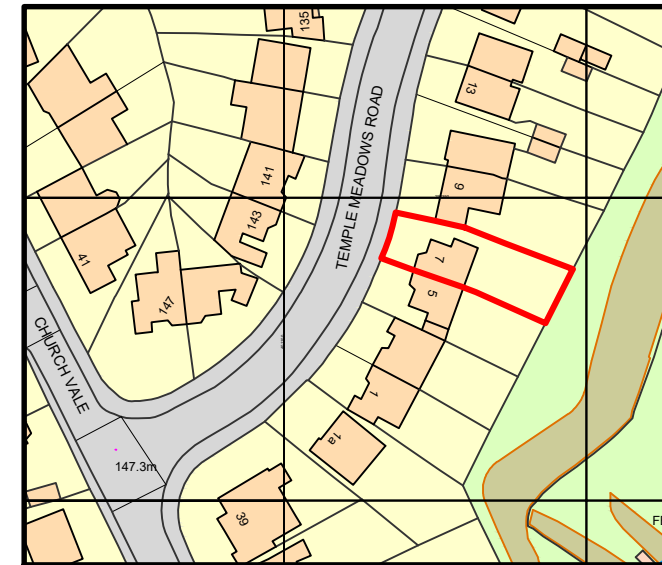
**SITE LOCATION & SITE PLAN**

1 This plan has been prepared from information obtained from Ordnance Survey 1:1000 map that is not necessarily up to date

2 Notional boundaries have been shown given the information available at the time of its preparation. Responsibility rests with the Client to ensure that the boundaries shown are accurate.

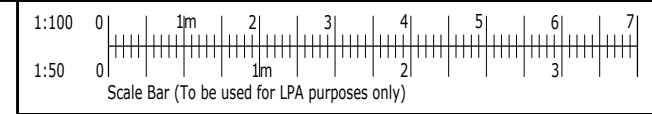
- Indicates site boundary
- Indicates boundaries of adjacent land in Applicant ownership
- Indicates existing buildings
- Indicates proposed extension(s)

**Key**



**Site Location Plan**

Scale 1:1250



**GENERAL** - This drawing has been specifically prepared for Planning & Building Regulation approval only. It is not a comprehensive design & specification for the works shown.

This drawing is to be read in conjunction with all relevant (including other consultants) drawings & specifications as applicable

**Except for local planning authority use this drawing should not be scaled.** If in doubt, ask. Check all dimensions & details before starting work or ordering materials.

Rev	Date	Description	By
B	28.12.20	Red line boundary added to site location plan	AB
A	12.12.20	Scheme amended, title block amended to suit	AB

**boora consultants...**  
Architecture & Structure

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1 Grey Mill Close  
Monkspath,  
Solihull  
B90 4TE

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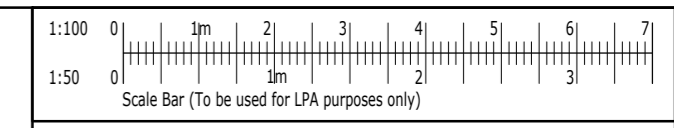
**Client**  
PRP Maintenance (UK) Ltd

