

Report to Planning Committee

10 March 2021

Application Reference	DC/21/65124
Application Received	06 January 2021
Application Description	Proposed single and two storey side/rear extensions.
Application Address	33 Regent Drive, Tividale, Oldbury, B69 1TH
Applicant	Mr Javed Iqbal
Ward	Tividale
Contact Officer	Andrew Dean andrew_dean@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 or to the safety and convenience of users of the highway.

3 How does this deliver objectives of the Corporate Plan?

	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 as three material planning objections to the proposal have been received.

4.3 To assist members with site context, a link to Google Maps is provided below:

[33 Regent Drive, Tividale](#)

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

Overshadowing

Design, appearance and materials; and

Parking

6. The Application Site

6.1 The application relates to a semi-detached residential property situated on the southern side of Regent Drive, Oldbury. Regent Drive is a cul-de-sac with the application property being located on the turning head. The character of the surrounding area is residential in nature.

7. Planning History

7.1 The site has been subject to a recent planning application to convert the dwelling house into two self-contained flats with a single and two storey side/rear extensions. This application was withdrawn by the applicant as two independent car parking spaces could not be provided within the site.



7.2 Relevant planning applications are as follows:

DC/20/64774	Proposed conversion of dwelling into 2 No. self-contained flats with erection of two and single storey side/rear extensions.	Withdrawn
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8. Application Details

8.1 The applicant proposes a single and two storey side/rear extensions. The proposal would provide an enlarged kitchen with utility room and bathroom on the ground floor and two bedrooms (one with an en-suite) on the first floor. The small bedroom to the front of the existing dwelling would be converted into a bathroom resulting in the property having a total of 4 bedrooms.

8.2 The application has been amended to include a window to the front elevation of the ground floor bathroom and to show two off street spaces on the frontage.

9. Publicity

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

9.2 Objections

Objections have been received on the following grounds:

- i) The proposal is out of character with the surrounding area and is over development of the site.
- ii) The proposal would set a precedent.
- iii) Car Parking. Increasing the number of bedrooms at the property would increase the number of cars at the property. Only one off



street space has been shown on the submitted plans, this would mean vehicles would park on the turning head causing issues for highways safety.

9.3 Responses to objections

I respond to the objector's comments in turn:

- (i) 33 Regent Drive sits within a substantial plot with a large rear garden area. The proposed extension would not be out of scale with the existing dwelling and would not have a significant impact on the residential amenity of adjacent properties. The two-storey side extension is significantly setback from the front of the dwelling reducing its impact and dominance in the street scene. I therefore do not consider the proposed extensions to be over development of the site or out of character with the surrounding area.
- (ii) I do not consider an extension to a residential property would set an unwanted precedent. Each application is assessed on their own individual merits and against relevant design policy.
- (iii) An amended plan has been received to show two off street spaces can be accommodated on the property frontage. Due to the angle of the property boundaries which taper to the front, the spaces cannot be used independently. However, as the property would remain as one household, this can be managed between resident/family members. In accordance with adopted car parking standards, a three/ four-bedroom property requires two off street car parking spaces. Parking requirements at the property therefore remain unchanged by this application.

10. Consultee responses

10.1 Canal and River Trust – No objections.



11. National Planning Policy

11.1 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 8 and 9. With regards to the other considerations these are highlighted below.

13.2 Loss of light/ or outlook

No element of the scheme would significantly impact on the amenity of the occupiers of adjacent properties. The applicant has demonstrated on plan the two-storey rear extension would not breach the 45-degree code line from the attached neighbours rear facing bedroom window. With regards to the proposed single storey rear element (measuring 4m from the existing rear wall), the attached neighbours existing single storey rear extension negates any impact of the single storey rear extension. The adjacent property to the north west is orientated away from the



application property and therefore raised no concerns with regards residential amenity.

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. In design terms, the two-storey side/ rear extension would be subordinate to the existing dwelling as the proposal is significantly set back from the front of the dwelling. The extension is therefore compliant with the Councils supplementary design guidance.

13.4 Parking

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

14 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.

15 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.

