

Report to Planning Committee

10th March 2021

Application Reference	DC/21/65126
Application Received	8 th January 2021
Application Description	Proposed two storey side extension, single storey rear extension, loft conversion with dormer to rear and shed to rear.
Application Address	107 Brunswick Park Road, Wednesbury, WS10 9QR.
Applicant	Mr Archie Balkevicius
Ward	Wednesbury North
Contact Officer	Mr Anjan Dey anjan_dey@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to:-


- (i) External materials shall match those of the existing property unless otherwise agreed in writing by the local planning authority (LPA);
- (ii) Details of a new vehicle crossing to be submitted to local planning authority (LPA) for approval and agreed details implemented and retained thereafter;
- (iii) The approved outbuilding shall be used for purposes that remain ancillary to the dwelling house known as 107 Brunswick Park Road.



2 Reasons for Recommendations

It is considered that the proposals would not have significant impact on neighbouring residential property and proposed design is also considered to be acceptable. Furthermore, there would be no detrimental impact on highway safety.

3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods – The domestic extensions are of good design and would improve the appearance of the property.
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4 Context

- 4.1 This application is being reported to your Planning Committee because it generated 3 material planning objections from neighbouring properties.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[107 Brunswick Park Road, Wednesbury](#)

5 Key Considerations

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

Loss of light and/or outlook
Overlooking/loss of privacy



Overshadowing

Access, highway safety, parking and servicing

6. The Application Site

6.1 The applicant's property is a two bedroom detached house located on the western side of Brunswick Park Road, which is mainly a residential area in character. Brunswick Park Road is characterised by a variety of house types; from terraced to detached properties – some houses have off road parking whilst others, by their nature (terraced), have on street parking.

7. Planning History

7.1 There is no relevant planning history.

8. Application Details

8.1 Various extensions are proposed; a two-storey side extension, single storey rear extension, loft conversion including a rear dormer, and a shed at the rear of the garden.

9.2 The proposed extensions would form a new kitchen/diner at ground floor level and utility space, with a bedroom proposed in the roof space. The shed would be used for domestic storage.

9.3 Proposed dimensions are;

- i. 6.3m wide by 4m deep by 3.9m high to the height of the mono-pitched roof. (Single storey rear extension)
- ii. 2.1m wide by 6.1m deep by 9.2m high to the height of the dual pitched roof. (Two storey side extension, as amended)
- iii. 3.6m wide by 2.7m high (Rear dormer)
- iv. 4.7m wide by 5m deep by 3.1m high to the height of dual sloping roof. (as amended) (Shed)



10. Publicity

10.1 The application has been publicised by neighbour notification letter with 4 objections received – 3 from properties on Brunswick Park Road and another on Rooth Street.

10.2 Objections

Objections have been received on the following grounds:

- (i) The proposal would result in loss of light to their property (Brunswick Park Road);
- (ii) The proposed loft conversion and rear dormer would overlook their property and result in loss of privacy (properties on Brunswick Park Road and Rooth Street);
- (iii) Possible overhang or encroachment onto neighbouring property;
- (iv) There is insufficient parking for the property and the proposal would exacerbate parking problems along the road.

10.3 Responses to objections

I respond to the objector's comments in turn;

- (i) It is my view that the single storey rear extension would not result in any appreciable loss of light to the neighbouring property to the north. It is proposed to demolish an existing single storey element at the rear of the house and replace it with a new extension with a reduced depth. The single storey extension would not extend significantly beyond the rear elevation of the objector's property.
- (ii) It is my view that the proposed dormer would not result in any significant additional loss of privacy to the neighbouring properties than that which already exists. The property to rear along Rooth Street are side onto the applicant's property. In addition, using the prescribed separation distances within the residential design guide, the proposal would be compliant. The distance is 23 metres between the applicant's rear and the side of the neighbour's



property, whereas the guidance stipulates 15.5 metres. Furthermore the rear gardens of the neighbour on Rooth Street and Brunswick Park Road are already overlooked by properties and the proposed dormers are no closer than the existing rear elevation.

- (iii) The agent has completed Certificate A of the application form to indicate that the proposed extensions would be on land within the applicant's ownership. Notwithstanding this the neighbour's concerns have been discussed with the agent who has advised that his client had carried out repairs to an existing part of the roof that overhangs by 50mm. Furthermore, the neighbour has been advised to seek the advice of Party Wall Surveyor regarding any works that may affect shared walls etc.
- (iv) The application site currently has no off-road parking. Following discussions with the Highways, the agent has now submitted amended plans to show the provision of 1 off road parking space at the front/side of the property. Highways has confirmed that subject to the provision of a dropped-kerb (details to be agreed) for access they would have no objections. This matter could be dealt with through an appropriate condition. Therefore, this is a betterment on the existing provision provided at the property.

11. Consultee responses

11.1 Highways

Highways has acknowledged that there is currently no off-road parking provision at the property. Amended plans have been submitted that show 1 off road parking space at the front/side of the property. A new vehicle crossing would have to be provided to allow access to this space and Highways has requested that details shall be submitted for approval. However, on the basis that one off road parking space has been shown on plans they have no objections to the proposal.

12. National Planning Policy



- 12.1 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.
- 12.2 Paragraph 109 of the National Planning Policy Framework advises that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network would be severe. In this instance as indicated above there will be a betterment of parking provision for the property.

13. Local Planning Policy

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

ENV3: Design Quality

SAD EOS9: Urban Design Principles

- 13.2 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.
- 13.3 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 considered to adhere to both of these policies. Proposed design including the rear dormer, is typical of these type of domestic extensions and are considered satisfactory and adheres to the Council's Residential Design SPD. Satisfactory external appearance of the extensions can be ensured by way of a related external materials condition.

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 **Loss of light and outlook**

It is considered that the proposals would result in any significant loss of light or outlook to/from neighbouring properties (Section 10.3). The single storey rear extension would not extend significantly beyond the rear elevation of 105 Brunswick Park Road. The height of the proposed shed has been reduced from 4.9 to 3.1 metres, which in my view is appropriate for an outbuilding that is to be used for domestic storage.

14.3 **Loss of privacy/overlooking**

It is also considered that extensions would not result in any significant loss of privacy to neighbouring properties. It is my view that any overlooking of neighbouring properties would not be any worse than already exists due to the residential nature of the location (Section 10.3).

14.4 **Overshadowing**

It is my view that the proposed extensions to the main house would not overshadow neighbouring properties. The rear garden shed may result in some overshadowing of side windows in the rear wing of 28 Rooth Street but it has been considered that there are also windows at the rear that would be unaffected. In view of this and that the height of the outbuilding has been reduced, refusal is not warranted.

14.5 **Access, highway safety, parking and servicing**

Amended plans have been submitted that show the provision of 1 off road parking space and Highways has confirmed that they have no objections subject to the provision of a new vehicle crossing – details to be agreed in conjunction with Highways. The provision of a parking



space to the side of the house has also resulted in the depth of the two storey side extension being reduced to 6.1 metres.

15 Alternative Options

15.1 Refusal of the application is an option if there are material planning reasons for doing so. In my opinion I consider that the harm is not substantial to neighbouring amenity and the proposal accords with relevant design policies.