**Site Address**  
7 Temple Meadows Road  
West Bromwich, B71 4DE

**Project**  
Proposed Two Storey Side & Rear & Single Storey Front & Rear Extensions To Form 2no. 2 Bedroom Flats

**Drawing**  
Site Location & Site Plan

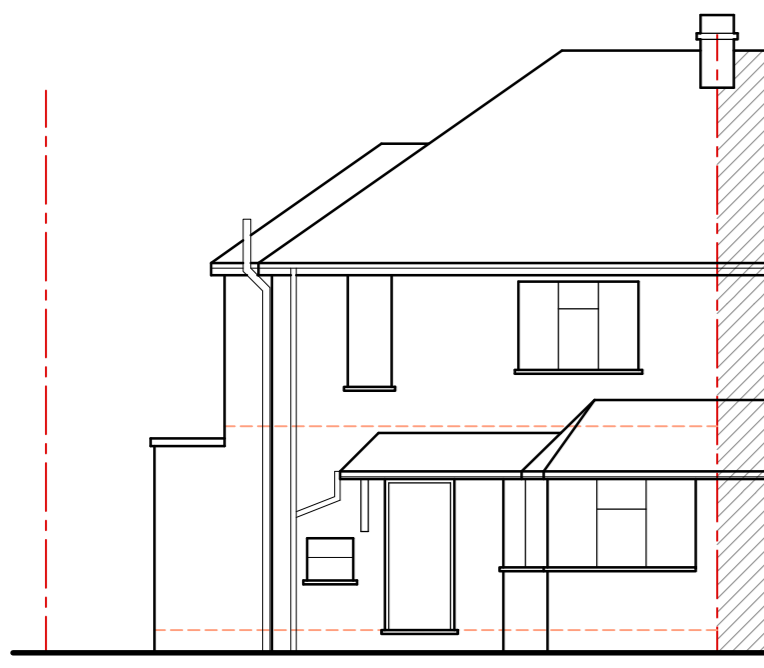
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	Checked AB	Date 12.08.20
Job no. <b>18024</b>	Drawing no. <b>101</b>	Rev. <b>B</b>



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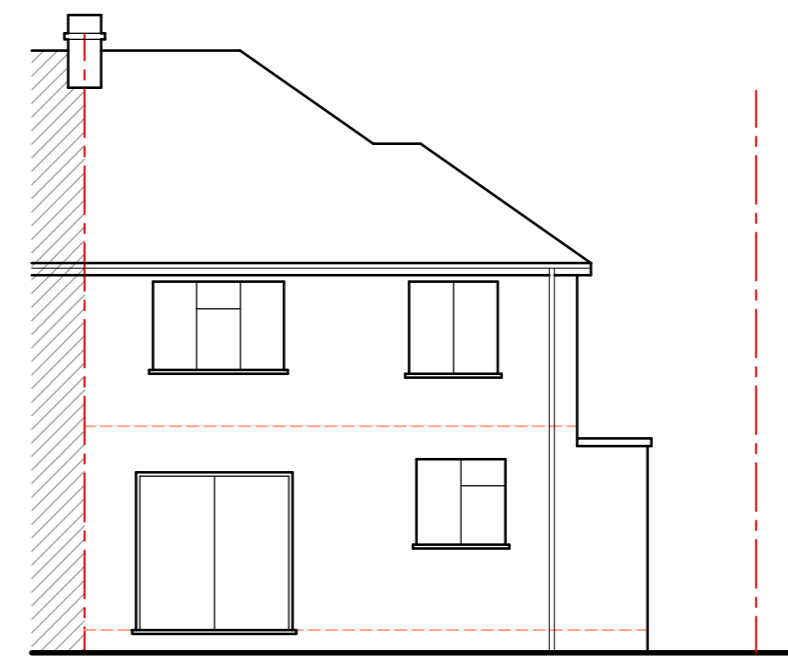
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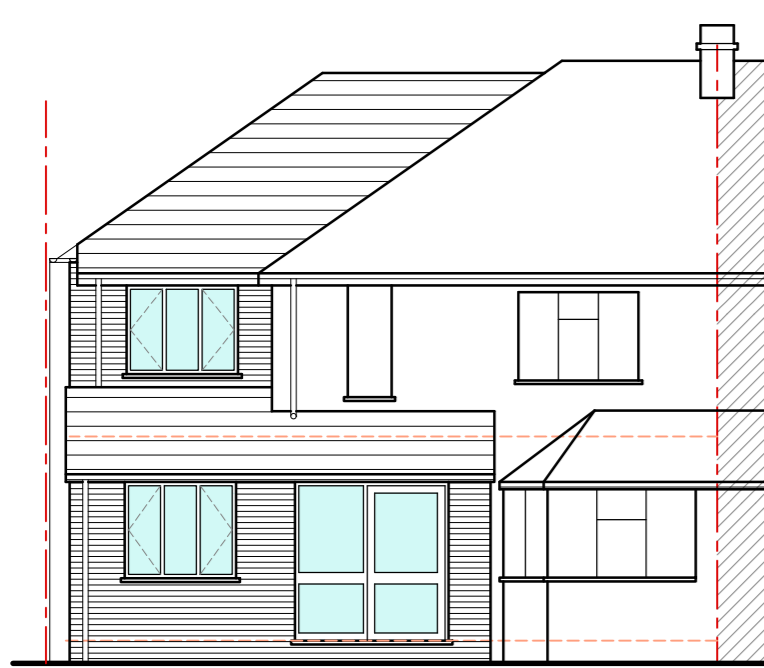
**Existing Front Elevation**  
Scale 1:100



