

Report to Planning Committee

7th April 2021

Application Reference	DC/20/64966
Application Received	17 th November 2020.
Application Description	Proposed two storey/first floor front extension with 1 No. large centre dome, 5 No. corner roof domes and front entrance steps.
Application Address	Gurdwara Guru Hargobind Sahib, Britannia Street, Oldbury, B69 2PG.
Applicant	Mr Singh
Ward	Oldbury
Contact Officer	Mr Andrew Dean andrew_dean@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to:

- (i) External Materials.
- (ii) Ground investigation and remediation works
- (iii) Details and implementation of the proposed new drop crossing.
- (iv) Reinstatement of footway where necessary.



2 Reasons for Recommendations

2.1 The proposal would not cause significant harm to the amenity of the occupiers of adjacent properties, would have no appreciable impact on



the visual amenity of the surrounding area and would enhance the appearance of the entrance to the Gurdwara within the street scene. Furthermore, as no increase in trip rates are proposed and the Head of Highways has raised no objections to the application, I am satisfied there would be no increase in parking demand and therefore no significant impact to the safety and convenience of users of the highway.

3 How does this deliver objectives of the Corporate Plan?

	<p>Strong resilient communities - The extension would enhance an existing community facility.</p>
	<p>A strong and inclusive economy - The redevelopment would provide opportunities for local employment and apprenticeships during construction phase and/or within the workplace.</p>

4 Context

- 4.1 This application is being reported to your Planning Committee as four material planning objections to the proposal have been received.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[Gurdwara Guru Hargobind Sahib, Britannia Street, Oldbury](#)

5 Key Considerations

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

Government policy (NPPF)

Design, appearance and materials

Access, highway safety, parking and Traffic generation



6. The Application Site

6.1 The application site is an existing Gurdwara located on the north western side of Britannia Street, Oldbury. The area is predominantly industrial in nature with general industrial units immediately to the west and south of the site. A residential housing estate can be found further to the west. A car park which serves the Gurdwara can be found on the opposite side Upper Chapel Street.

7. Planning History

7.1 The site has been subject to a number of planning applications with the most recent being the approval of a community centre on a section of the Gurdwaras car park.

7.2 Relevant planning applications are as follows:

DC/10/52857	Alterations and change of use to place of worship with associated car parking.	Grant Permission subject to Conditions. 11.02.2011
DC/11/53822	Proposed new entrance, toilet block and lobby extension to place of worship.	Grant Permission with External Materials. 11.11.2011
DC/12/54554	Revised car park layout in association with place of worship (former Britannic House - DC/10/52857).	Grant Permission subject to Conditions. 26.06.2012
DC/17/61185	Proposed community centre and associated works.	Refuse Permission. 15.06.2018.
DC/19/63157	Proposed community centre, parking and associated works (revised application DC/17/61185),	Grant Permission Subject to Conditions. 10.08.2020.



	and demolition of existing Gurdwara Guru Hargobind Sahib building on Dudley Road West to provide additional off site parking.	
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8. Application Details

- 8.1 The applicant is proposing to demolish an existing covered area to the front of the building and to erect a proposed two storey/first floor front extension with 1 No. large centre dome, 5 No. corner roof domes and front entrance steps.
- 8.2 The proposed ground floor would provide an entrance hall with three rooms being created on the first floor labelled Sach Khand, room 1 and room 2. The proposed extension would measure a maximum of 8.9 metres (W) by 8.3 metres (L) at ground floor and 17.1 metres (W) by 13.1 metres (L) at first floor. The proposal would have a maximum height of 12.4 metres to the top of the main dome.
- 8.3 The applicant has confirmed that 'The Sach Khand' is a room dedicated for the storing of the Sikh holy book, when it is not in use. No person is allowed to be there at any time other to collect it for its reading. The Sikh religion consider their holy book called the Grant Shab is a deity so the Sach Khand is where he rests. The classrooms are for the existing children and worshipers so there is no increase in the trips and the others are as suggested store rooms.
- 8.4 An amended plan has been received to correct an error on the proposed first floor plan. Four windows were shown on the proposed side elevation which were omitted on the proposed first floor plan. This error has been corrected with the proposed side windows now being shown on the first floor plan.



9. Publicity

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

9.2 Objections

Objections have been received on the following grounds:

- (i) Traffic generation and parking. The proposal in conjunction with the previously approved community centre would increase car parking provision and traffic generation in the area by encouraging more people to visit.
- (ii) The increase in traffic generation would result in increased levels of air pollution, noise and rubbish.

Immaterial objections have been raised regarding the proposed use of the previously approved community centre and the Gurdwara not allowing their car park to be used by a local school.

9.3 Responses to objections

I respond to the objector's comments in turn:

- (i) The Head of Highways has reviewed the information submitted and sought clarification from the applicant regarding the use of the rooms on the first floor. As the proposal would not result in additional trip rates, highways have raised no objections to the application. Highways comments can be found below (paragraph 10.2).
- (ii) As no additional trip rates are proposed by the construction of the extension, I therefore do not consider there would be a significant increase in air pollution, litter or rubbish levels as a result of this proposal.



10. Consultee responses

10.1 Planning Policy

No objections. As the application is for the extension to the existing place of worship then SAD policy DM6 is applicable. From reviewing the plans of the proposed extension, it meets the guidance set out in the policy in that it would not adversely affect adjacent businesses, as no part of the proposal directly adjoins their premises.

10.2 Highways

Following confirmation of the room use and that the proposals will not generate increased trip rates and parking accumulation, highways have no objections to the proposal.

Neighbour concerns regarding the proposal in conjunction with the extant permission for a community centre have been forwarded to highways. Additional comments received from highways on these concerns are as below; -

Highways can only comment on the detail of what is being proposed within this application.

Highways did raise an objection to the previous application for the community centre alongside any existing uses that had extant permission. The application and the objections raised by Highways and Objectors was considered at planning committee, the application was approved through this process.

The current proposals are for a lobby and the additional of 3 rooms at first floor level.

The area of land proposed as a lobby is where the existing entrance and an informal covered area currently exist. A lobby would not result in an



increase in maximum capacity on site, and therefore there would be no increase in trip rates.

The applicant has confirmed that the rooms proposed at first floor level will be used as a room dedicated for the storing of the Sikh holy book and for other storage purposes.

The class rooms at first floor are existing, for the existing children of worshipers so there is no increase in trips proposed.

Highways understand the objector's frustrations, however, the existing use/operation of the site and previously approved applications cannot be reinvestigated with this submission.

Perhaps the rooms shown in this application could be conditioned so they are not use for prayer or that only used as indicated lobby/storage.

In terms of conditioning the use of the rooms, in my opinion this would not meet the test of a reasonable planning condition by being unenforceable.

Highways have recommended further conditions relating to the details of the proposed drop crossing to be submitted to and approved by the LPA, its implementation and the reinstatement of footway where necessary.

10.3 **Public Health (Contaminated Land)**

No objections subject to the standard contaminated land conditions.

10.4 **Public Health (Air Pollution and Noise)** – No objections.

10.5 **West Midlands Police** – No objections.

10.6 **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

SAD DM6: Community Facilities

12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality environments. The scheme is acceptable in appearance and has been designed to a high standard. The proposed extension would therefore enhance the front of the Gurdwara and wider street scene.

12.3 The proposal meets the guidance set out policy SAD DM6 in that in the proposed extension would not adversely affect adjacent businesses, as no part of the proposal directly adjoins their premises.