16. Appendices

Site Plan

Context Plan

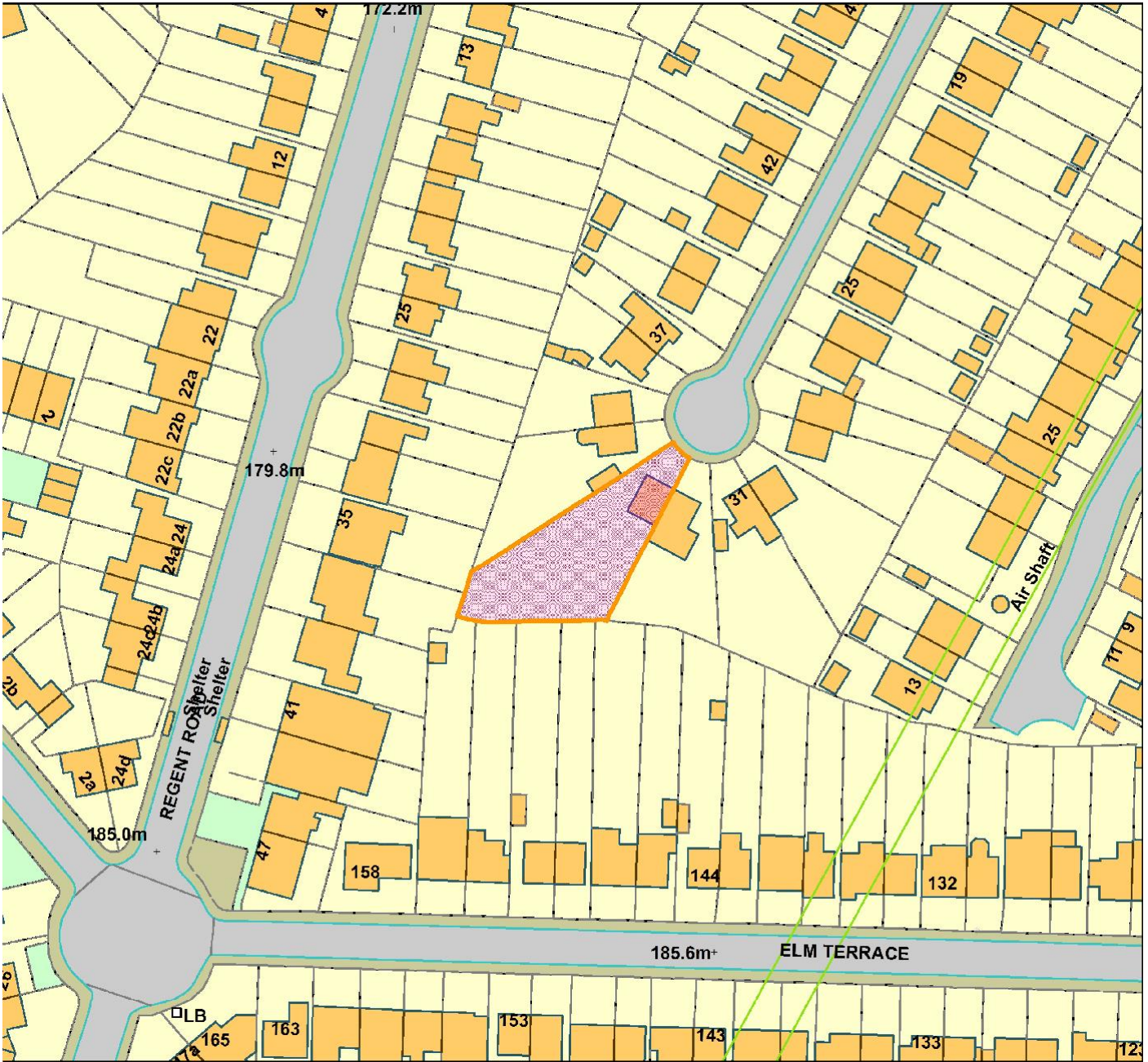
Location/ Block Plan - 20/026/P01 REV C

Amended proposed ground/ first floor plan - 20/026/P03 REV C

Amended proposed elevations plan - 20/026/P04 REV C

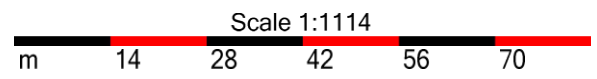


DC/21/65124
33 Regent Drive



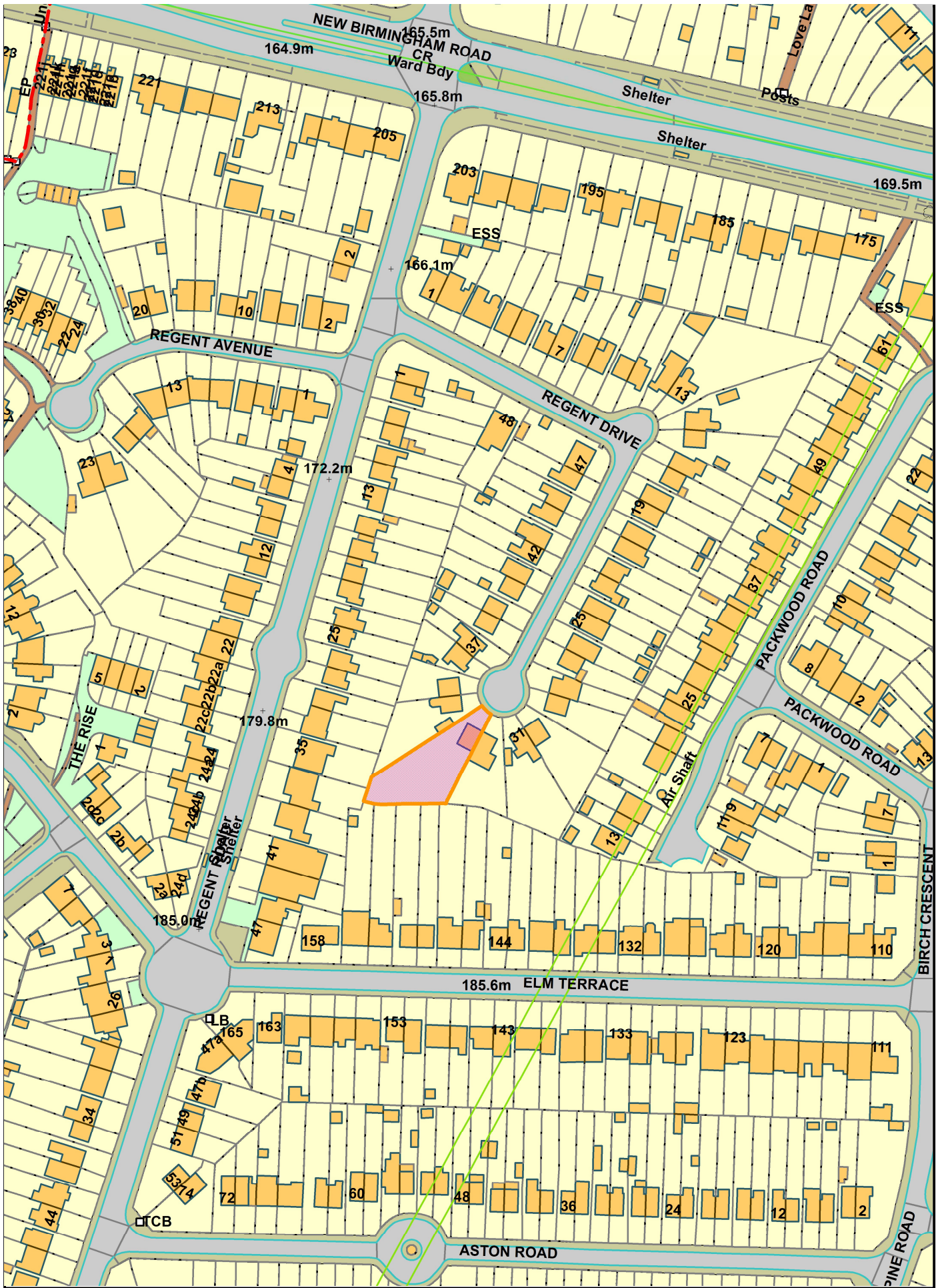
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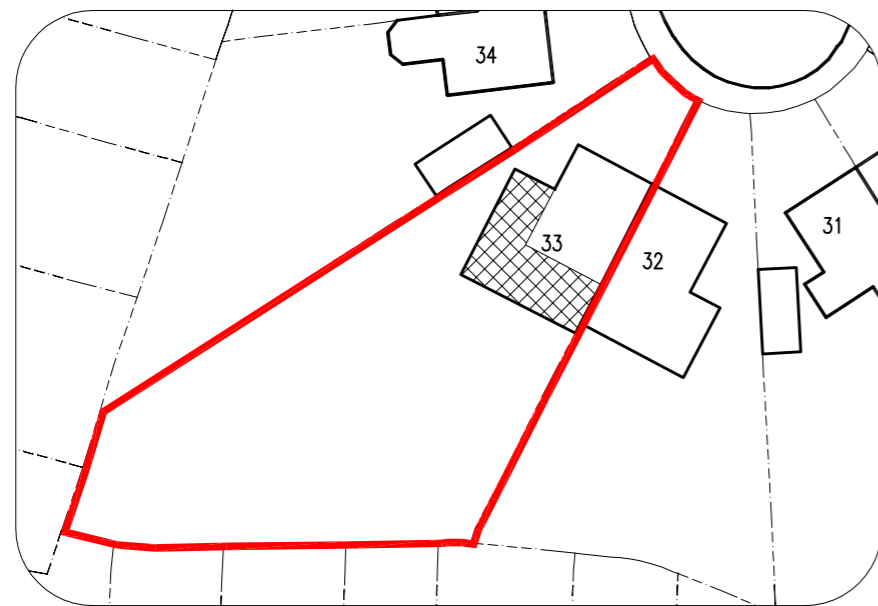
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Department	Not Set
Comments	Not Set
Date	23 February 2021
OS Licence No	