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

Location/Site Plan & Block Plan no. 2016 Archie-04 Rev B

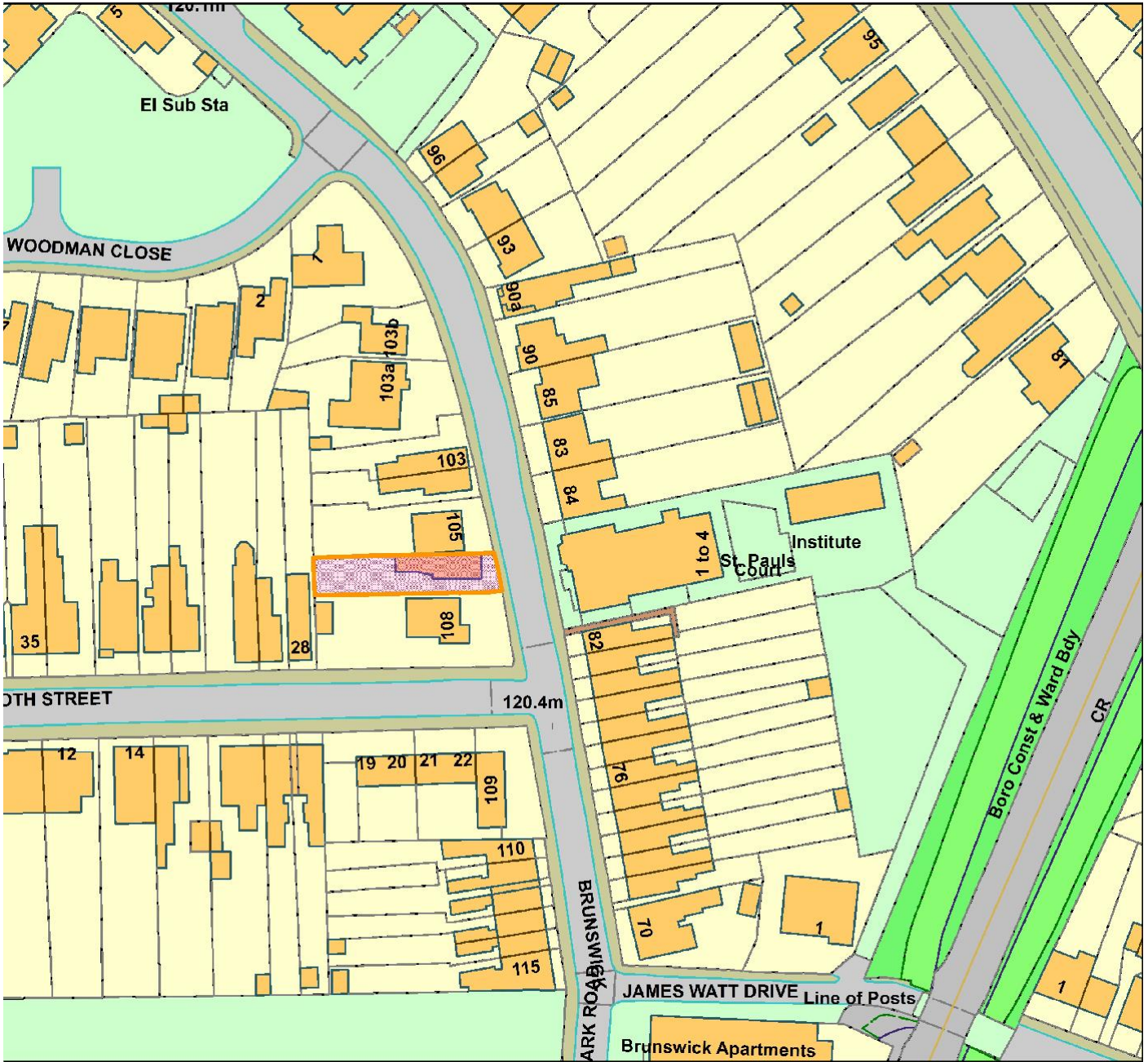
Proposed elevations no.2016 Archie-02 Rev B

Proposed layout plans no.2016 Archie 03 Rev B


Proposed parking plan no. 2016 Archie-06



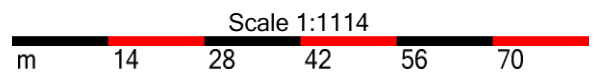
DC/21/65126
107 Brunswick Park Road



Legend



Scale 1:1114



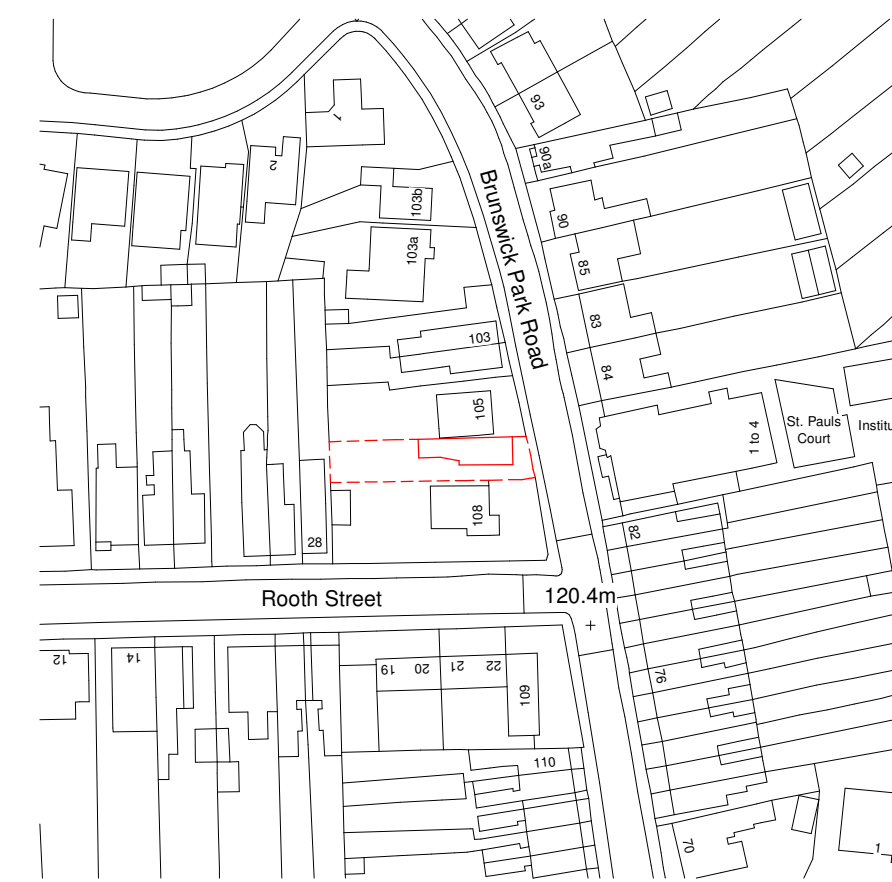
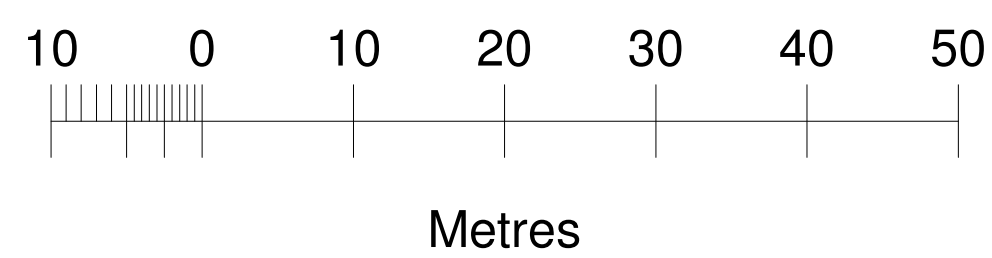
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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	23 February 2021
OS Licence No	

