

# Agenda Planning Committee

**Wednesday, 4 August 2021 at 5.00 pm**  
**At Sandwell Council House, Freeth Street, Oldbury, B69 3DB**

**This agenda gives notice of items to be considered in private as required by Regulations 5 (4) and (5) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.**

**1 Apologies for Absence**

**2 Declarations of Interest**

Members to declare any interests in matters to be discussed at the meeting.

**3 Minutes** 7 - 16

To confirm the minutes of the meeting held on 8 July 2021 as a correct record.

**4 Planning Application DC/21/65438** 17 - 36

Planning Application DC/21/65438 – Proposed two/single storey side/rear extensions to extend existing Class E unit at ground floor with 6 bed HMO (house in multiple occupation) at first floor with residential parking at rear. 686 Wolverhampton Road, Oldbury, B68 8DB.



5	<b>Planning Application DC/21/65543</b>	37 - 54
	Planning Application DC/21/65543 – Proposed single and two storey rear extension. 27 Monksfield Avenue, Great Barr, Birmingham, B43 6AP.	
6	<b>Planning Application DC/21/65762</b>	55 - 64
	Planning Application DC/21/65762 – Proposed dormer window to front. 4 Newton Close, Great Barr, Birmingham, B43 6DJ.	
7	<b>Applications Determined Under Delegated Powers</b>	65 - 86
8	<b>Decisions of the Planning Inspectorate</b>	87 - 96

**Kim Bromley-Derry CBE DL**  
**Interim Chief Executive**  
Sandwell Council House  
Freeth Street  
Oldbury  
West Midlands

**Distribution**

Councillor Hussain (Chair)  
Councillors Webb (Vice-Chair), Allcock, Allen, Chapman, Chidley, Dhallu,  
Fenton, S Gill, Jones, Kaur, Kalari, Millar, C Padda, Rouf and Singh

Contact: [democratic\\_services@sandwell.gov.uk](mailto:democratic_services@sandwell.gov.uk)

## Information about meetings in Sandwell



If you are attending the meeting and require assistance to access the venue, please contact Democratic Services ([democratic\\_services@sandwell.gov.uk](mailto:democratic_services@sandwell.gov.uk)).



If the fire alarm sounds, please follow the instructions of the officers present and leave the building by the nearest exit.



Only people invited to speak at a meeting may do so. Everyone at the meeting is expected to be respectful and listen to the discussion.



Agendas with reports with exempt information should be treated as private and confidential. It is your responsibility to ensure that any such reports are kept secure. After the meeting confidential papers should be disposed of in a secure way.



You are allowed to use devices for the purposes of recording or reporting during the public session of the meeting. When using your devices they must not disrupt the meeting – please ensure they are set to silent.



Members who cannot attend the meeting should submit apologies by contacting Democratic Services ([democratic\\_services@sandwell.gov.uk](mailto:democratic_services@sandwell.gov.uk))



All agenda, reports, minutes for Sandwell Council's meetings, councillor details and more are available from our [website](#)

## Minutes of Planning Committee

**Thursday 8 July at 5.00pm**  
**in the Council Chamber, Sandwell Council House, Oldbury**

**Present:** Councillor Z Hussain (Chair)  
Councillor Webb (Vice-Chair)  
Councillors Allen, Chapman, Fenton, S Gill, Kalari, Millar, S Padda, Rouf, and K Singh.

**Officers:** John Baker [Service Manager – Development Planning and Building Consultancy]; Sian Webb [Solicitor]; Simon Chadwick [Principal Officer – Development, Highways Direct – Traffic and Road Safety].

### 48/21 **Apologies for Absence**

Apologies were received from Councillors Allcock, Chidley and O Jones.

### 49/21 **Declarations of Interest**

There were no declarations of interest made at the meeting.

### 50/21 **Minutes**

**Resolved** that minutes of the meeting held on 11 May 2021 are a correct record.



**Planning Application DC/21/65185 – Demolition of existing building at rear. Proposed building comprising of 18 No. residential dwellings along with 8 No. residential dwellings in existing building with associated car parking. John Dando House, 235 Hamstead Road, Great Barr, Birmingham, B43 5EL.**

The Service Manager – Development Planning and Building Consultancy reported that, due to a small part of the application site being allocated for community open space in the Development Plan, should the Committee be minded to grant planning permission, the Full Council would be asked to make an exception to the Plan to enable the application to proceed.