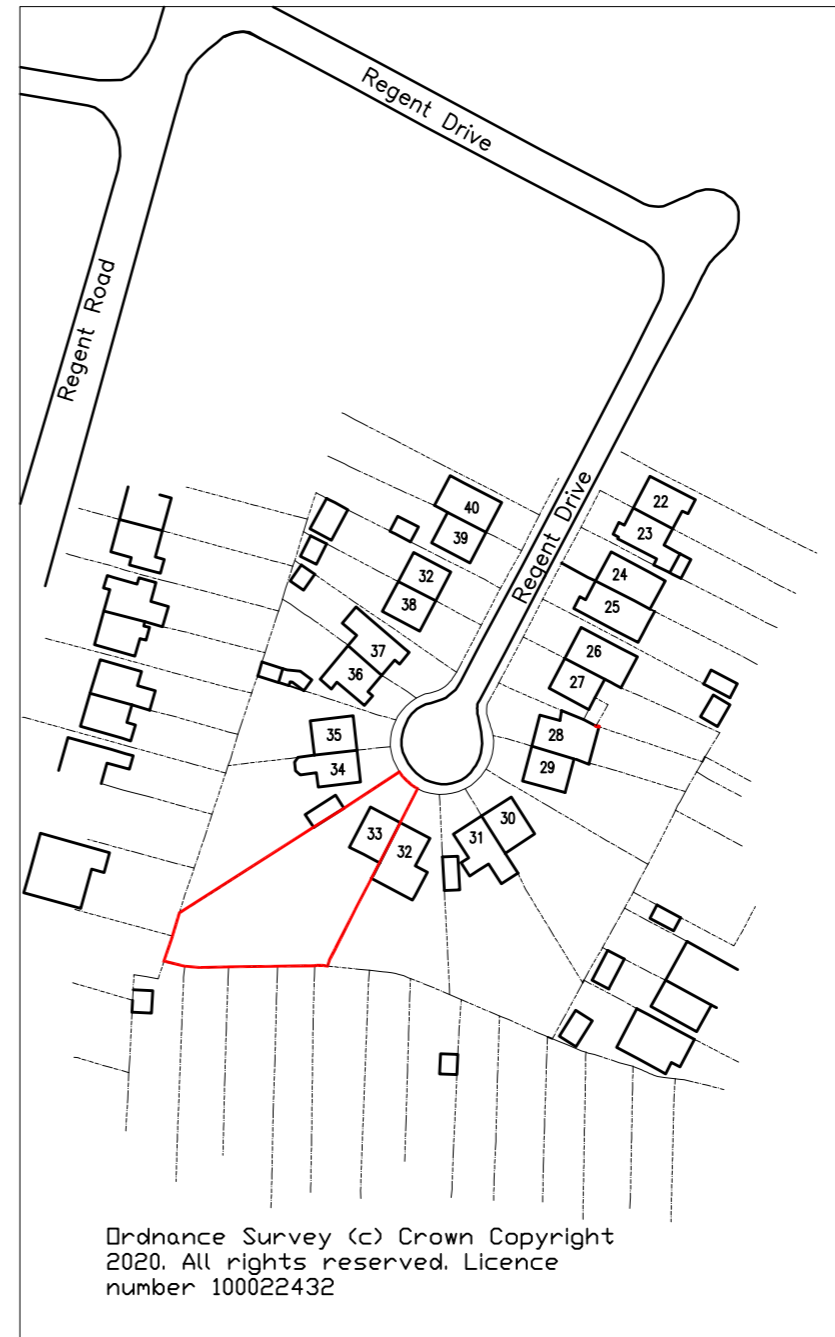




PROPOSED SITE LOCATION

(SCALE 1:500)