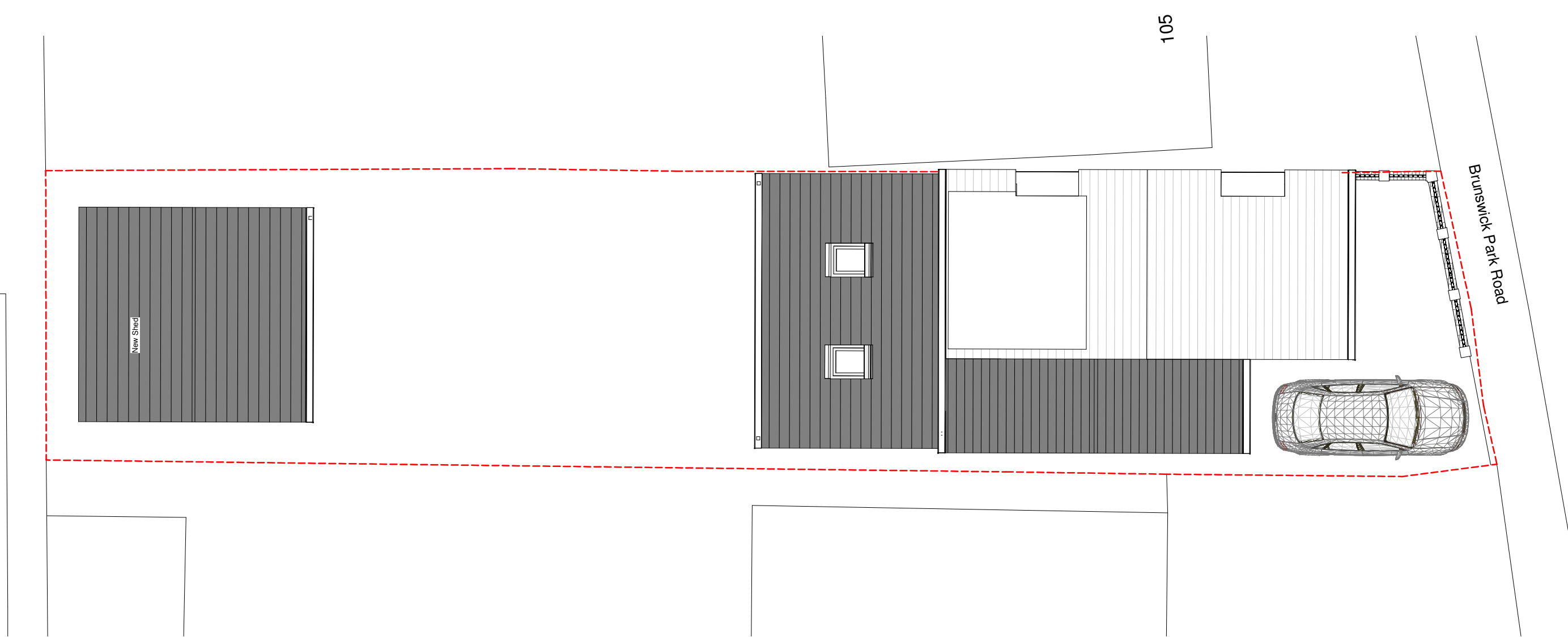
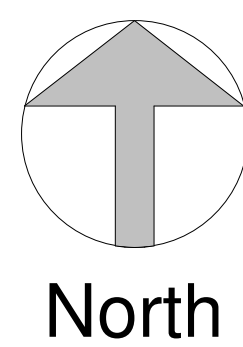
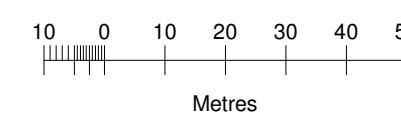