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 Design, appearance and materials

The design of the extension is acceptable and would enhance the appearance of the Gurdwara in the street scene. The design of the extension which includes design characteristics such as the large dome reflects the use of the building. The proposed extension would be set off



the back of pavement and would provide a distinctive entrance to the Gurdwara which in turn would significantly improve the visual appearance of the wider area. The massing and scale of the proposal would also cause no undue harm to the visual amenity of the area. A condition for external materials to be submitted to and approved by the local planning authority has been included within the recommendation.

13.3 Access, highway safety, parking and Traffic generation

It is noted that the Gurdwara has an extant permission for a proposed community centre, parking and associated works granted approval under application reference DC/19/63157. This development would be located on the car park on the opposite side of Upper Chapel Street. Highways have reviewed the current proposal for a two storey/first floor front extension to the existing Gurdwara and raised no objections to the application on highways safety or car parking grounds.

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 as no objections have been received from the Head of Highways, 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

AG/261/02 REV A (A1) - PROPOSED GROUND/FIRST FLOOR PLANS

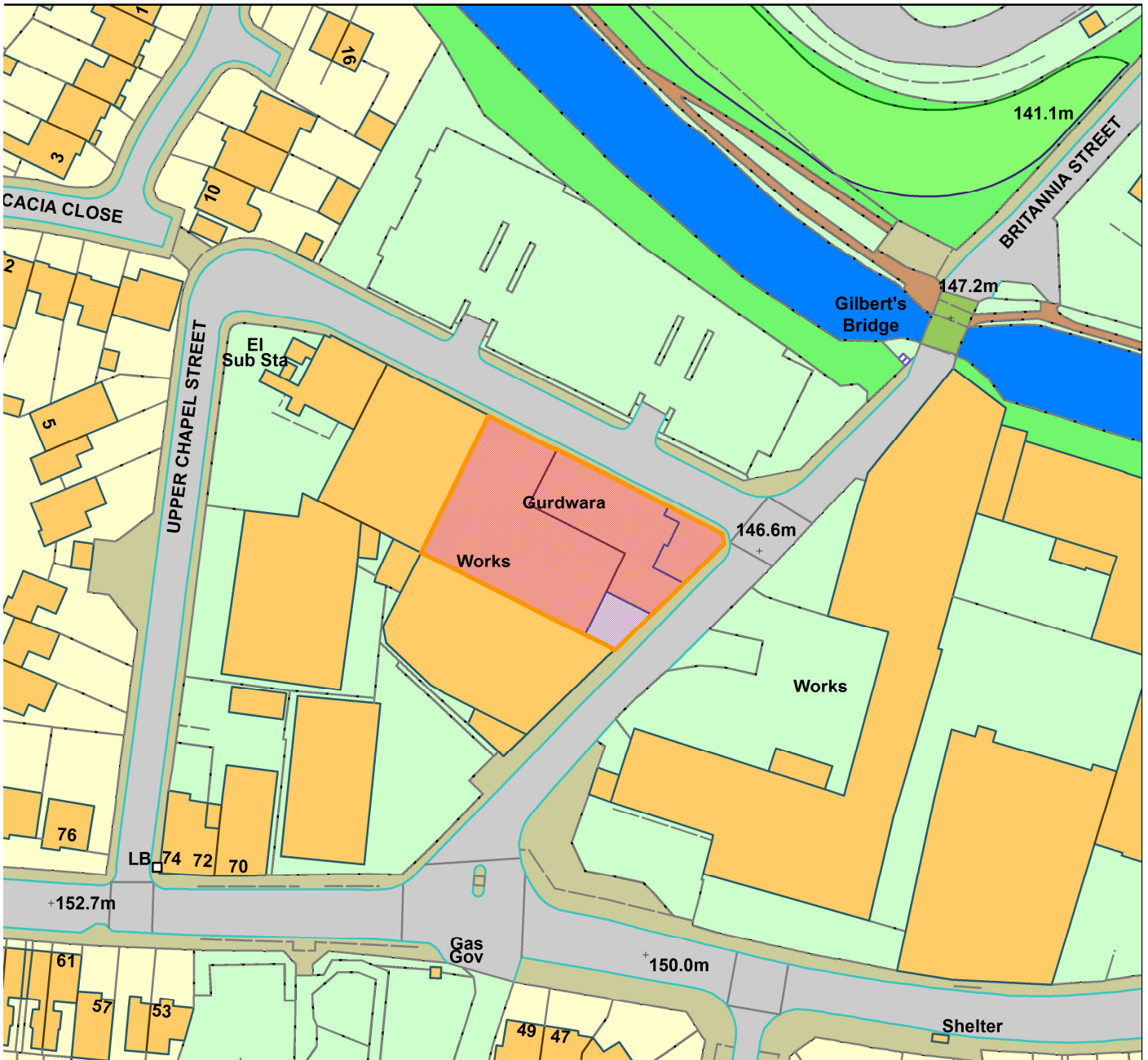
AG/261/03 (A1) - PROPOSED ELEVATIONS PLAN

AG/261/01 (A1) - EXISTING LOCATION, GROUND/FIRST/ROOF FLOOR, ELEVATIONS AND PROPOSED SIDE ELEVATION.