(PROPOSAL SHOWN HATCHED)



EXISTING AREA LOCATION

(SCALE 1:1250)

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(Scale 1:100)

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Iss	Revision	Date
C	Mods as per LA comment	16/02/21
B	NEW APPLICATION	06/01/21
A	Proposal Changed	16/12/20



UDDIN DESIGN
BESPOKE BUILDING PLANNING
3 Monway Building, Holyhead Road
Wednesbury, West Midlands WS10 7PY
Tel: 07958 773443
Email: info@uddindesign.co.uk

Client
Mr Javed Iqbal
33 Regent Drive
Tivdale
B69 1TH

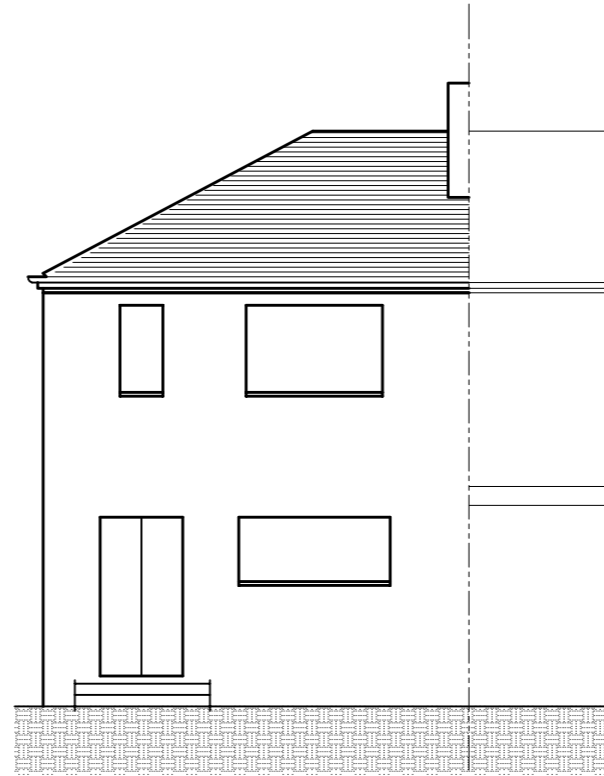
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rear Extension to Dwelling

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Drawn: SU Paper Size: A3

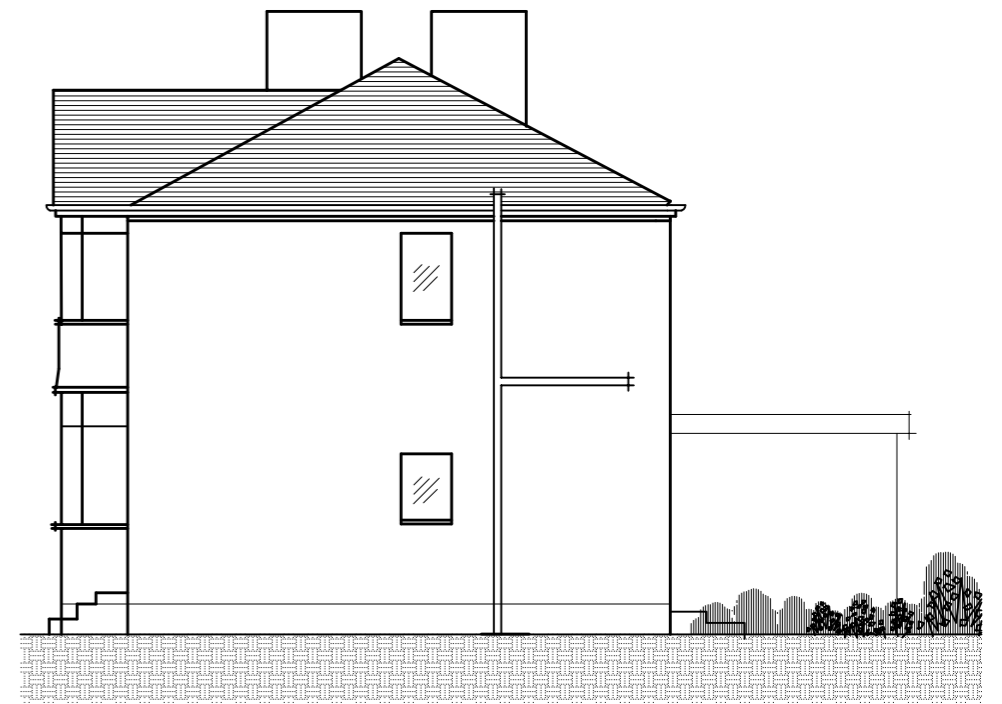
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20/026/P01	C