There were no objectors present.

The applicant was present and reported that he had purchased the site several year ago for housing, which the Council had been aware of at the time of the sale.

In response to member questions of those present, the Committee noted the following:-

- Despite being labelled ‘public open space’ prior to the sale, it was not clear whether the land had ever been open to the public.
- Parking provision would be just under 100% with 53 units having access to 50 spaces.

The Committee was minded approve the application, subject to the conditions now recommended by the Interim Director - Regeneration and Economy, and subject to the Council granting an exception to the Development Plan.

**Resolved** that, subject to the Full Council granting an exception to the Development Plan in respect of planning application DC/21/65185 – Demolition of existing building at rear. Proposed building comprising of 18 No. residential dwellings along with 8 No. residential dwellings in existing building with associated car parking. John Dando House,



235 Hamstead Road, Great Barr, Birmingham, B43 5EL is approved, subject to conditions relating to the following:-

- (i) Personal permission only (given the specific housing layout).
- (ii) Details of levels, and any retaining walls.
- (iii) Detail of external materials.
- (iv) Hard and soft landscaping.
- (iv) Details, provision and retention of at least five electric vehicle charging points.
- (v) NOx boilers.
- (vi) Construction management plan, including hours of construction, dust management and no bonfires.
- (vii) Drainage and SUDs details.
- (ix) Details of improved noise attenuation of rear windows on Block B.
- (x) Ground investigation and mitigation measures.
- (xi) Affordable housing statement.
- (xii) 10% renewable energy.
- (xiii) Parking layout, graded, retention.
- (xiv) Employment skills.

52/21

**Planning Application DC/21/65449 – Proposed two storey side and single storey rear extensions. 24 Maypole Close, Cradley Heath, B64 5AS.**

The Service Manager – Development Planning and Building Consultancy reported that in addition to the objections set out in the report, three more objections had been received, which reiterated the same concerns. A point of clarification was also made in respect of section 9.3 (point vi) in the report with respect to a tree on the property boundary. It was clarified that the tree did not sit within the application property and therefore the applicant could not remove the tree.

No objectors or applicants were present.

The Committee was minded to approve the application, subject to the conditions now recommended by the Interim Director - Regeneration and Economy.



**Resolved** that planning application DC/21/65449 – Proposed two storey side and single storey rear extensions. 24 Maypole Close, Cradley Heath, B64 5AS is approved, subject to external materials matching those of the existing property

53/21

**Planning Application DC/21/65475 – Retention of two storey side extension and single storey front and rear extensions with oversailing soffit/canopy and patio. 76 Pottery Road, Oldbury, B68 9HA.**

Objectors were present and circulated photographs of the site. They addressed the Committee with the following points:-

- The conditions of the previous planning permission had been broken more than three times.
- The raising of the land/patio area by two feet was subject to planning permission.
- A surveyor had been engaged to resolve issues with the adjoining (party) wall and had found in the objector's favour.
- The applicant had caused damage to one side of the objector's property, which caused rainwater to leak in.
- Foundations had been found to be unsafe and ordered to be redone following a surveyor inspection.
- Planning officers had not been to inspect the works.
- The roof was not in keeping with the area and was unsafe.

The applicant and his representative were present and addressed the Committee with the following points:-

- The applicant had been through all the correct channels and had approval for the extension.
- Nothing had been done that contradicted planning law.
- He had attempted to speak to the objectors to resolve their concerns.
- A small portion of the works had been completed without planning permission, however this had had no impact on their neighbours.
- The application had taken a significant amount of time to deal with and many issues could have been resolved by talking.





- The applicant had paid for a new fence on the objector's side.

In response to members' questions of the objector, applicant and the officers present, the Committee noted the following:-

- There was a disagreement between the objectors and applicant on the raised patio and the loss of privacy that this created.
- Building control records showed a series of inspections and the work had been found to comply with Building Regulations. The planning case officer had also visited the site numerous times.
- Disputes relating to the boundary wall were to be addressed under the Party Wall Act 1996.