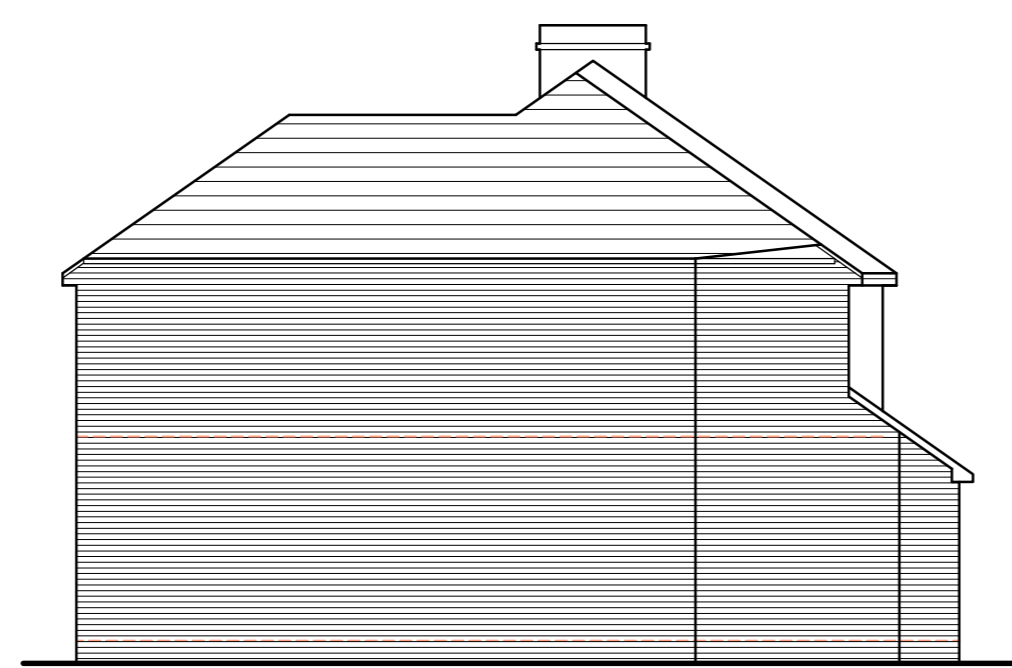
**Existing LH Side Elevation**  
Scale 1:100



**Existing Rear Elevation**  
Scale 1:100



**Proposed Front Elevation**  
Scale 1:100



**Proposed LH Side Elevation**  
Scale 1:100



**Proposed Rear Elevation**  
Scale 1:100

**External Materials Schedule**

Existing	Proposed
<b>Walls</b> ~ Red facing brickwork	<b>Walls</b> ~ Red facing brickwork to match existing
<b>Roof</b> ~ Plain concrete tile (red/brown)	<b>Roof</b> ~ <b>Main Roof</b> ~ Plain concrete roof tiles, 35° (pitch tbc on site), colour to match existing <b>Rear lean to</b> ~ Marley Modern conc roof tiles, 25° (pitch tbc on site), colour to match exg Single ply flat roof to Bedroom 2 extension
<b>Windows</b> ~ Timber painted	<b>Windows</b> ~ White double glazed UPVC
<b>Doors</b> ~ Timber & aluminium	<b>Doors</b> ~ White double glazed UPVC
<b>Gutters &amp; RWP`s</b> ~ Grey UPVC	<b>Gutters &amp; RWP`s</b> ~ White/black UPVC
<b>Fascia's</b> ~ White UPVC	<b>Fascia's</b> ~ White/black UPVC
<b>Boundary</b> ~ Timber fencing & brickwalls	<b>Boundary</b> ~ No change