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

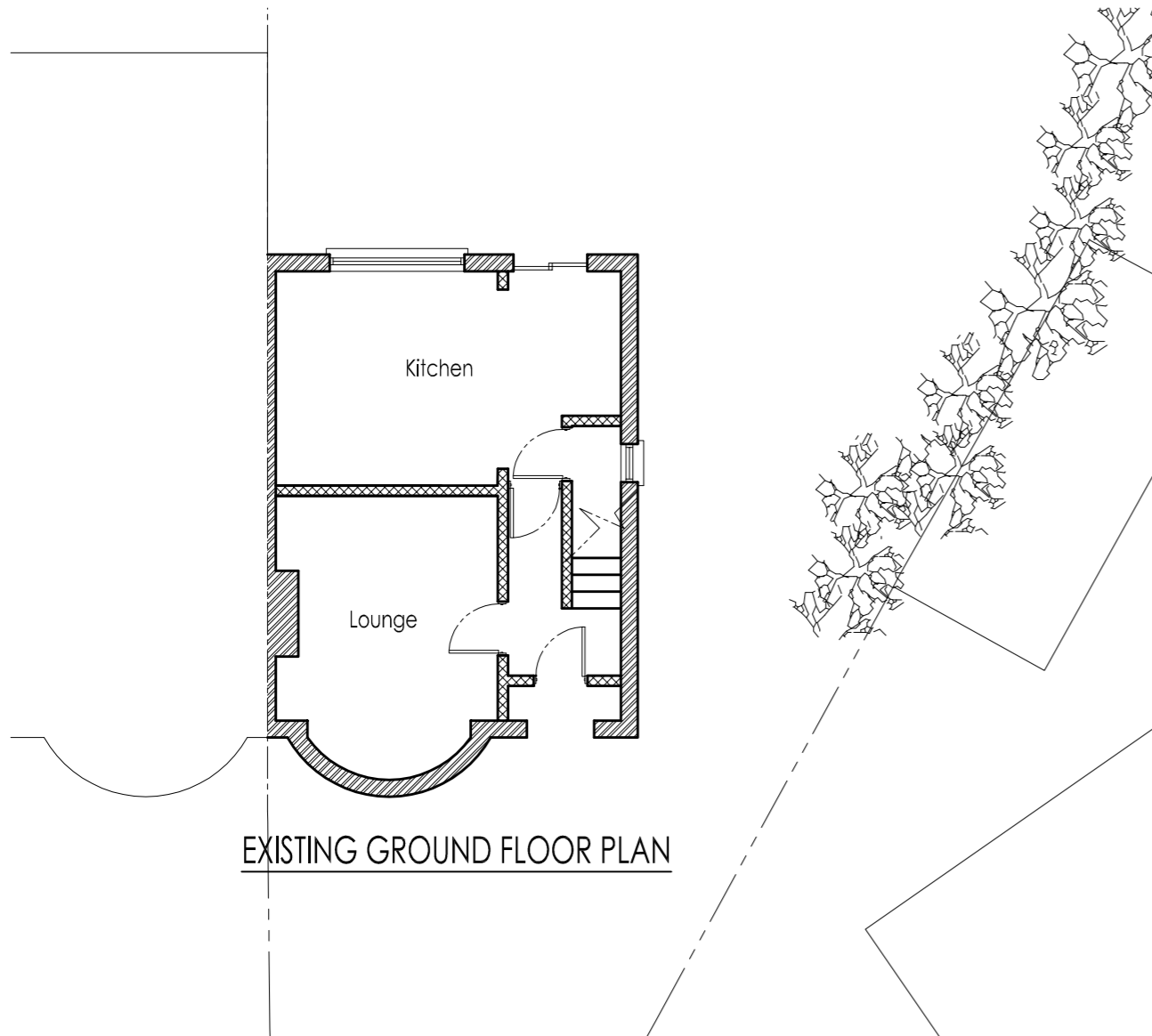


EXISTING SIDE ELEVATION

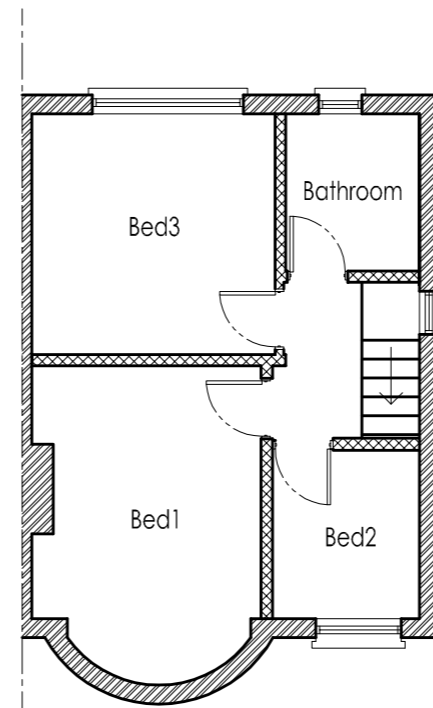
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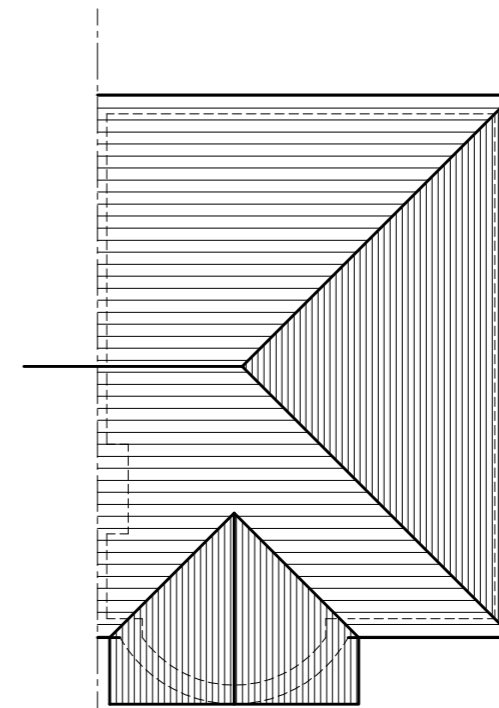
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EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