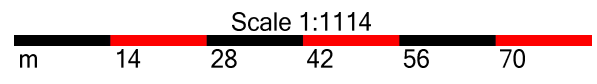
DC/20/64966

Gurdwara Huru Hargobind Sahib, Britannia Street



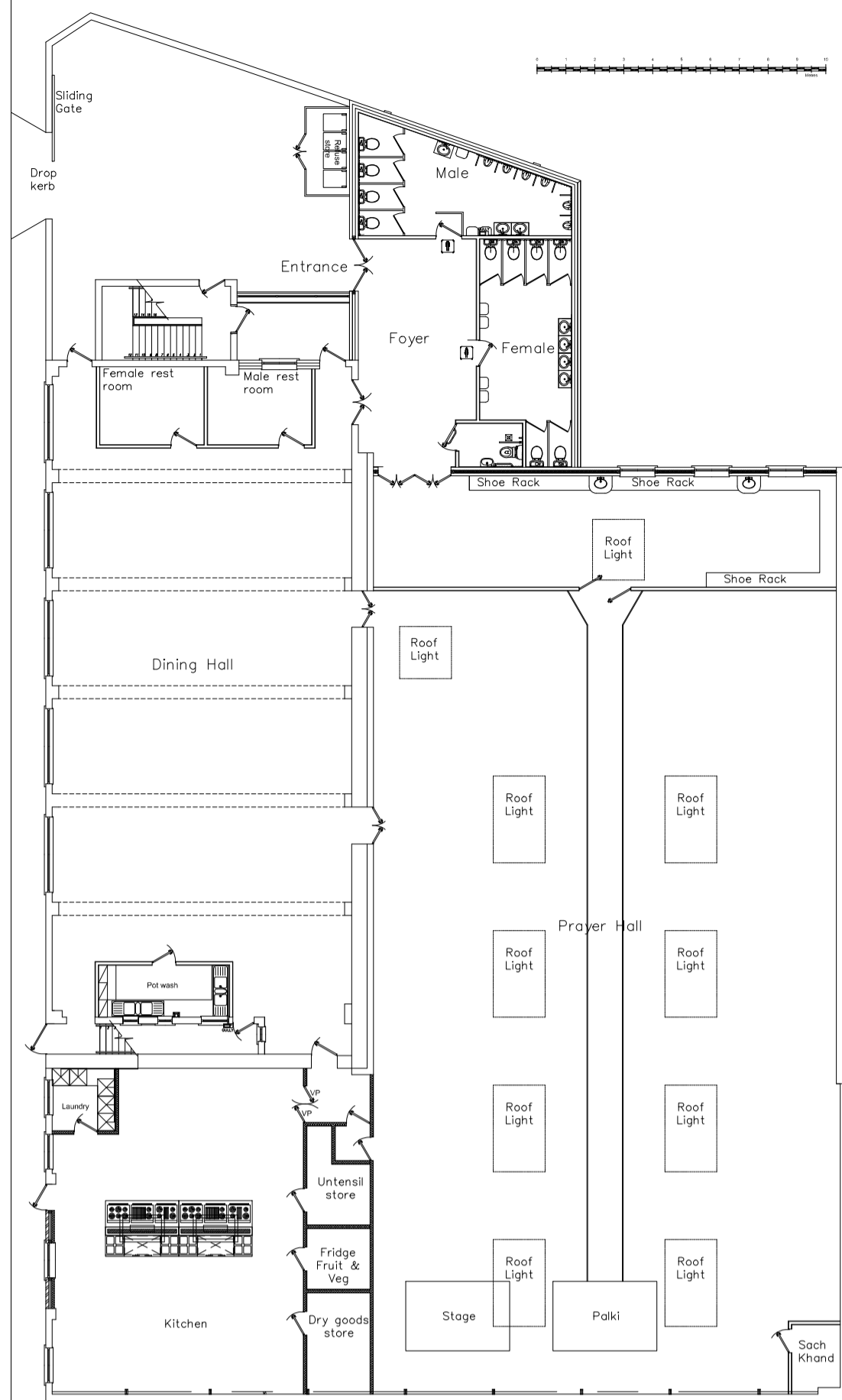
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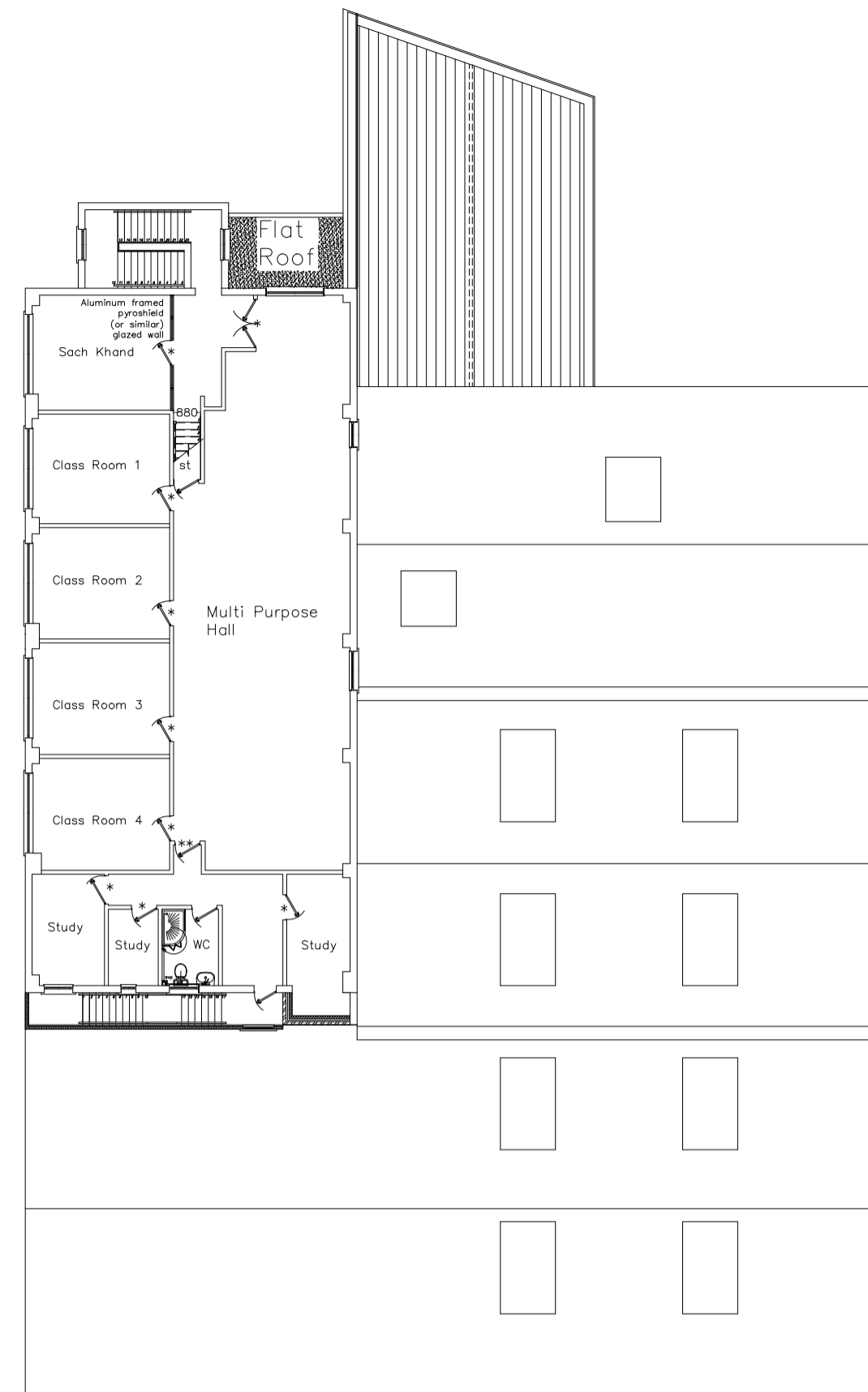