The Committee was minded to grant retrospective planning permission.

**Resolved** that Planning Application DC/21/65475 – Retention of two storey side extension and single storey front and rear extensions with oversailing soffit/canopy and patio. 76 Pottery Road, Oldbury, B68 9HA is approved.

54/21

**Planning Application DC/21/65517 – Proposed first floor front and single/two storey rear extensions, front porch alterations and extensions to roof including raising the height. 48 William Road, Smethwick, B67 6LW.**

There was no applicant or objector present.

It was noted that the application had been presented to Committee at the request of Cllr Kaur.

The Committee was minded to approve the application, subject to the conditions now recommended by the Interim Director - Regeneration and Economy.

**Resolved** that Planning Application DC/21/65517 – Proposed first floor front and single/two storey rear extensions, front porch alterations and extensions to roof including raising the height. 48 William Road, Smethwick,



B67 6LW is approved, subject to external materials matching those of the existing property.

55/21

**Planning Application DC/21/65543 – Proposed single and two storey rear extension. 27 Monksfield Avenue, Great Barr, Birmingham, B43 6AP.**

The Committee received some photographs that had been submitted by objectors.

Objectors were present and addressed the Committee with the following points:-

- The proposed extension would result in a loss of light, privacy and amenities for the surrounding properties.
- The design guide promoted excellence in design, the proposal however was designed to reduce cost.
- Neighbouring properties had achieved the applicants aims of four bedrooms without the overbearing nature of the current proposal.
- The proposal did not meet the minimum 21 metre distance for privacy, with only 18 metres being achieved at one point.
- There was a large number of material objections.

The applicant was present and addressed the Committee with the following points:-

- The separation distance had been met, as shown in the plans.
- The only window that would be below the 21-meter limit was not a principal window.
- The design complied with the policy guidelines, both locally and nationally.
- He had agreed to include mature fir trees as part of the landscaping.
- The extension would provide space for a growing family.
- Photographs presented by the objector included unofficial measurements, measurements and designs.

The Service Manager – Development Planning and Building Consultancy informed the Committee that the Residential Design



Guide recommended a projection angle of minimum 45 degrees to the neighbouring property to avoid loss of light. This was however a guide only. A minimum separation distance of 21 metres was also recommended, however, this was measured from the original rear change in levels of the two properties.

In response to members' questions of the objector, applicant and the officers present, the Committee noted the following:-

- The Residential Design Guide recommended a minimum separation distance of 21 metres – the plans showed a separation distance of 18.8 metres to an extension at the rear of the objector's property.
- A number of the neighbouring properties had similar extensions.
- There was a change in levels of around ½ a metre between nos. 27 and 29.
- The applicant was willing to plant trees to ensure privacy to neighbouring properties.
- No amended plans had been received.
- The policies of neighbouring local authorities were not relevant in Sandwell.

The Committee was minded to defer determination of the application to undertake a site visit.

**Resolved** that determination of planning application DC/21/65543 – Proposed single and two storey rear extension. 27 Monksfield Avenue, Great Barr, Birmingham, B43 6AP be deferred, until a site visit has been undertaken by the Committee.

56/21

**Planning Application DC/21/65562 – Proposed front loft dormer window. 186 Pool Lane, Oldbury, B69 4QS.**

The Service Manager – Development Planning and Building Consultancy reported that the application had been present to the Committee because the applicant's agent was an employee of the Council.

No objectors or applicants were present.



The Committee was minded to approve the application, subject to the conditions now recommended by the Interim Director - Regeneration and Economy.

**Resolved** that Planning Application DC/21/65562 – Proposed front loft dormer window. 186 Pool Lane, Oldbury, B69 4QS, is approved, subject to external materials matching those of the existing roof.

57/21 **Planning Application DC/21/65575 – Proposed change of use of residential dwelling to nursery (Use class E (f)) and associated parking. 131 Newton Road, Great Barr, Birmingham, B43 6BE.**

The application had been withdrawn by the applicant.