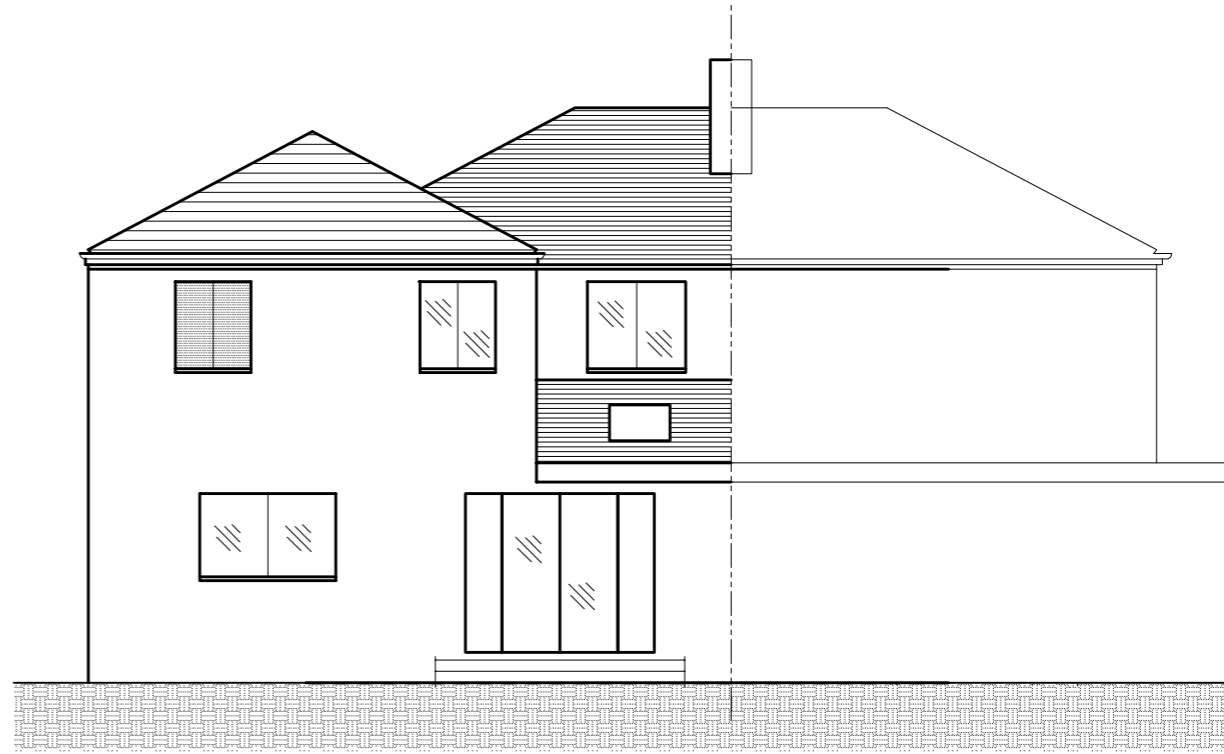


EXISTING ROOF PLAN

B	NEW APPLICATION	06/01/21
A	Proposal Changed	16/12/20
Iss	Revision	Date
 <p>UDDIN DESIGN BESPOKE BUILDING PLANNING 3 Monway Building, Holyhead Road Wednesbury, West Midlands WS10 7PY Tel: 07958 773443 Email: info@uddindesign.co.uk</p>		
Client		
<p>Mr Javed Iqbal 33 Regent Drive Tivdale B69 1TH</p>		
Project		
<p>Proposed Two Storey side and rear Extension to Dwelling</p>		
Scale: 1:100(UNO)@A3 Date: 25/09/20		
Drawn: SU Paper Size: A3		
Drawing Number:		Revision
20/026/P02		B