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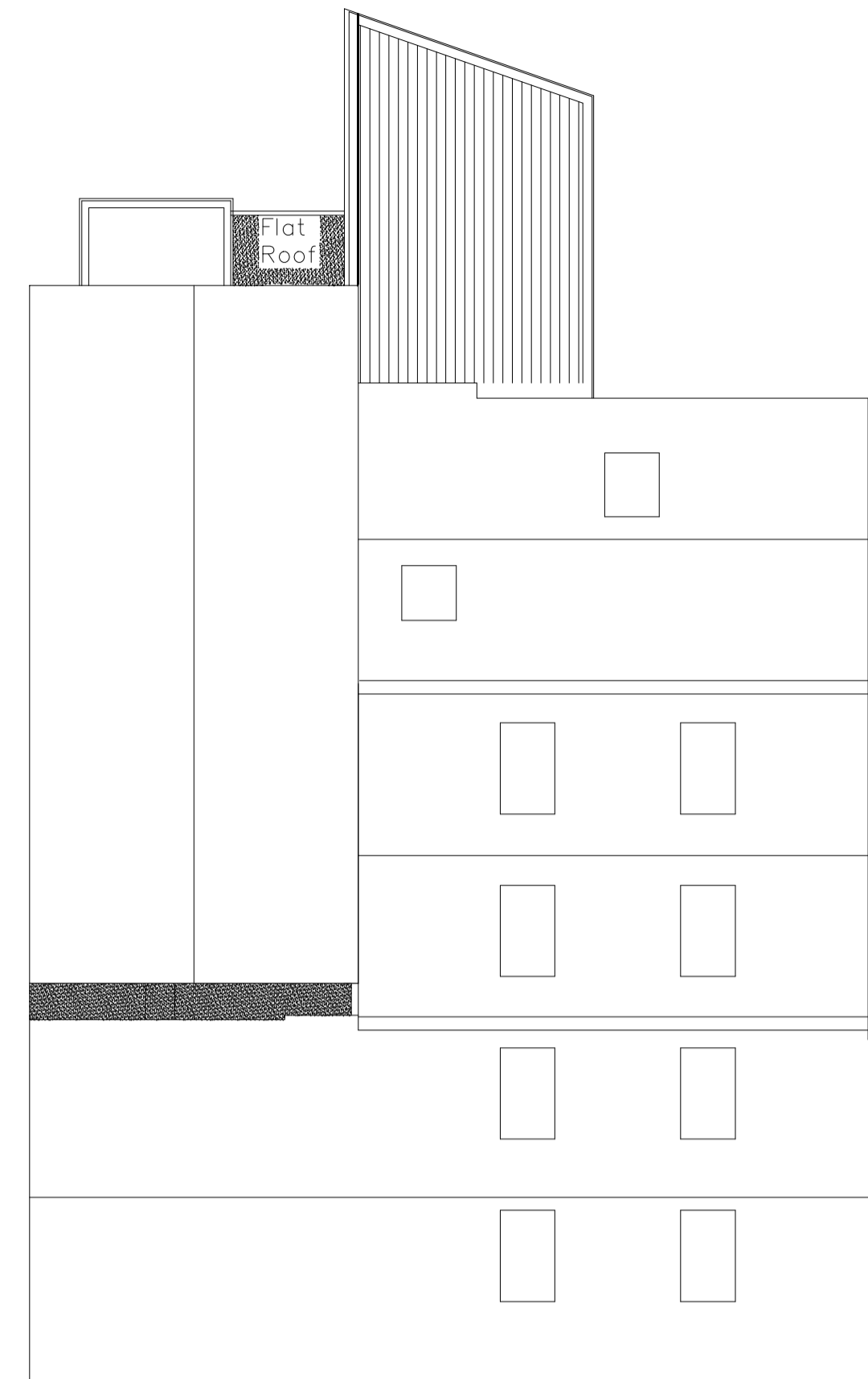
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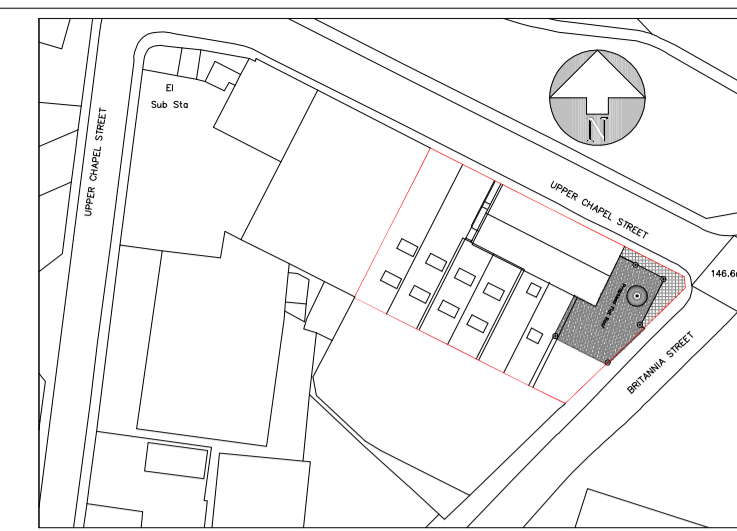
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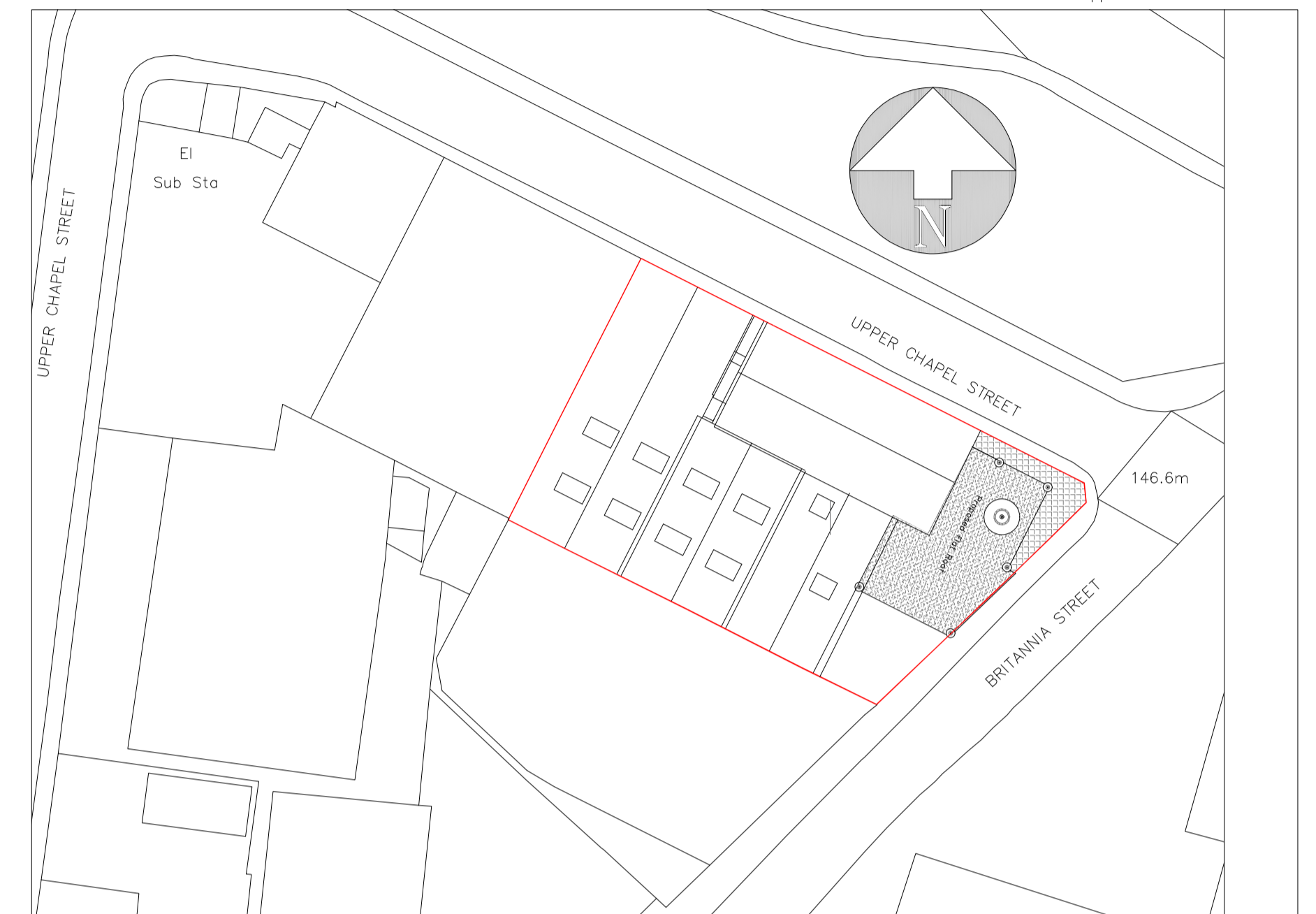
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EXISTING ROOF PLAN 1:200