58/21 **Planning Application DC/21/65603 – Proposed first floor side and single storey rear extensions. 75 Packwood Road, Tividale, Oldbury, B69 1UL.**

The Service Manager – Development Planning and Building Consultancy reported that the application had been present to the Committee because the applicant's agent was an employee of the Council.

No objectors or applicants were present.

The Committee was minded to approve the application, subject to the conditions now recommended by the Interim Director - Regeneration and Economy.

**Resolved** that Planning Application DC/21/65603 – Proposed first floor side and single storey rear extensions. 75 Packwood Road, Tividale, Oldbury, B69 1UL is approved, subject external materials matching those of the existing property.



59/21 **Applications Determined Under Delegated Powers.**

The Committee noted the planning applications determined by the Interim Director - Regeneration and Growth under powers delegated to her as set out in the Council's Constitution.

60/21 **Decisions of the Planning Inspectorate.**

The Committee noted that the Planning Inspectorate had made the following decisions in relation to appeals against refusal of planning permission:-

<b>Application Ref No.</b>	<b>Site Address</b>	<b>Inspectorate Decision</b>
DC/20/6704A	Casa Mia 74 Wood Green Road Wednesbury WS10 9QW	Dismissed
DC/20/65041	23 Jill Avenue Great Barr Birmingham B43 6DH	Dismissed

Meeting ended at 6.32pm.

Contact: [democratic\\_services@sandwell.gov.uk](mailto:democratic_services@sandwell.gov.uk)



This page is intentionally left blank

# Report to Planning Committee

**4 August 2021**

<b>Application Reference</b>	DC/21/65438
<b>Application Received</b>	9 April 2021
<b>Application Description</b>	Proposed two/single storey side/rear extensions to extend existing Class E unit at ground floor with 6 bed HMO (house in multiple occupation) at first floor with residential parking to rear.
<b>Application Address</b>	686 Wolverhampton Road, Oldbury B68 8DB
<b>Applicant</b>	Mr Vinny Singh
<b>Ward</b>	Bristnall
<b>Contact Officer</b>	Carl Mercer carl_mercer@sandwell.gov.uk

## 1 Recommendations

1.1 That planning permission be granted subject to conditions concerning the following:

- (i) External materials;
- (ii) Noise assessment to safeguard HMO residents;
- (iii) Contamination;
- (iv) Cycle storage to be provided and retained;
- (v) Boundary treatments;
- (vi) Highway improvements to facilitate parking;
- (vii) No subdivision of Class E unit;





- (viii) Construction work limited to Monday to Friday 8.00 am to 6.00 pm, Saturday 8.30 am to 1pm, with no activity on Sundays or national holidays.

## 2 Reasons for Recommendations

- 2.1 The proposal raises no significant concerns from an amenity, design or highway safety perspective. Furthermore, there are no compelling policy grounds for refusal. The proposal would bring a dilapidated site back into use, providing an enlarged and refurbished commercial unit with residential accommodation above at no appreciable detriment to the surrounding area.

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

	<p>Quality homes in thriving neighbourhoods – The design of the proposal is acceptable in respect of national and local planning policy.</p>
	<p>A strong and inclusive economy – The refurbishment and enlargement of an existing commercial unit.</p>

## 4 Context

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

[686 Wolverhampton Road, Oldbury](#)

## 5 Key Considerations

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





Government policy (NPPF)  
Planning history (including appeal decisions)  
Design, appearance and materials  
Access, highway safety, parking, servicing and traffic generation  
Contamination by a previous use  
Noise and disturbance from the scheme

## 6. The Application Site

- 6.1 The application site is situated on the corner of Wolverhampton Road and Leahouse Road, Oldbury. The character of the immediate area is mixed, the premises being situated at the end of a parade of commercial units, an army reserve centre is situated to the north, with two storey dwellings to the rear of the site and beyond.
- 6.2 The site is occupied by a vacant retail unit (formally a butchers). The site has been in a state of dereliction since unauthorised works for a bar and HMO were ceased in 2019.
- 6.3 It is worthy of note that the existing unit is classed as 'retail', which now falls under Class E of the Town and Country Planning (Use Classes) Order 1987(as amended). Consequently, changes to other Class E uses would not require planning permission. Other Class E uses include restaurants, financial and professional services, indoor sport, recreation or fitness, not involving motorised vehicles or firearms, health or medical services, creche, nursery or day centre principally to visiting members of the public, an office, research and development, or any industrial process that can be carried out in any residential area without detriment to amenity. Whilst the current application considers an extension to the existing unit, the flexibility of the ground floor use should not be controlled by condition, as the existing unit already benefits from the ability to change to other uses within Class E.