PROPOSED FRONT ELEVATION

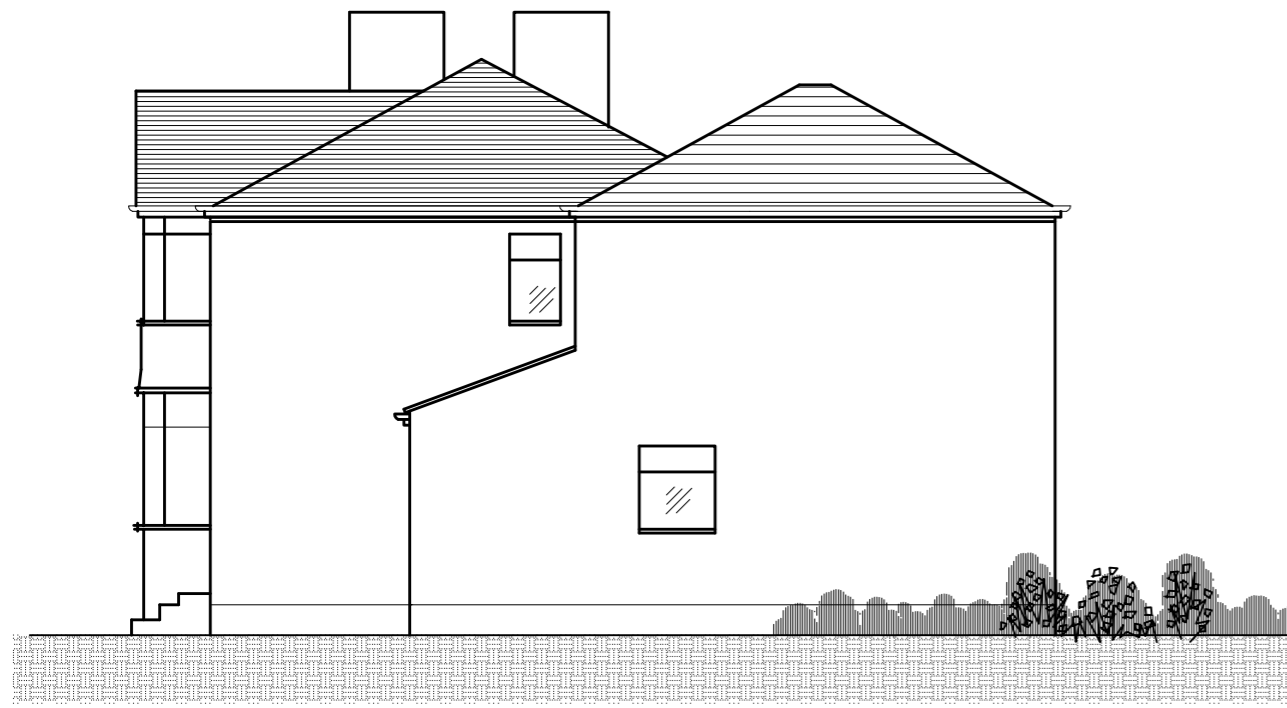


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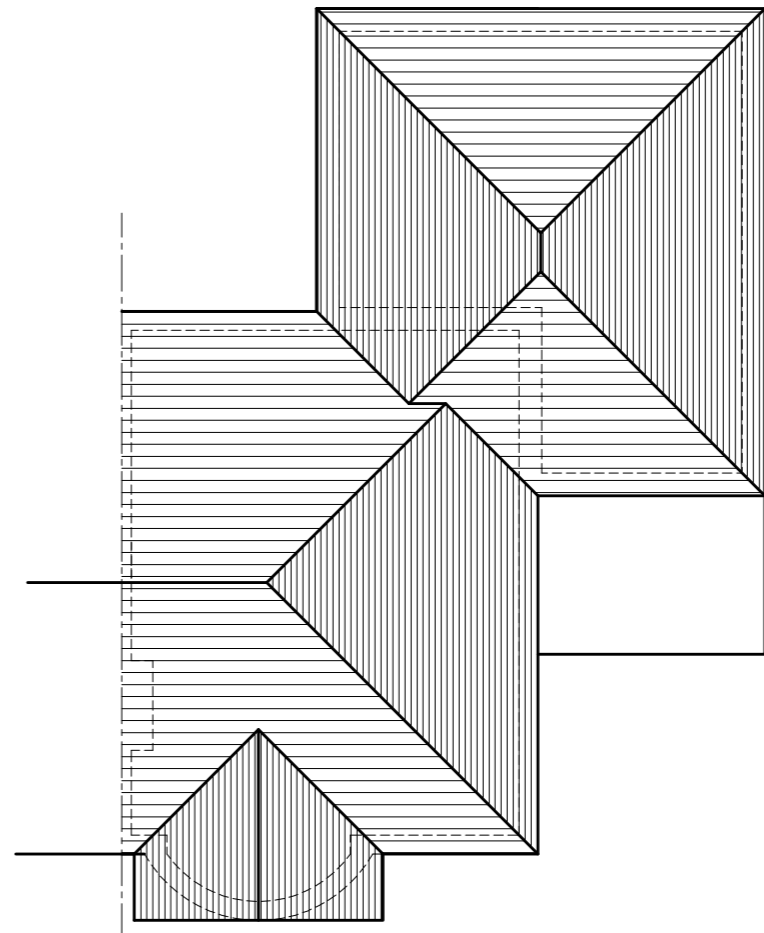
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PROPOSED SIDE ELEVATION