Proposed Block Plan
1 : 500



Location Plan.
1 : 1250



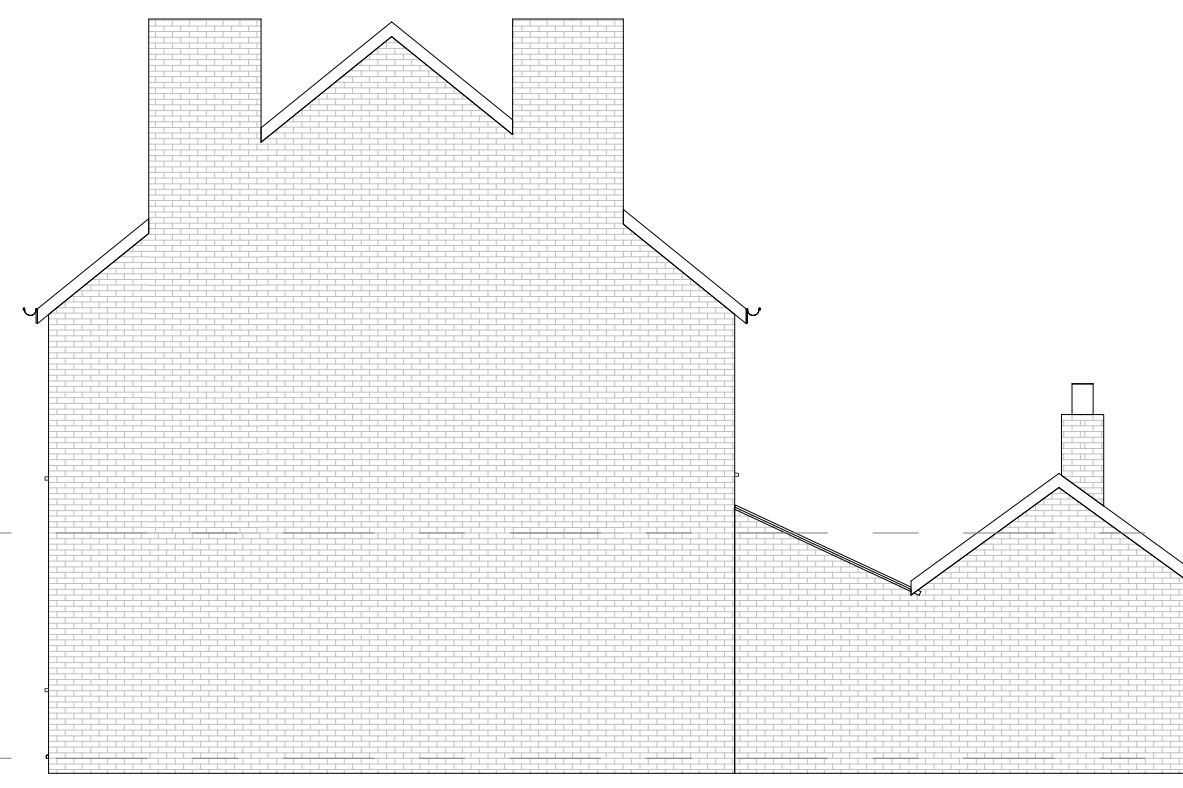
Site Layout Plan.
1 : 100



1 Existing Front Elevation
1 : 100



2 Existing Rear Elevation
1 : 100



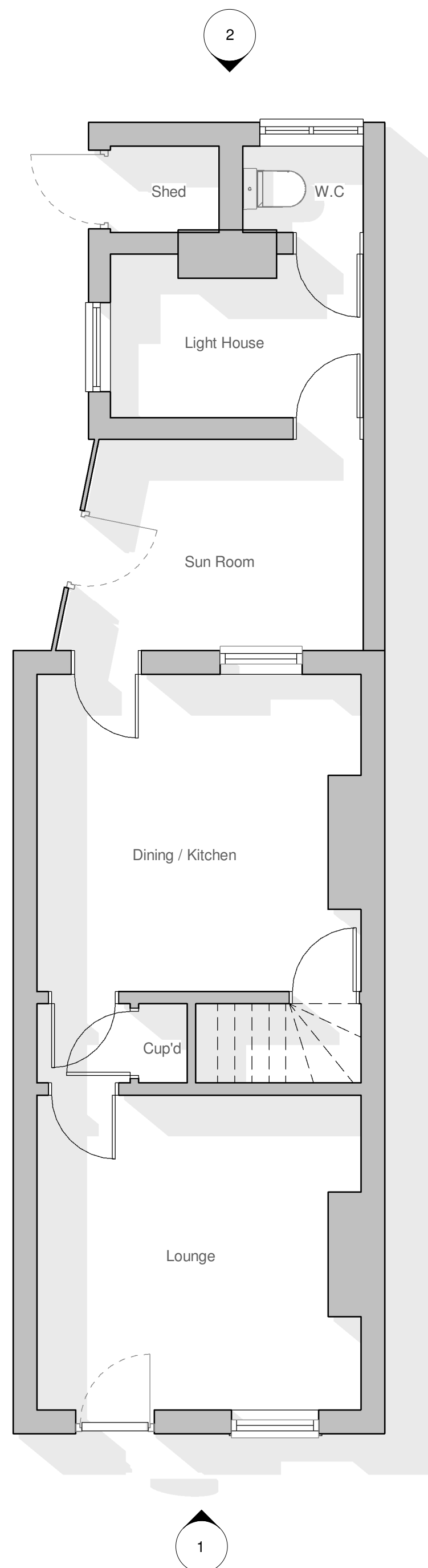
3 Existing Right Side Elevation
1 : 100



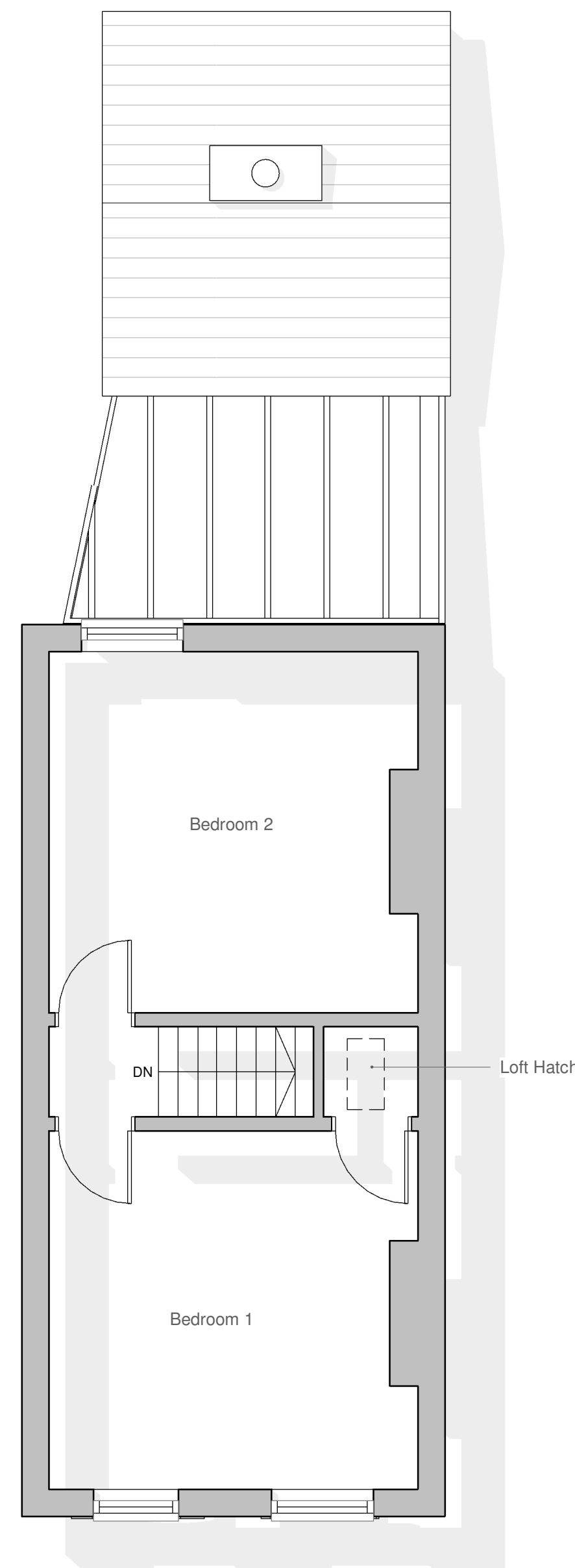
4 Existing Left Side Elevation
1 : 100

First Floor Level
2980

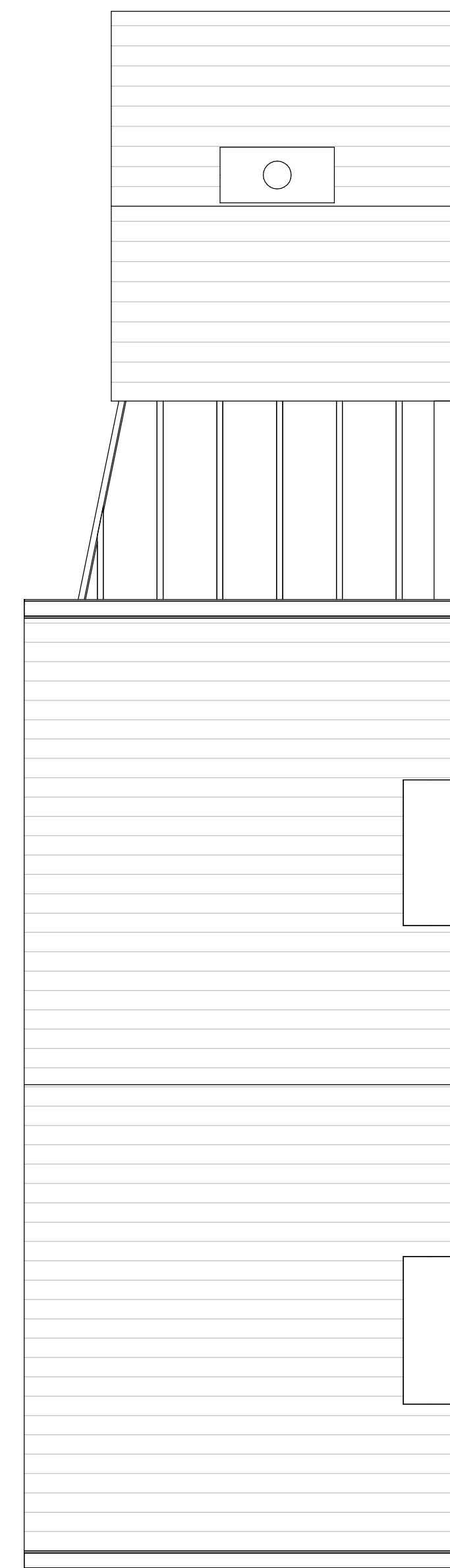
Ground Floor Level
0



Existing Ground Floor Plan
1 : 50



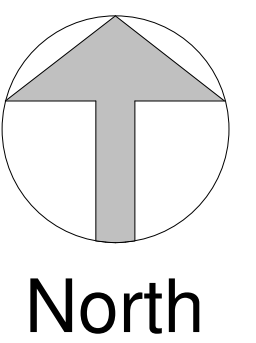
Existing First Floor Plan
1 : 50



Existing Roof Plan
1 : 50



10 0 10 20 30 40 50
Metres



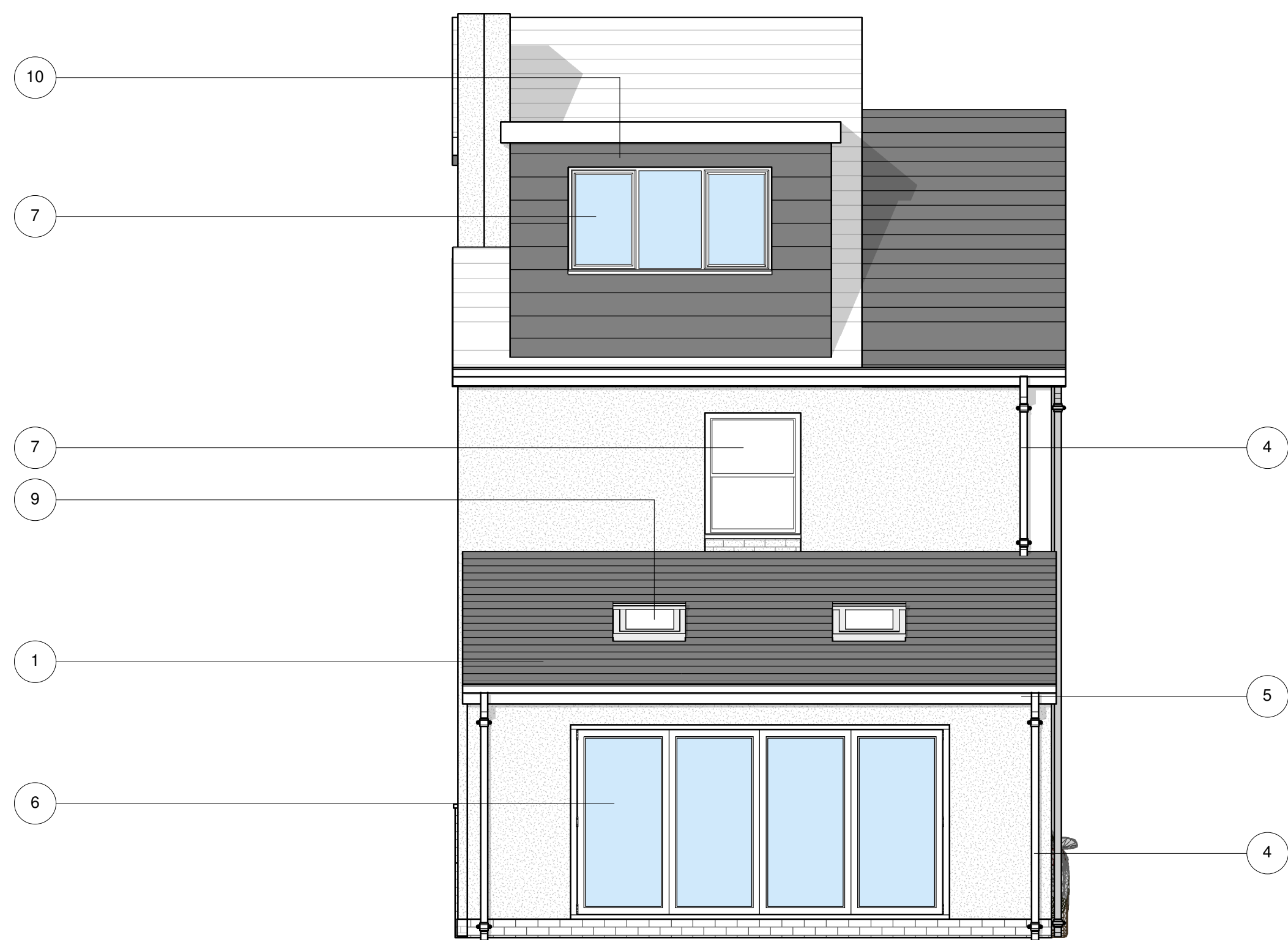
North