Rev	Date	Description	By
A	12.12.20	Scheme amended, title block amended to suit	AB

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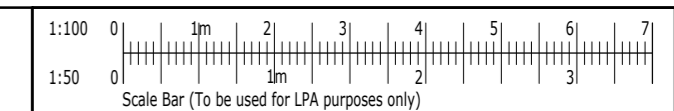
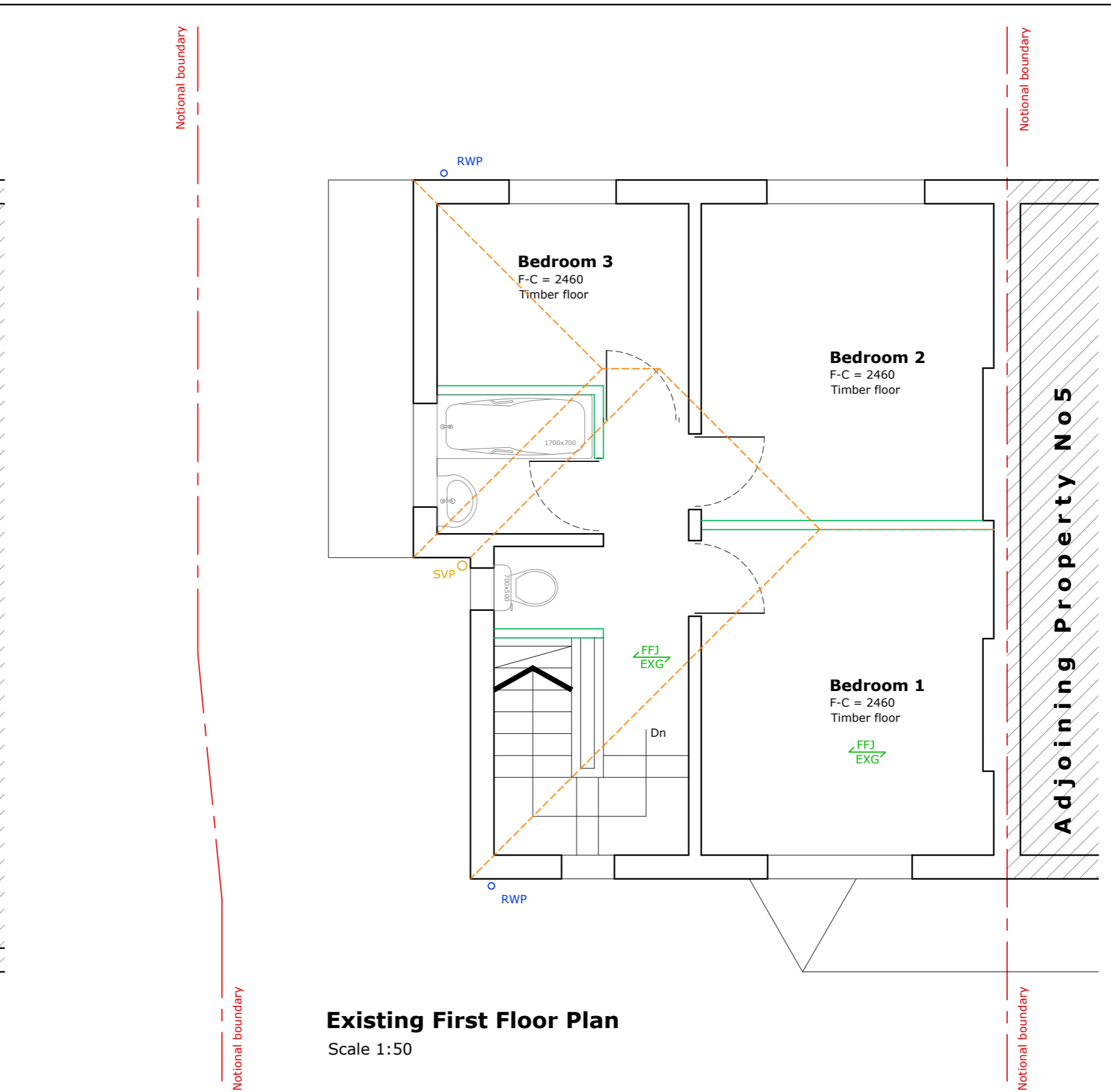