## 7. Planning History

- 7.1 Relevant planning applications are as follows:



DC/19/62922	Proposed change of use from butchers shop to bar, with associated outdoor drinking areas to front and rear. Ground floor side and first floor rear extension and 3 bed HMO at first floor.	Refused 06.06.2019  Appeal dismissed 27.02.2020
-------------	--	---

## 8. Application Details

- 8.1 The applicant proposes two/single storey side and rear extensions to create an enlarged Class E unit at ground floor, with a six bed house in multiple occupation (HMO) at first floor. The proposed use of the ground floor unit is not yet known by the applicant.
- 8.2 The enlarged commercial unit would provide approximately 176 square metres of floor space at ground floor (as measured from drawing A-200 P3). To the rear of the unit would be a lobby area for first floor access to the HMO, a cycle store and bin store, segregated from the commercial unit and accessed from the rear. Existing parking arrangements to the front of the unit would serve the commercial unit.
- 8.3 At first floor would be six ensuite bedrooms accessed from a central corridor with a shared kitchen and living room area on the opposite side of the corridor. Three car parking spaces to the rear would serve the HMO.
- 8.4 Amended plans were received which omitted a previously proposed additional commercial unit and offset the extension from the boundary with the highway by one metre.



## 9. Publicity

- 9.1 The application has been publicised by neighbour notification letter with seven objections being received.
- 9.2 Following the receipt of amended plans, objectors were consulted again. A total of three further objections were received, which reiterated points made in the original objections.

## 9.3 Objections

Objections have been received on the following grounds:

- i) Parking and highway safety concerns;
- ii) Character of occupants of the HMO;
- iii) Type of proposed businesses (competition);
- iv) HMOs are out of character with the area;
- v) Overdevelopment; and
- vi) Noise.

Immaterial objections have been raised regarding loss of property value.

## 9.4 Responses to objections

I respond to the objector's comments in turn:

- i) Highways have stated that the site has existing retail use and forms part of a small parade of shops, the frontage allows for some off-street parking, there is also a limit wait bay marked out on the adjacent carriageway that limits parking for 30 minutes which supports the retail use. The applicant proposes a small increase in retail space, the number of increased trips (maximum of seven, two-way trips on PM peak) and parking accumulation (two) are low (these are stated in the applicant's submitted Transport and Highways Statement). Highways recommend that HMO's have one



off street parking space per two bedrooms proposed (following benchmarking of other authorities). The applicants show three off street spaces for six bedrooms which meet with this requirement.

- ii) The application has been submitted to judge the appropriateness of the proposed residential use in this location, not the character of its potential residents. Appeal decisions have tended to allude to the fact that responsible management of HMOs is the major issue in respect of anti-social behaviour (which is beyond the scope of planning), and whilst the number of HMOs in the area has been brought to my attention, no evidence of anti-social behaviour from these existing HMOs has been provided by objectors or West Midlands Police. Furthermore, West Midlands Police raise no objection to the proposal.
- iii) The competition element of an additional unit has been considered by the council's policy officer under policies CEN6 and CEN7, and the applicant was asked to remove the additional unit from the scheme, which has been reflected in the amended plans. This was not in respect of competition, but the fact that an additional unit may undermine existing provision outside of a centre. Any future subdivision of the enlarged unit can be ensured by condition.
- iv) As the character of the area is mixed and it is commonplace for such accommodation to be found above commercial premises, I do not consider that the HMO would be wholly out of character with the area. Policy HOU2 of the BCCS identifies a need for a range of types and sizes of accommodation to meet identified sub regional and local needs and the location is particularly sustainable, within reach of amenities and transport links.
- v) As the plot would easily accommodate the development without the massing and scale being particularly overbearing, and as adequate bin storage, cycle storage and car parking could all be contained within the site area, I am not of the opinion that the proposal would constitute overdevelopment.