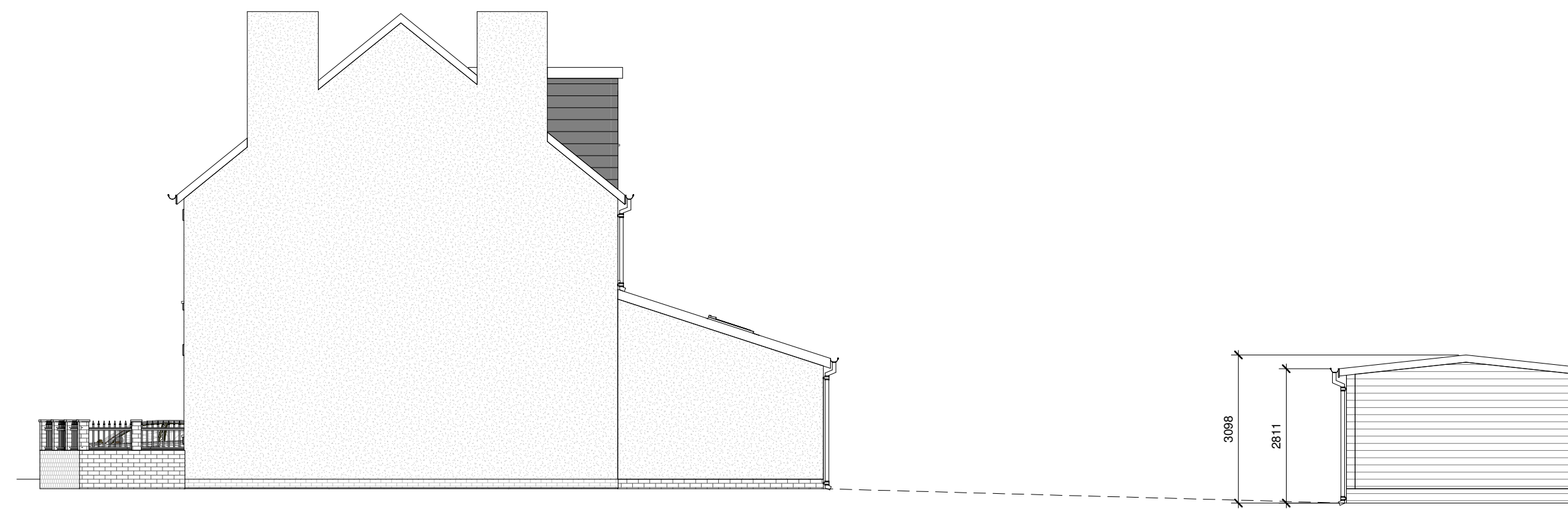
Materials Key - Planning	
1	Proposed roof covering to match existing dwelling roof covering.
2	Proposed render finish to be pigmented smooth faced white K - Rend silicone render.
3	Blue engineering brickwork to be formed below DPC
4	uPVC guttering and downpipes to match existing.
5	White coloured uPVC fascia and soffit boards.
6	Anthracite PPC Aluminum framed double glazed Bi-Fold doors.
7	White uPVC framed double glazed windows.
8	Front boundary wall made up of red brick
9	Velux window within lean to roof
10	Loft conversion outer material same roof tiles as existing, with a flat felt roof
11	Anthracite PPC aluminium framed composite door.