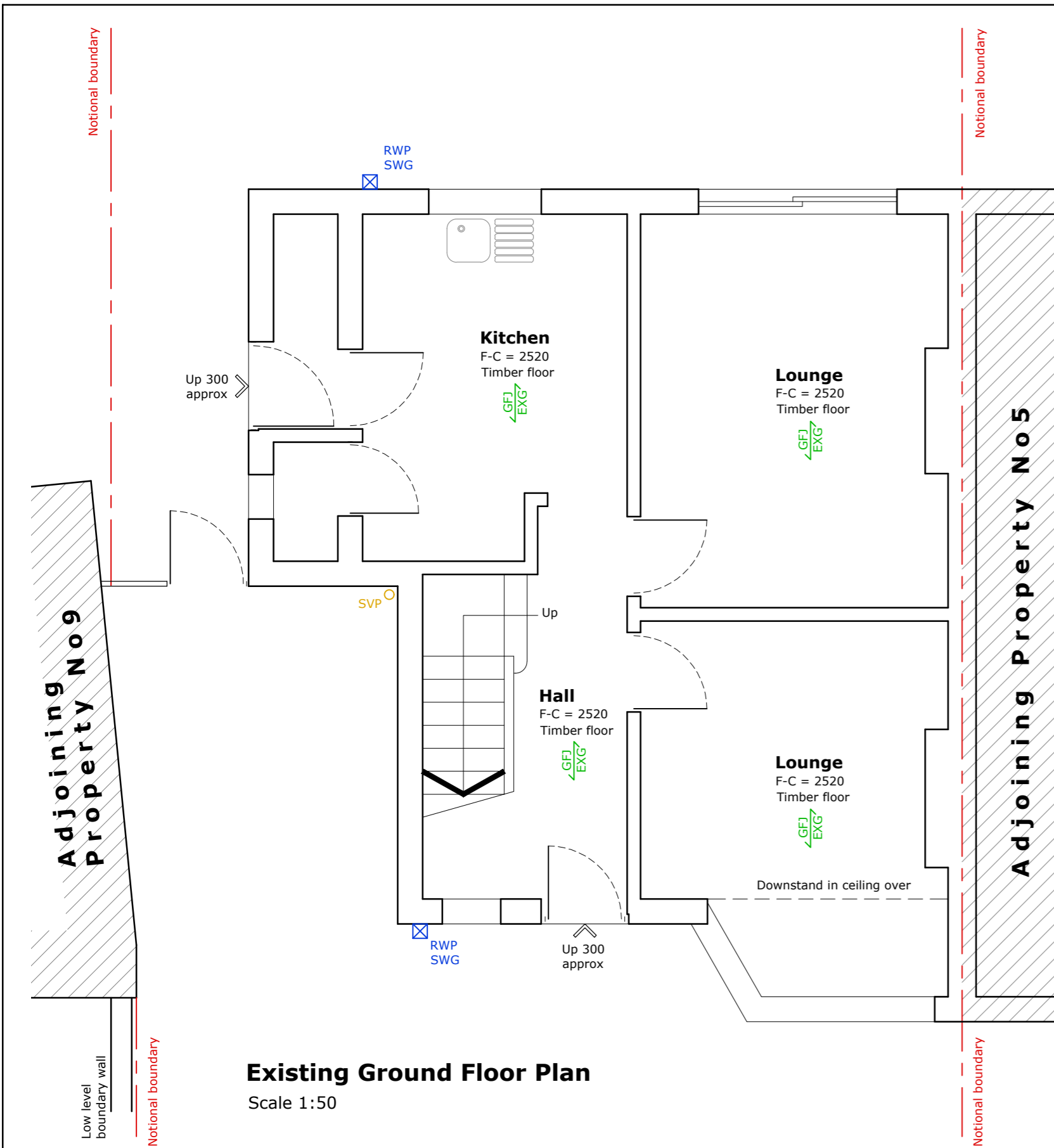
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Proposed Two Storey Side & Rear & Single Storey Front & Rear Extensions To Form 2no. 2 Bedroom Flats