PROPOSED ROOF PLAN

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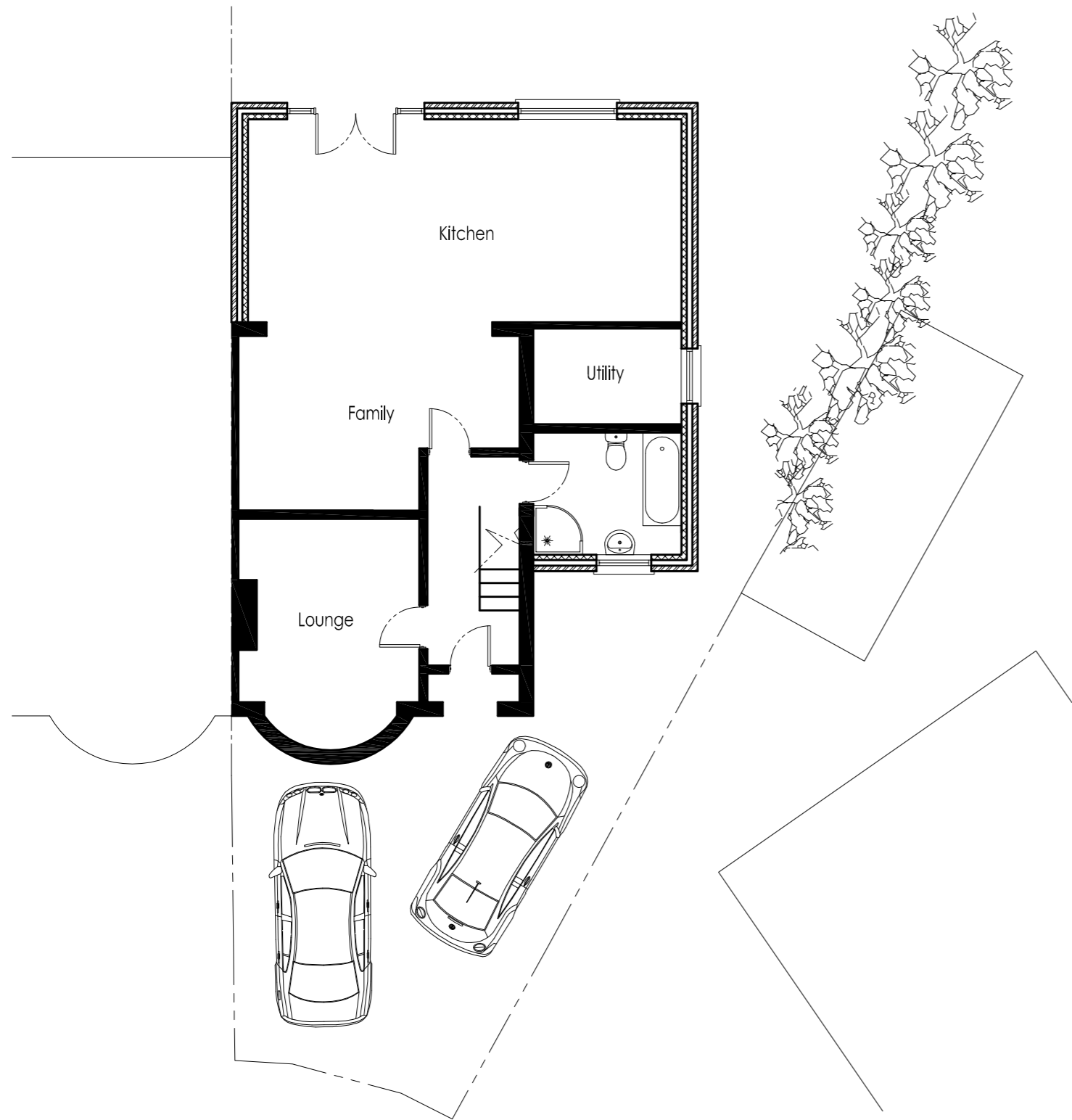
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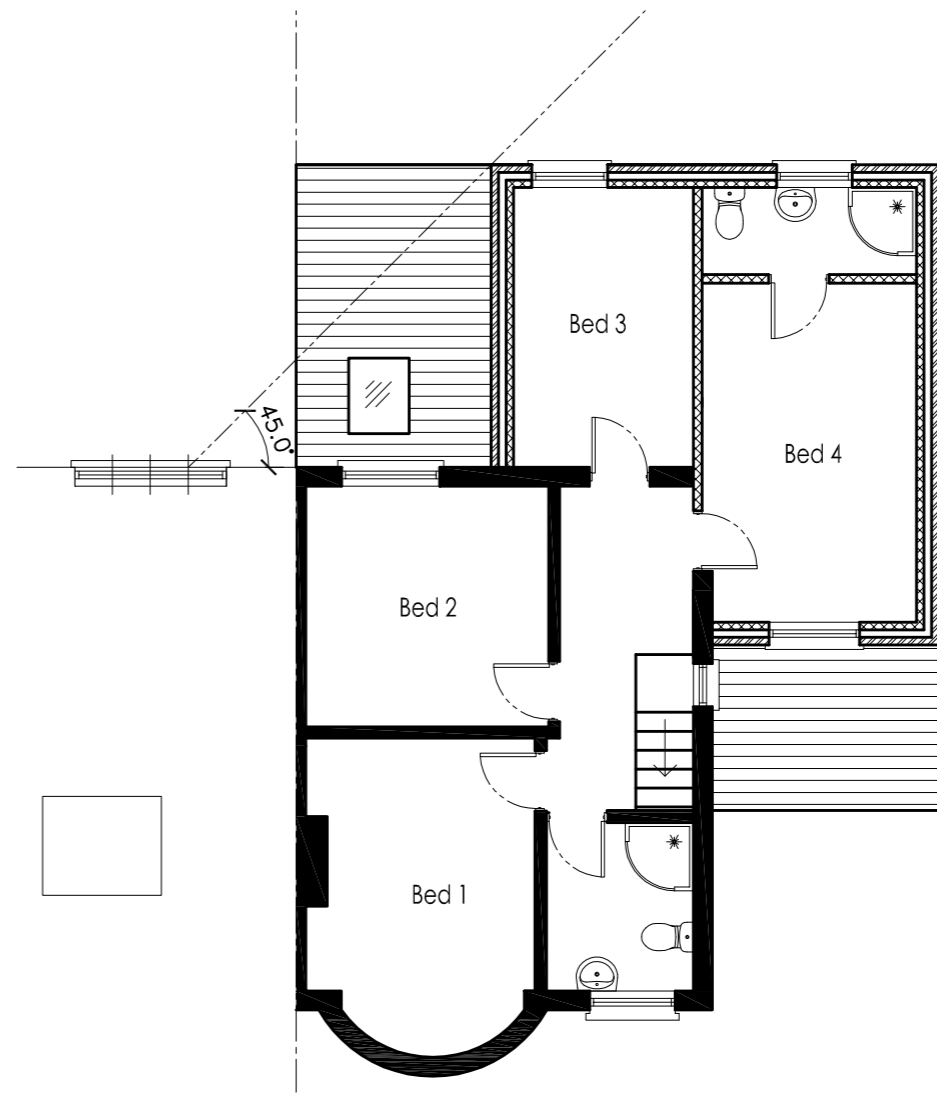
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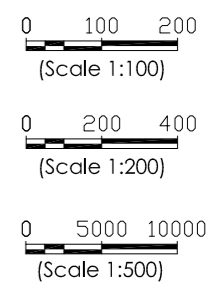
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PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



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