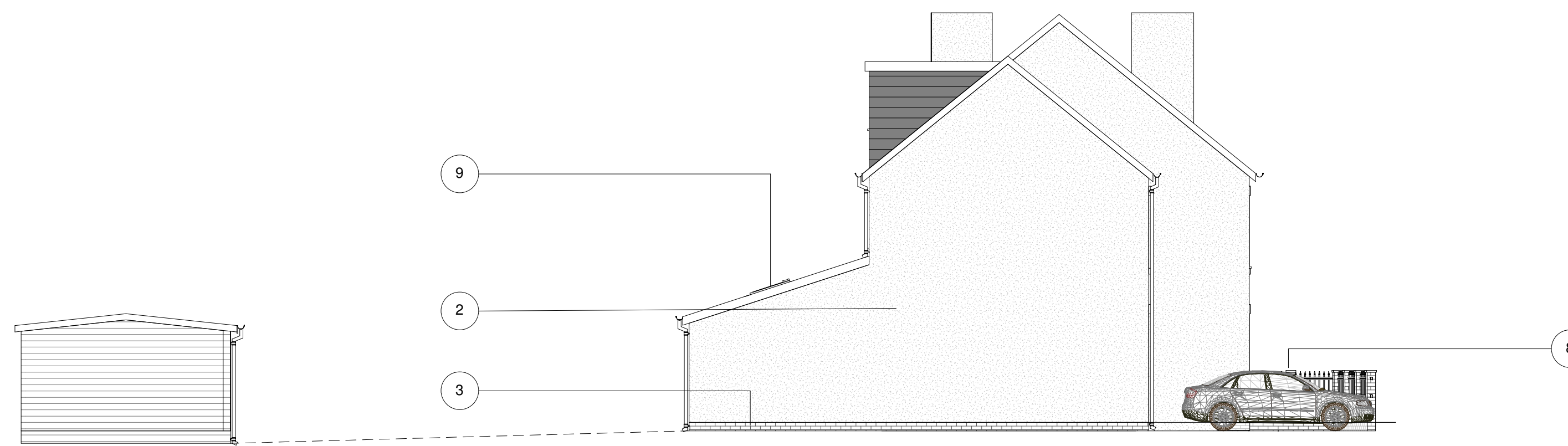
1 Proposed Front Elevation
1 : 50



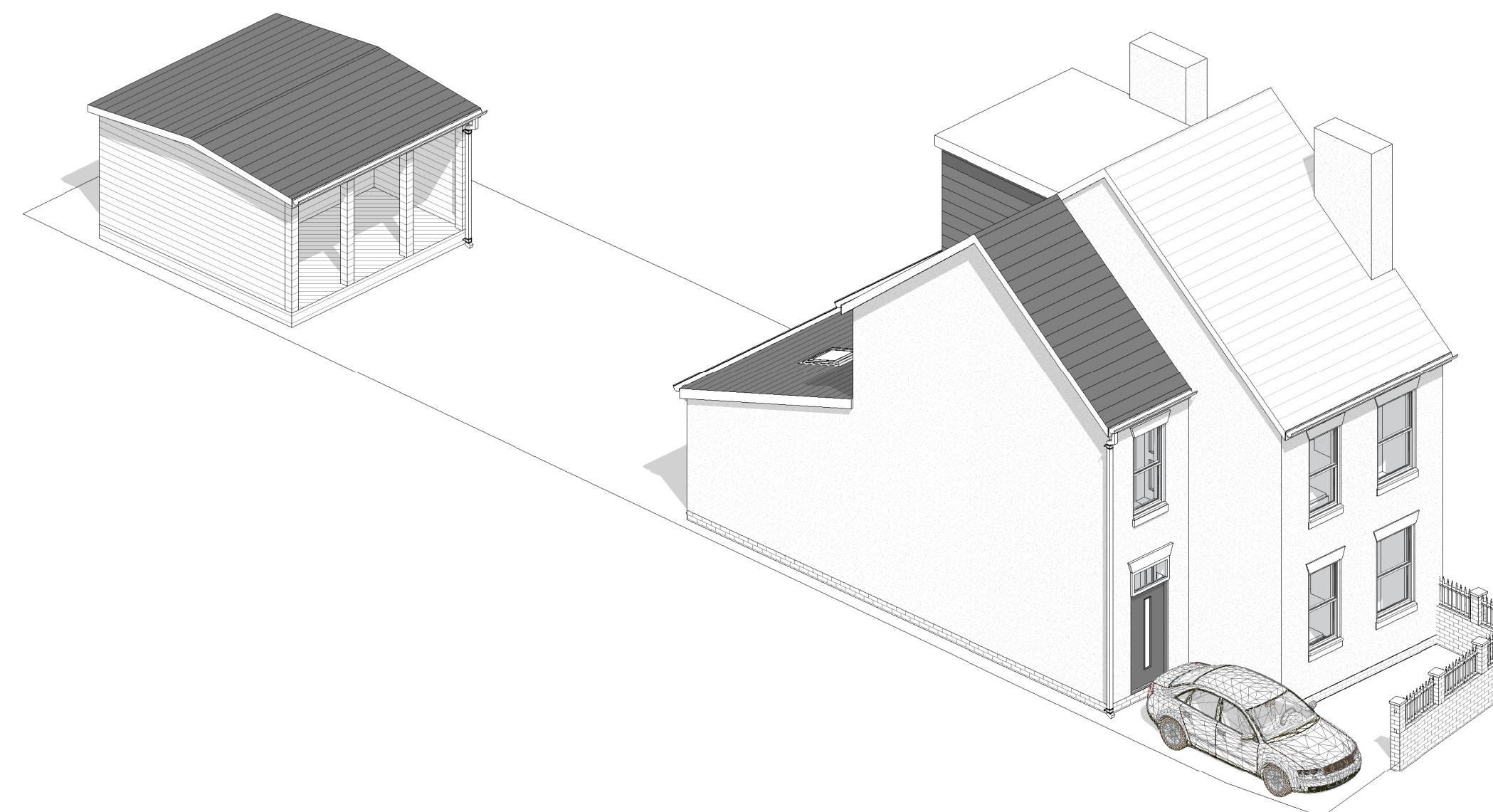
2 Proposed Rear Elevation
1 : 50



3 Proposed Right Side Elevation
1 : 100

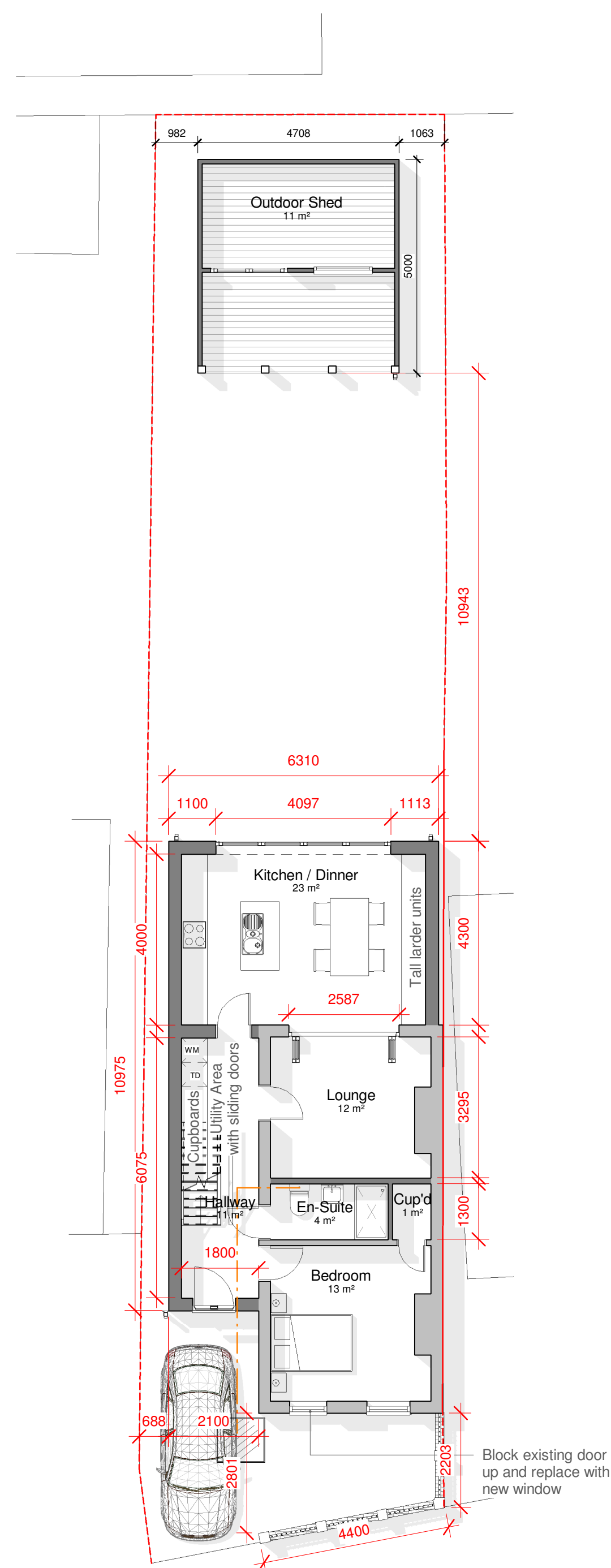