LOCATION PLAN 1:1250



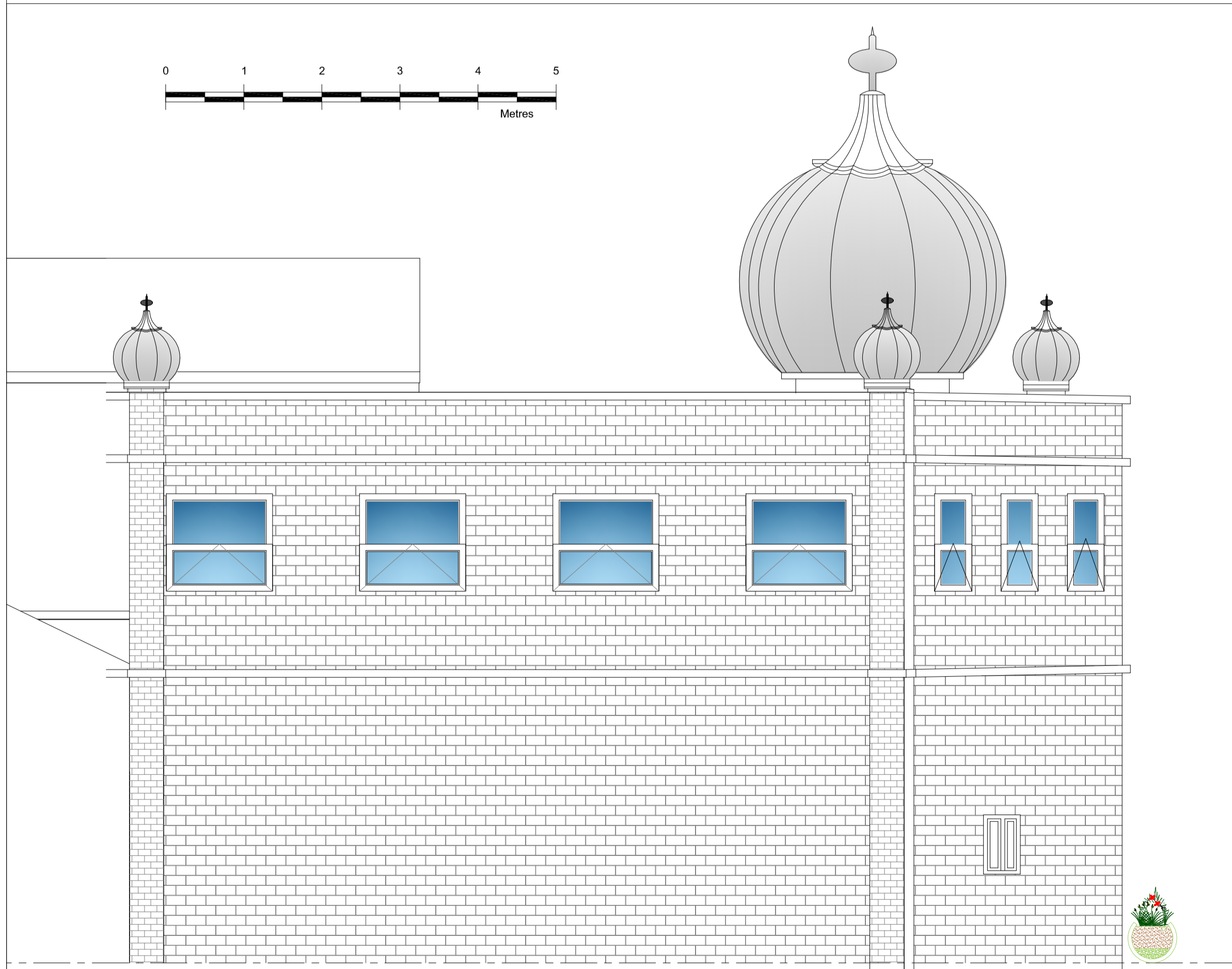
SITE PLAN 1:500

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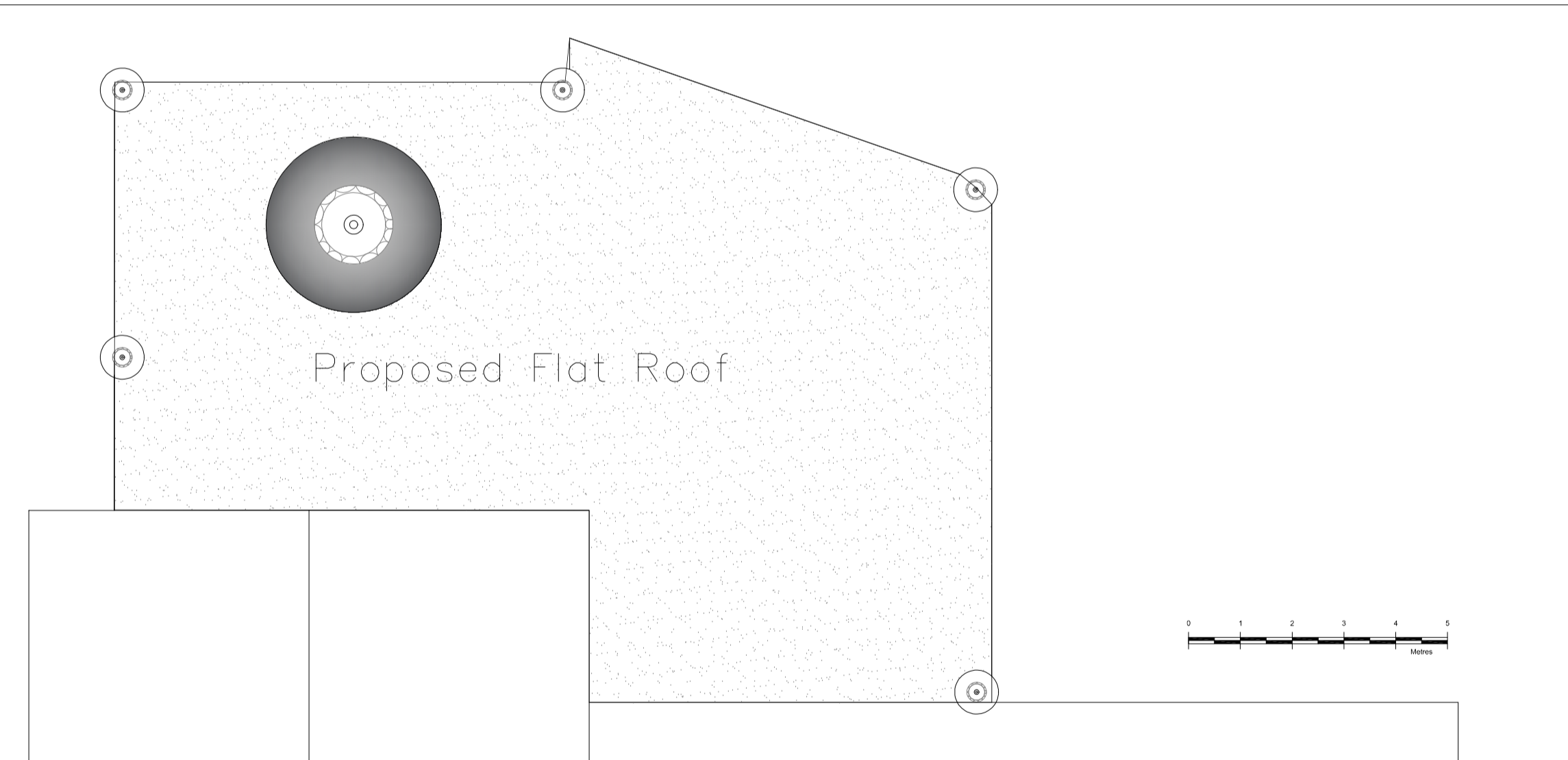
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CDM
It is the clients responsibility to take all necessary steps to fully comply with the CDM Regulations 1994. The Designer has taken necessary action to avoid injury / incident within the specification, and reasonable and practicable steps in the design of the building.