**Drawing**  
Existing & Proposed Elevations

Scale at A2 1:100	Drawn AB Checked AB	Date 12.08.20 Date 12.08.20
Job no. <b>18024</b>	Drawing no. <b>104</b>	Rev. <b>A</b>



**LEGEND**

	Span of main support members
	Notional span of main support members
	Existing Levels
	Proposed Levels
	Electric Meter
	Gas Meter
	Distribution Board MCB RCD
	Burglar Alarm Panel
	Notional Boundary
	Presumed steel beams
	Existing steel beams
	New steel beams
	Existing timber beams
	New timber beams
	New Lintels
	Finished Floor Level
	New plumbing pipe routes
	Existing foul sewer
	New foul sewer
	New storm sewer
	Sewer to be grubbed up
	New MDPE water service pipe
	Gas Main
	Electrical underground cable
	High Voltage Overhead power lines
	Unidentified service
	Fence
	New brick walls
	New internal block walls
	New timber partitions non loadbearing
	New timber partitions loadbearing
	Existing timber stud partitions
	Existing masonry walls
	Exg Foul Rod Eye
	New Foul Rodding Eye
	Existing FWG
	New FWG RBIG
	Exg Storm Rod Eye
	New Storm Rodding Eye
	Existing SWG
	New SWG RBIG
	New Foul Manhole types
	New Storm Manhole types
	Existing Foul Manhole
	Existing Storm Manhole
	TH-A 450 wide max Trial Hole Location

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Rev	Date	Description	By
A	12.12.20	Scheme amended, title block amended to suit	AB

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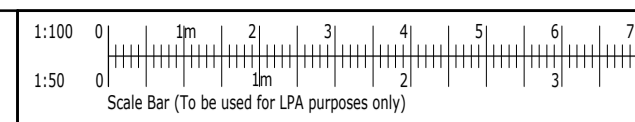
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Proposed Two Storey Side & Rear & Single Storey Front & Rear Extensions To Form 2no. 2 Bedroom Flats

**Drawing**  
Existing Plans

**ABBREVIATIONS USED**

AB - Air Brick	CLF - Chain Link Fence	F-SC - Floor to suspended ceiling FD30SC - 30minute fire door with self closing device	FMH - Foul Manhole	IL - Invert Level	RBIG - Roddable Back Inlet	RRG - Roddable Road Gully	SO - Structural Opening	TH - Trial Hole
CBF - Close Boarded Fence	dpc - Damp Proof Course	F-USJ - Floor to underside of joists	FWG - Foul Water Gully	LP - Lamp post	RWP - Rain Water Pipe	SOP - Setting Out Point	TBC - To Be Confirmed	
CD - Check Dimension	DTI - Depth to Invert	FE - Fire Exit door with push bar	FWP - Foul Water Pipe	MH - Manhole	SD - Smoke Detector	SSVP - Stub Soil & Vent Pipe	TOF - Top Of Foundation	
CL - Cover Level	EGL - Existing Ground Level	F-Cill - Floor to Cill	GPF - Galvanised Palisade Fence	PD-A - Padstone Type-A etc.	RG - Road Gully	SFL - Structural Floor Level	YG - Yard Gully	
	F-C - Floor to Ceiling	FD30 - 30minute fire door	FFL - Finished Floor Level	HD - Heat Detector	ROD - Run out dimension	SMH - Storm Manhole		