4 Proposed Left Side Elevation..
1 : 100



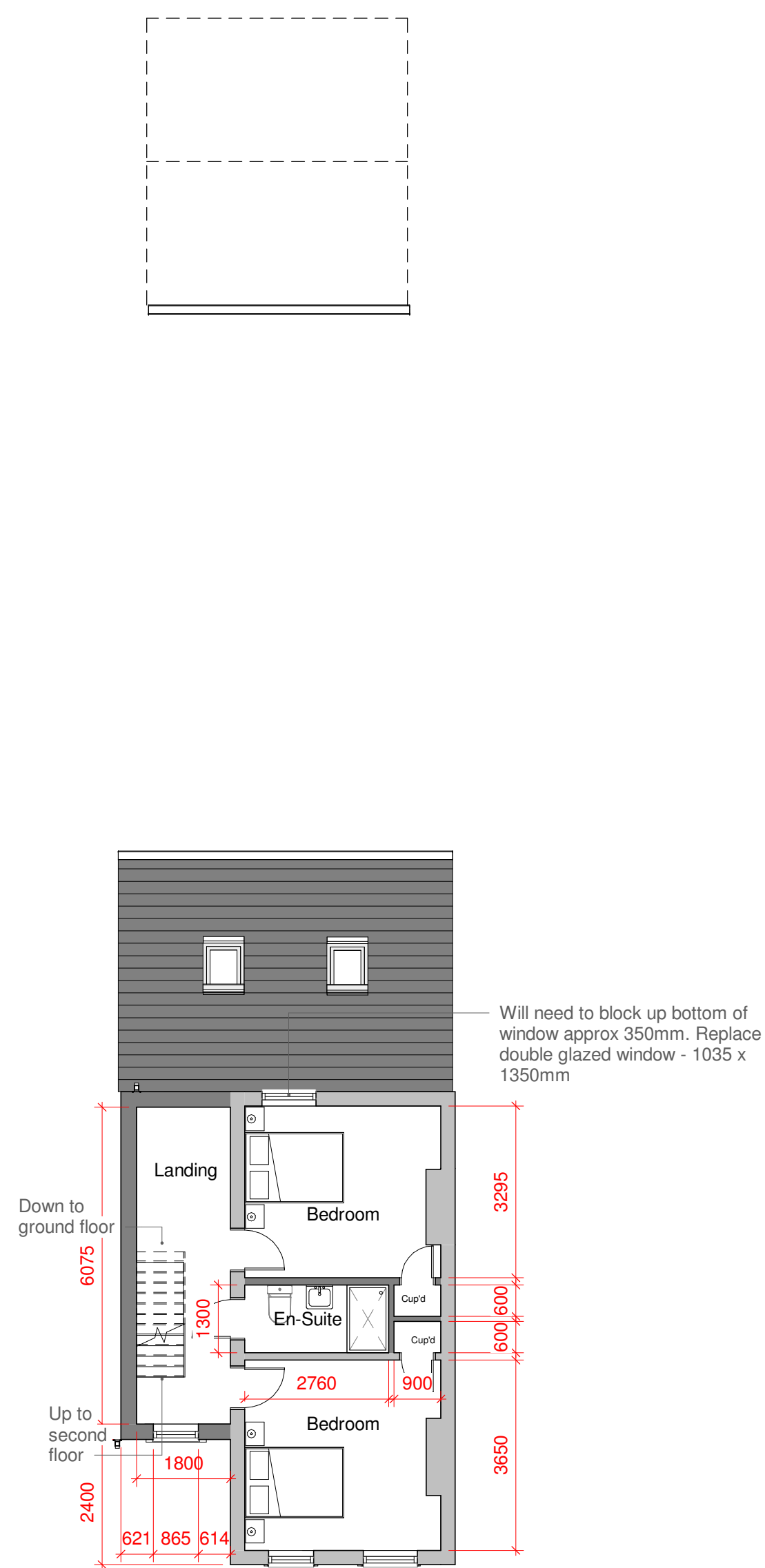
Plan Key - Planning

- Proposed Structure.
- Existing Structure.
- Denotes existing structure to be removed where dashed red line is shown.
- Proposed steel beam. Refer to S.E details