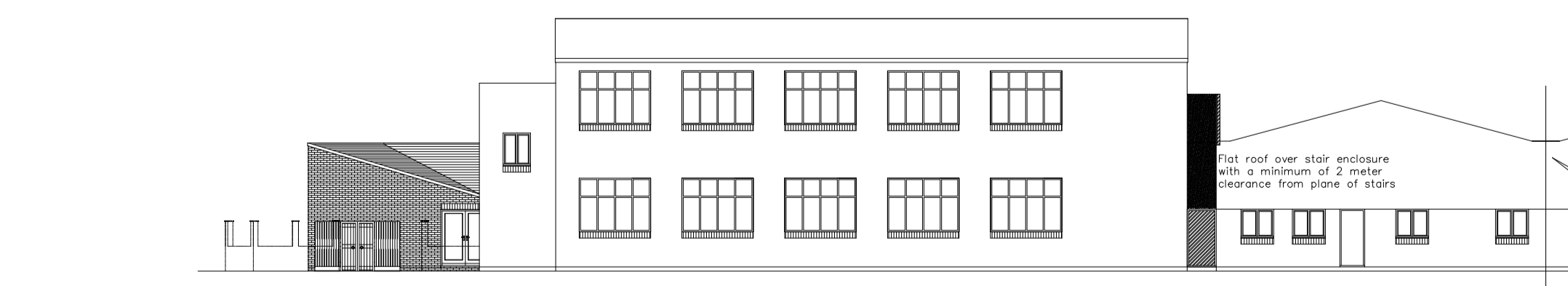
Party Wall 1996
The client is the Building owner and as such should take the necessary steps to comply with the Act where applicable.



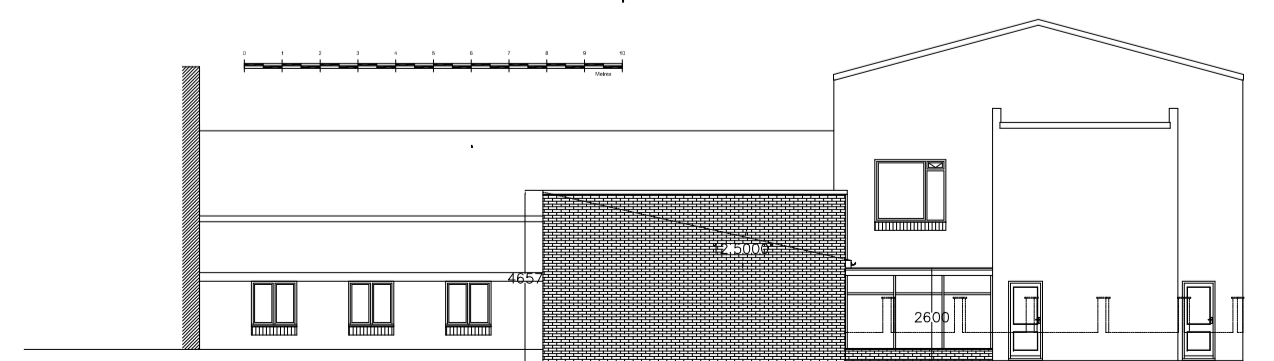
PROPOSED SIDE ELEVATION 1:50



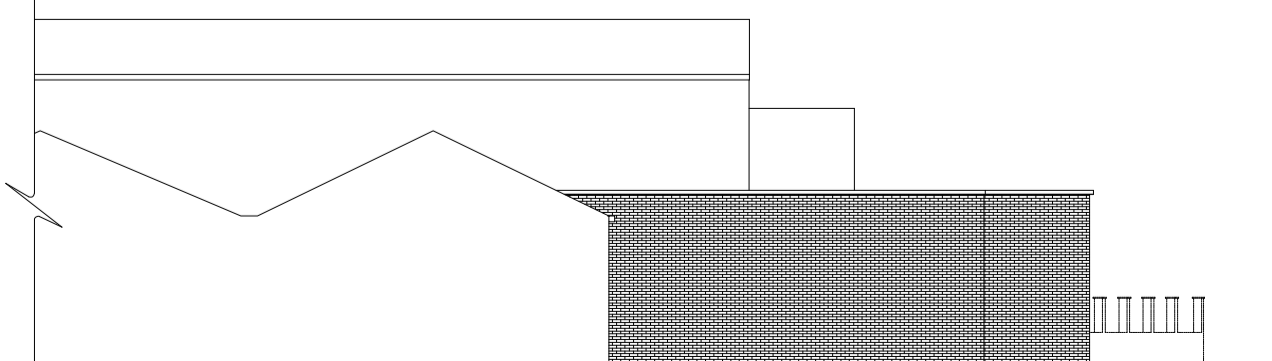
EXISTING UPPER CHAPEL STREET ELEVATION 1:200