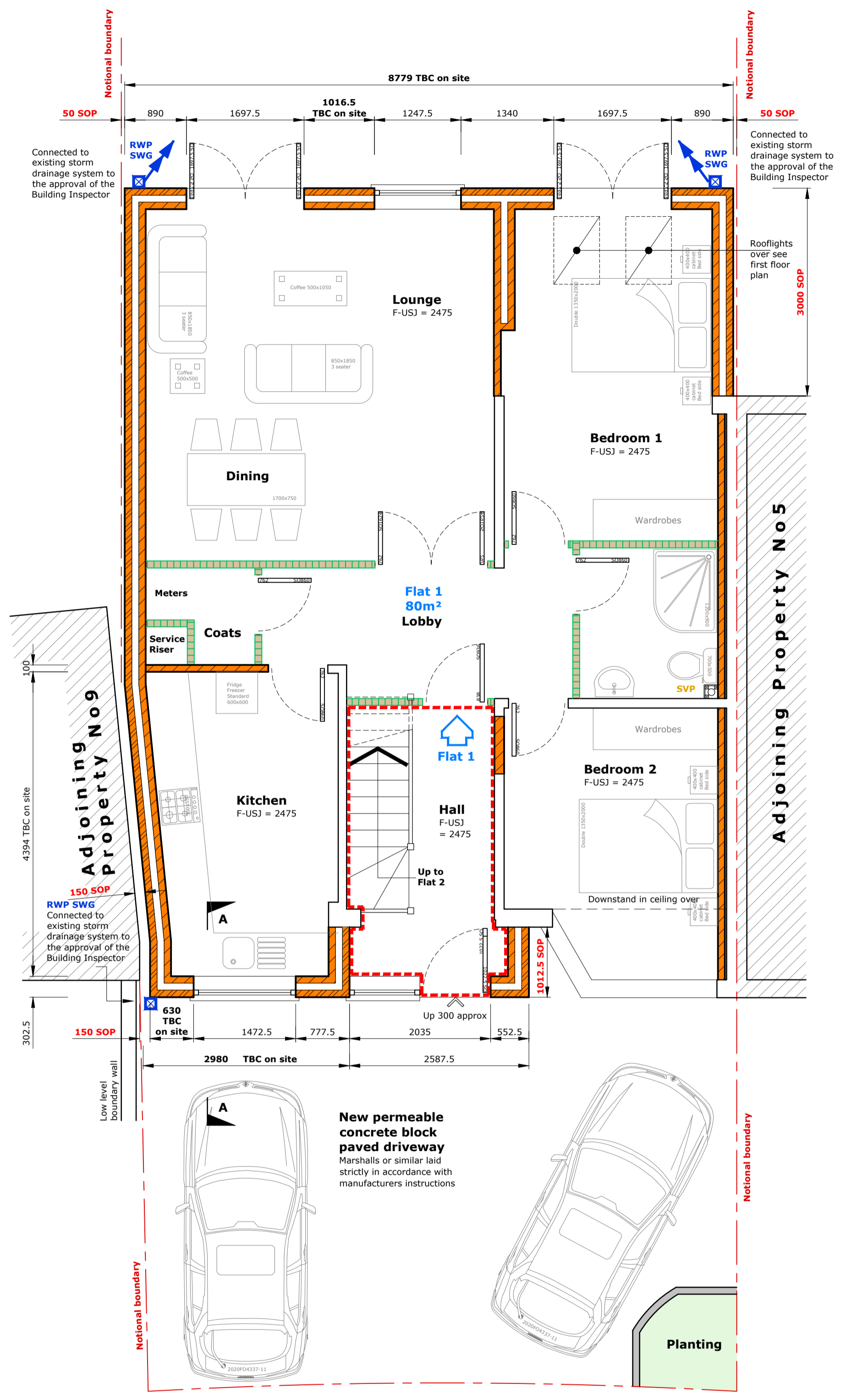
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Job no.	18024	Checked	AB	Date	12.08.20
		Drawing no.	102	Rev.	A