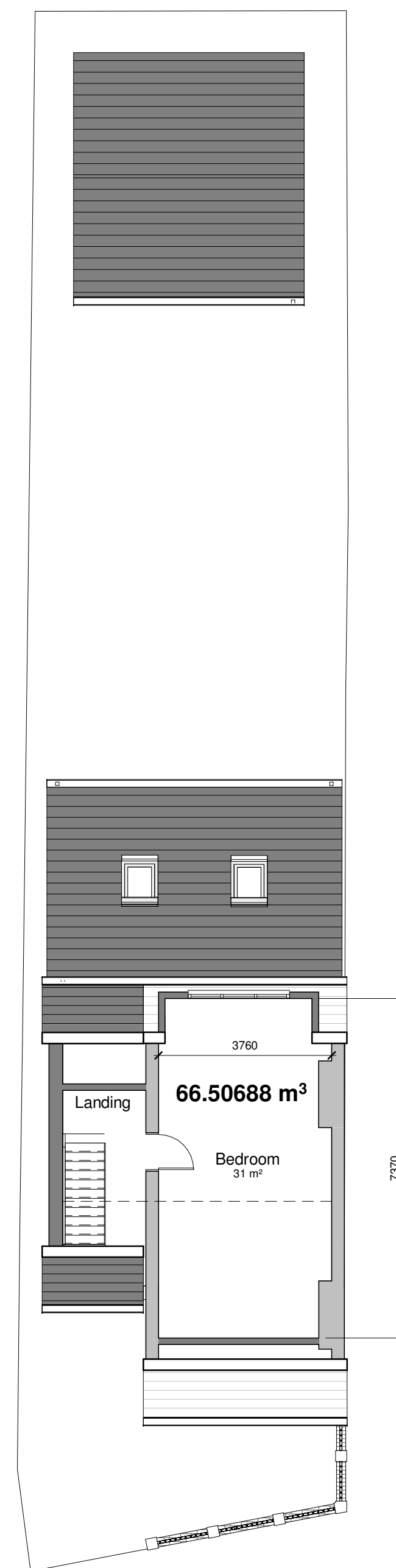
Proposed Ground Floor Plan

1 : 100



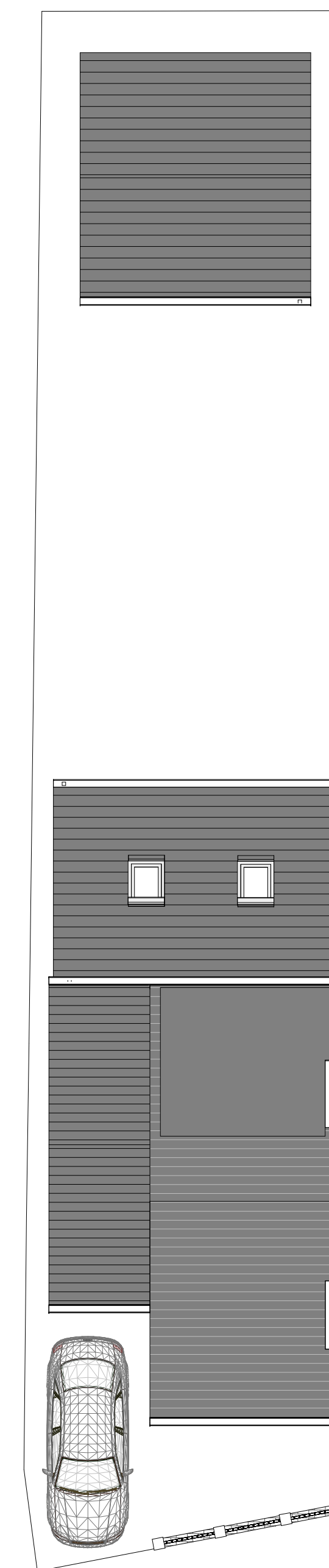
Proposed First Floor Plan

1 : 100



Proposed Second Floor Plan

1 : 100



Roof Plan

1 : 100

All Dimensions are in millimeters and are to be checked on site.

Important Notes to Builder and Client Please Read.

Work must not to commence until planning permission (where applicable) and full building regulations approval is confirmed. Any works carried out before the receipt of the relevant permissions is entirely at the clients own risk.

The client must inform the Dans Architectural Services at least two weeks before starting the building work to check that a building control application has been Approved. It is the builder's responsibility to arrange for the inspection visits at key stages of the work so that a completion certificate can be issued to the client. All work must comply with part 7 of the building regulations, materials and workmanship.

Rev Details:
Notes:

Dans Architecture Service - Nottingham, NG5 5AG

Tel: 07886986196
email: dansarchitecture@hotmail.com

Client
Mr Archie

Project Address
107 Brunswick Park Road,
Wednesbury, WS10 9QR

Drawing No.
2016 Archie - 03

Drawing Title:
Proposed Floor Plans

Project Title:
Side & Rear Extension

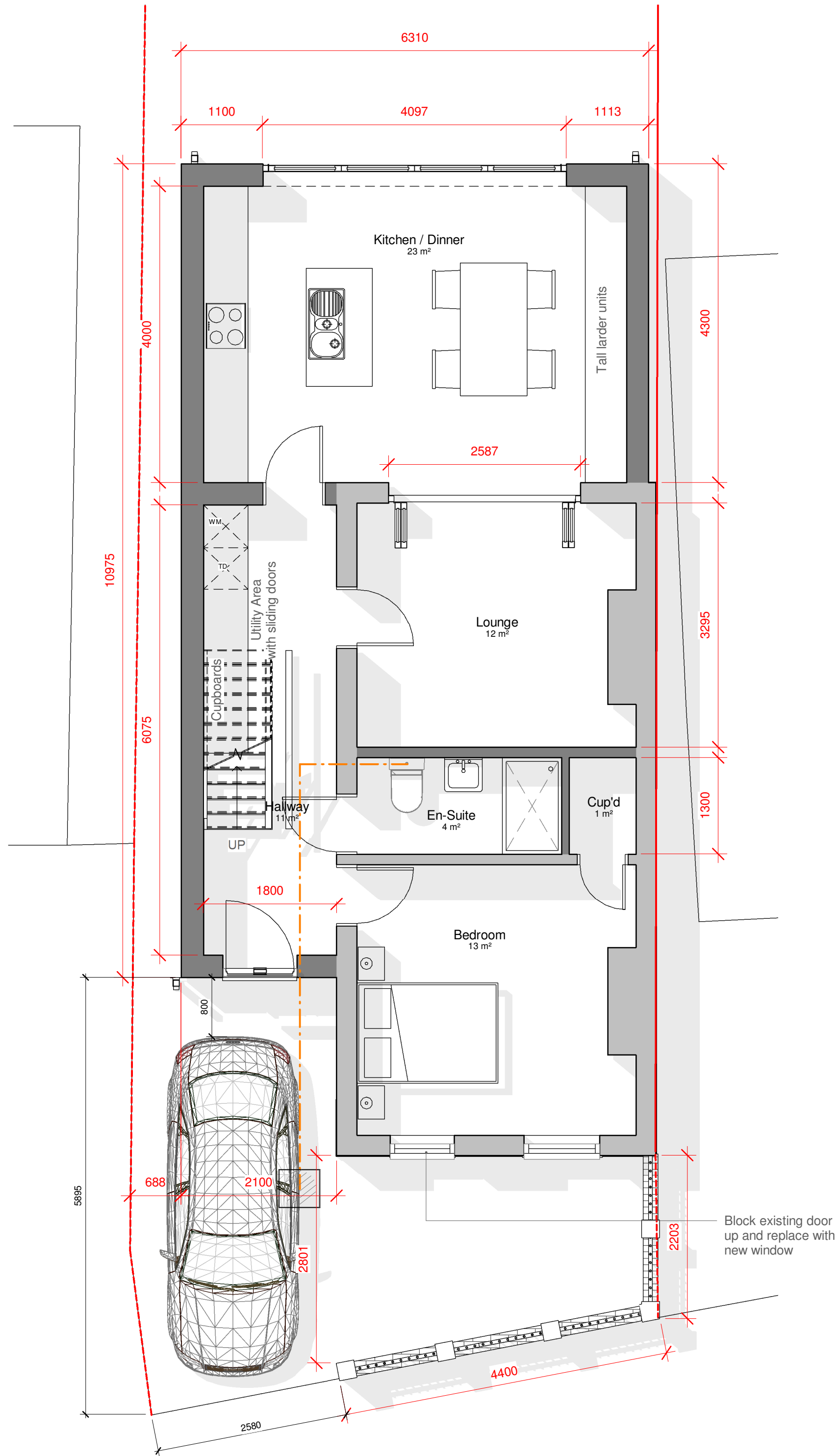
DRAWING FOR PLANNING ONLY

Scale at A1
As Shown

Date:
11.02.21

Drawn By
DB

Revision
Rev B



Proposed Ground Parking Plan

1 : 50