BRITANNIA STREET ELEVATION 1:200



SIDE ELEVATION 1:200



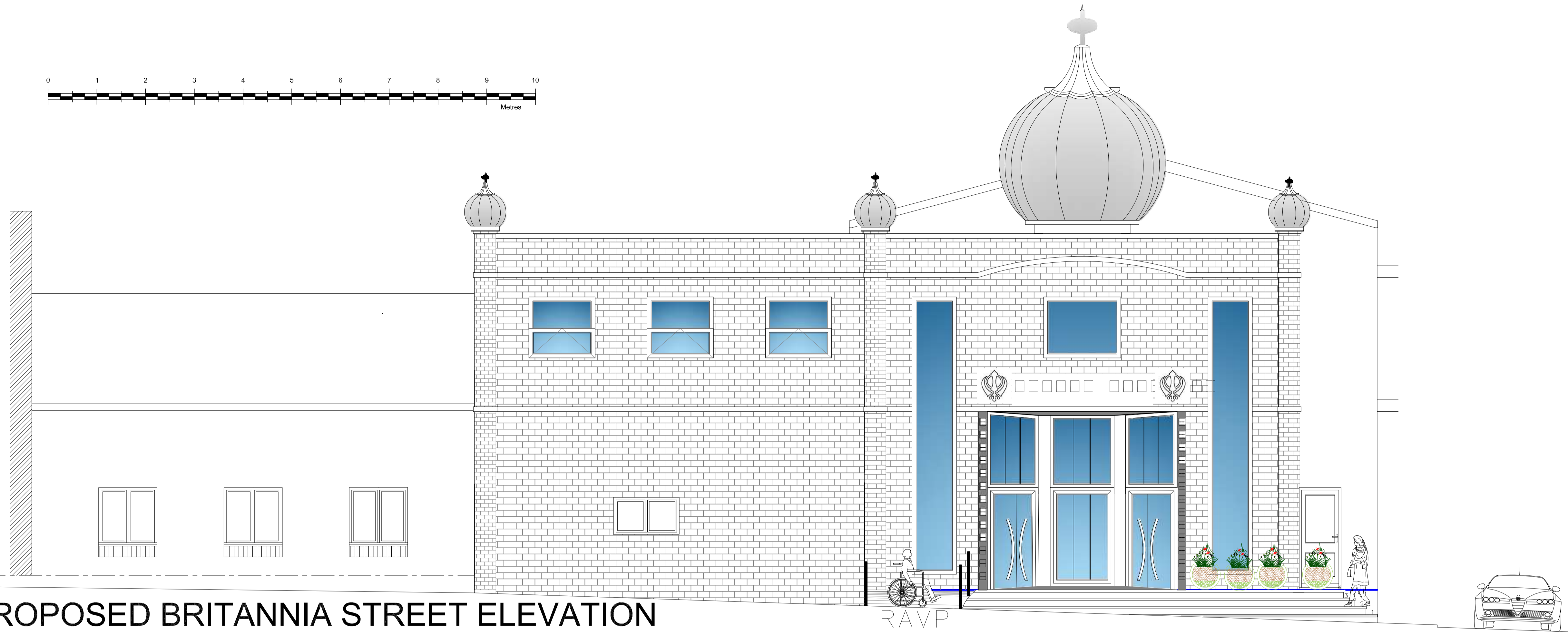
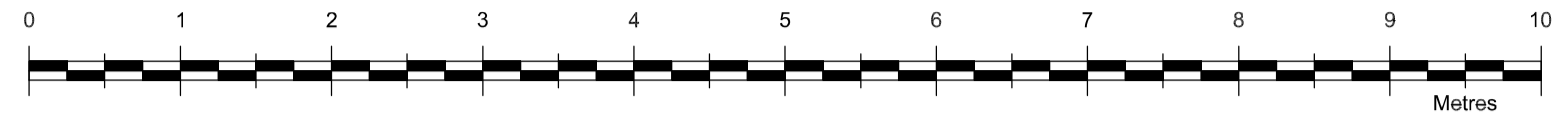
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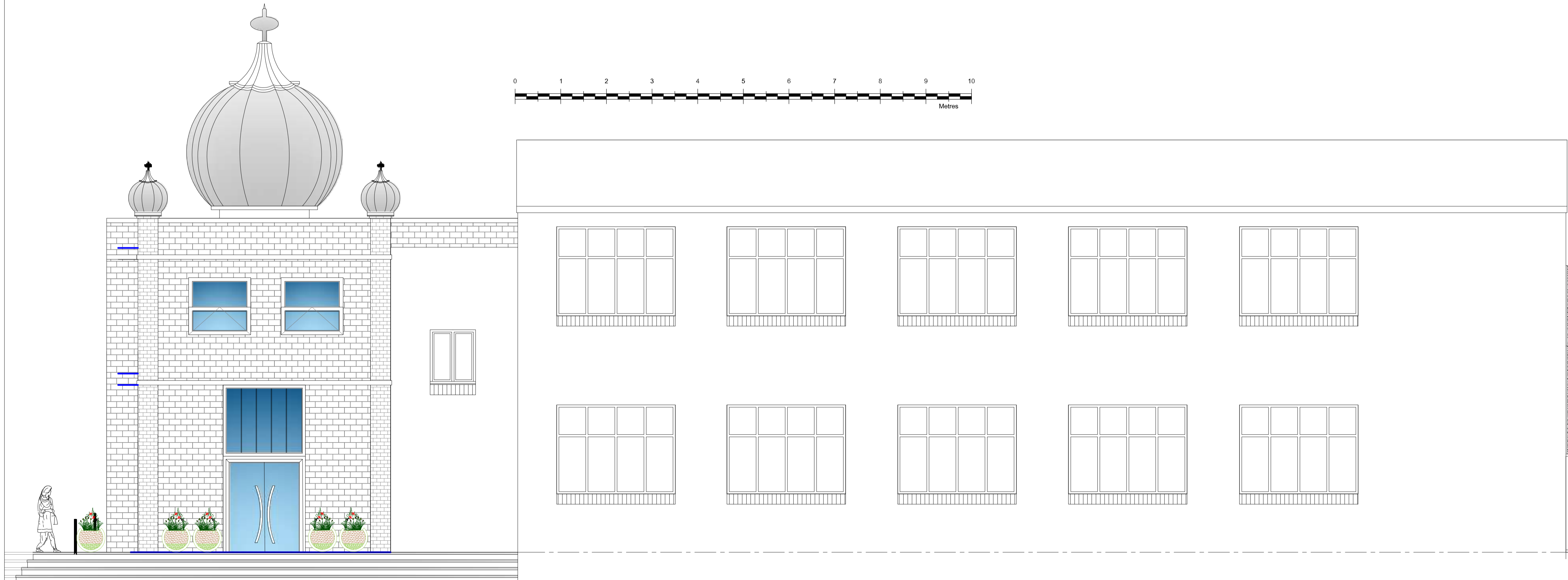
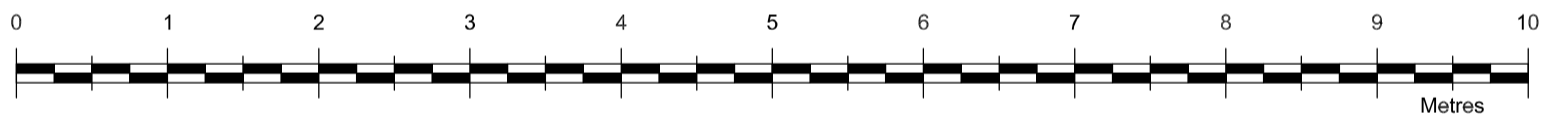
38 Old Walsall Road,
Great Barr,
Birmingham, B42 1NP

Tel: 0121 358 2233
Fax: 0121 357 7492
Email: contact@integrateddesigns.co.uk

Title	FRONT TWO STOREY EXTENSION
Project	Gurdwara Britannia House Britannia Street Trivdale, Oldbury B69 2PG
Client	
Scale	1:100 1:50 1:200 1:1250 1:500
Drawing No.	Checked
AG/261/01	



PROPOSED BRITANNIA STREET ELEVATION



PROPOSED UPPER CHAPEL STREET ELEVATION

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Party Wall 1996: The client is the Building owner and as such should take the necessary steps to comply with the Act where applicable.