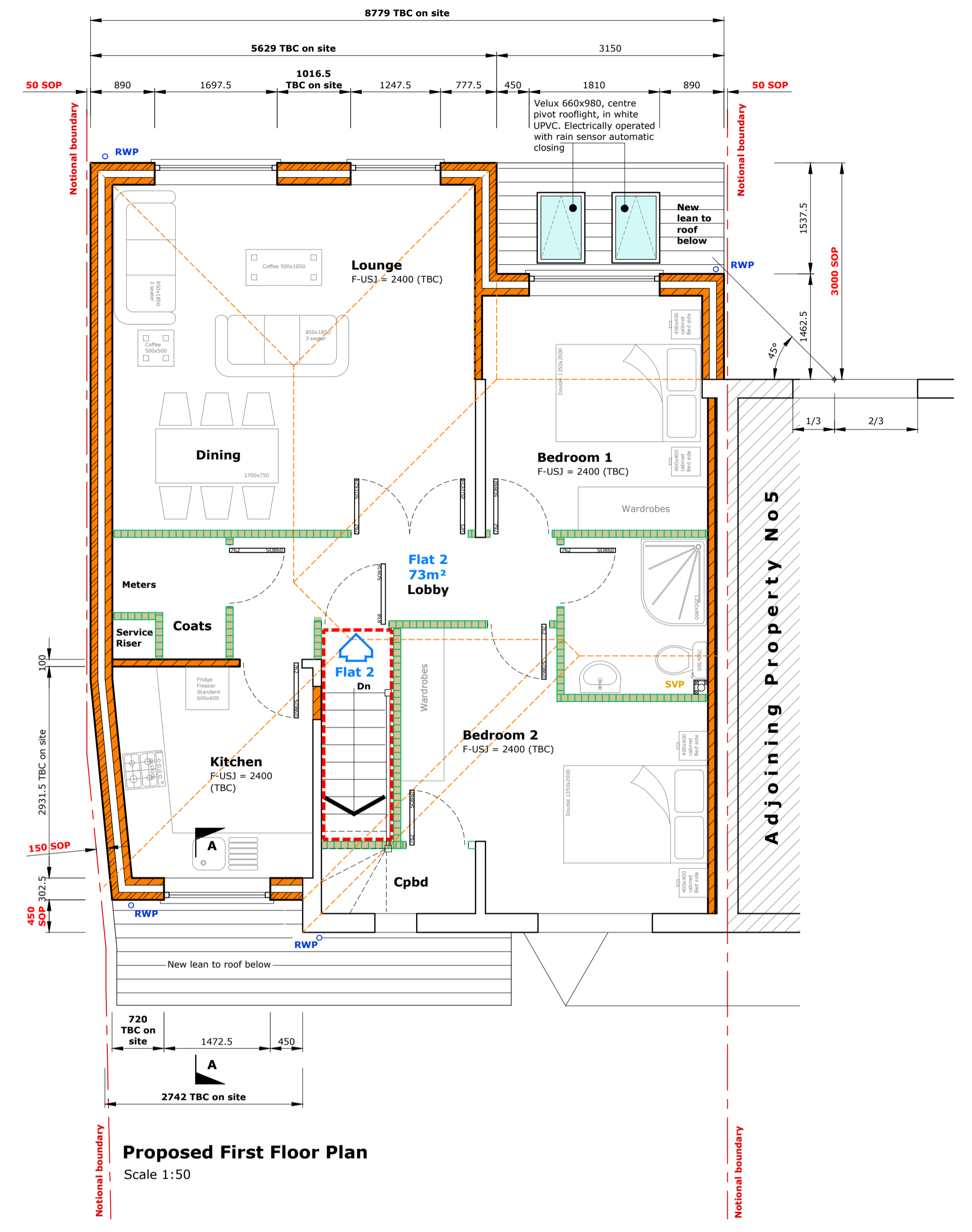
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**Proposed Ground Floor Plan**  
Scale 1:50



**Proposed First Floor Plan**  
Scale 1:50

Rev	Date	Description	By
A	12.12.20	Scheme amended, flats 3 & 4 removed	AB

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**Drawing**  
Proposed Plans

Scale at A1	Drawn	AB	Date	12.08.20	
1:50	Checked	AB	Date	12.08.20	
Job no.	18024	Drawing no.	103	Rev.	A