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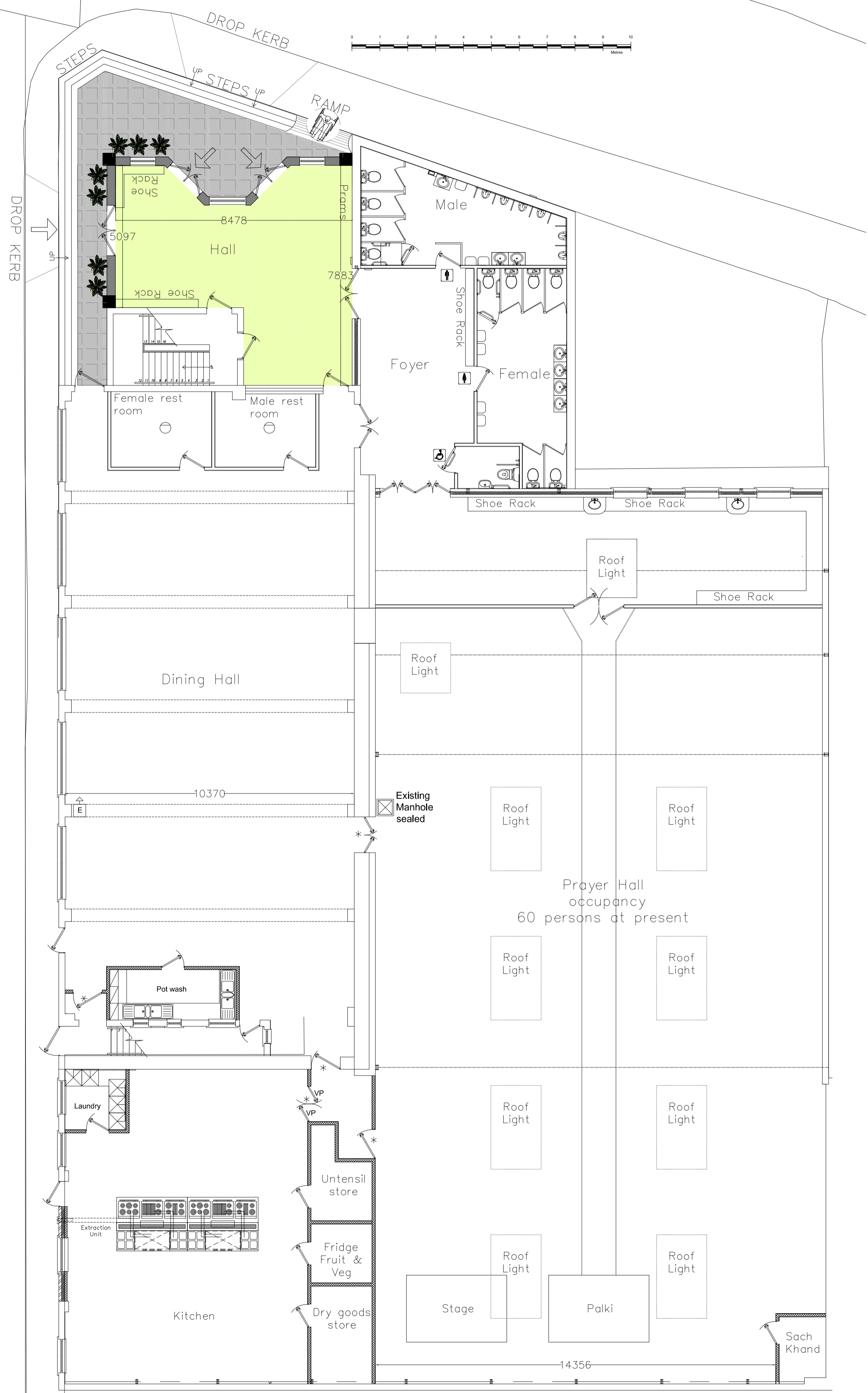
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Title
FRONT TWO STOREY EXTENSION

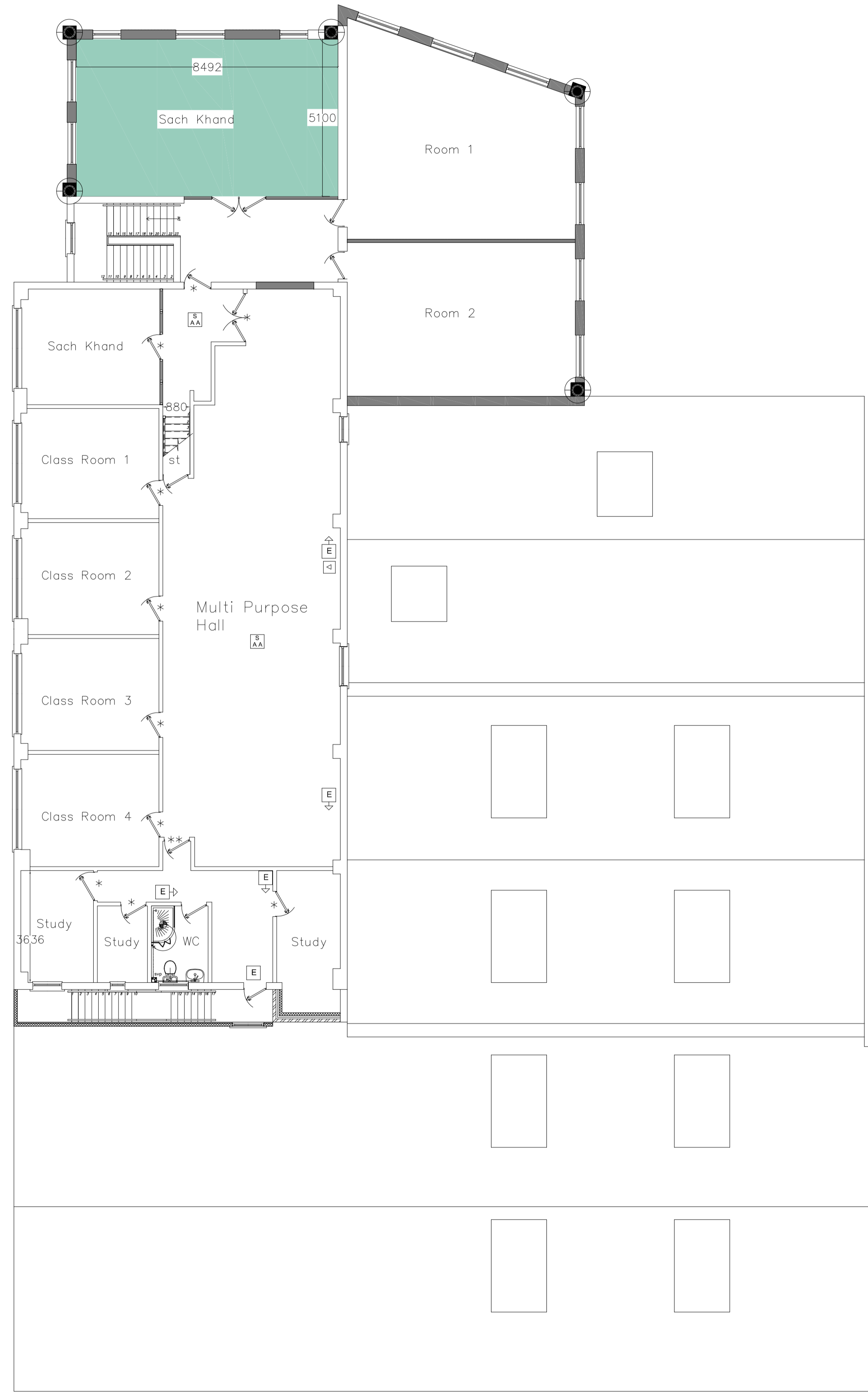
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Britannic House
Britannia Street
Tividale, Oldbury
B69 2PG

Client
Scale
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Drawing No. AG/261/03
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PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

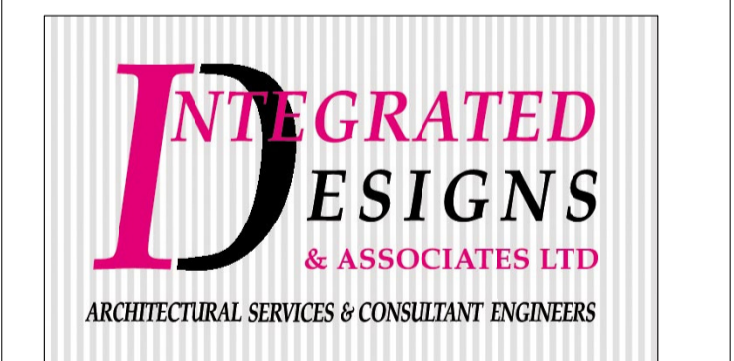
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Gurdwara
Britannia House
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B69 2PG

Client

Scale
1:100

Drawing No. AG/261/02A Checked