- vi) The council's public health officer does not raise concerns over excessive noise being an issue for residents in the wider area. As a residential use, I have no significant concerns in respect of the impact of the proposed HMO on noise, given the existing noise climate of this mixed area and location alongside major road. Furthermore, there would be no external areas in which residents of the HMO would congregate to cause such issues and general comings and goings would be negligible.

## 10. Consultee responses

### 10.1 Planning Policy

Initial objection to the additional shop unit (which has since been omitted from the proposal). No objection to HMO element.

### 10.2 Highways

No objection. The response to the objection above sets out Highways' stance, namely that the parking provision is acceptable. Highways also require improvements to the rear of the premises to remove bollards and provide a drop kerb. This can be ensured by condition.

### 10.3 Public Health (Air Quality)

No objection subject to the provision of sufficient electric vehicle charging bays. However, due to the lower parking level of this development, I do not think it prudent to further limit parking provision by requesting an EVC bay.

### 10.4 Public Health (Contaminated Land)

No objection subject to the imposition of a condition requiring a desktop study for contamination and remediation, if remediation is required.



## 10.5 Public Health (Air Pollution and Noise)

It is recommended the applicant instructs an independent consultant to undertake a noise assessment over at least a 24-hour period to determine noise levels on the site and suggest mitigation to safeguard residents of the HMO from undue noise. Hours of operation over the commercial use are recommended but cannot be applied due to the use being pre-existing, as referred to above. Construction hours can be controlled by condition.

## 10.6 West Midlands Police

No objection.

## 10.7 Housing

Matters raised fall under Building Regulations and the Housing Act. These comments have been passed to the agent.

## 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:

CSP4: Place-Making

DEL1: Infrastructure Provision

HOU1: Delivering Sustainable Housing Growth

HOU2: Housing Density, Type and Accessibility

TRAN4: Creating Coherent Net for Cycling and Walking

CEN6: Meeting Local Needs for Shopping and Services

CEN7: Controlling Out Of Centre Development.



ENV3: Design Quality  
ENV8: Air Quality  
SAD EOS9: Urban Design Principles

- 12.2 HOU1 states that, in addition to allocated housing sites, additional housing capacity will also be sought elsewhere in the Black Country through planning permissions on suitable sites.
- 12.3 CSP4 requires a positive contribution to place-making and environmental improvement taking into account: high quality of design; an appropriate mix of building designs and types which seek to enhance the unique attributes the area offers in terms of its local character and heritage; creating safe and secure places by organising the urban environment that encourage people to act in a civil and responsible manner; and ensuring an appropriate intensity of use in all areas.
- 12.4 DEL1 stipulates that all new developments should be supported by the necessary on and off-site infrastructure to serve the development, mitigate its impacts on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area. In this instance given the modest nature of this scheme no additional infrastructure is required.
- 12.5 HOU2 requires a range of housing types, tenures and densities to provide choice and create sustainable communities, to meet identified sub-regional and local needs. Furthermore, it requires *'the need to achieve high quality design and minimise amenity impacts, taking into account the characteristics and mix of uses in the area where the proposal is located'*.
- 12.6 TRAN4 states that: *'Cycle parking facilities should be provided at all new developments and should be located in a convenient location...'*. The development would be served by an internal cycle store for use of residents.



- 12.7 Whilst policy CEN6 permits new small-scale local facilities outside defined centres of up to 200 square metres, there is still a requirement on the applicant to demonstrate why the new unit could not be situated in a nearby centre and how the additional unit would not undermine existing provision. As referred to above, the applicant has omitted the additional unit in favour of an enlargement to the existing, and therefore policy concerns in respect of this matter have lessened.
- 12.8 In conjunction with policy CEN6, CEN7 states that: *'There is a clear presumption in favour of focusing development in centres'*. As the applicant now proposes to only extend the existing unit, the implication of policy CEN7 is less significant.
- 12.9 ENV3 and SAD EOS 9 encourage high quality design. Given that the extensions are proportionate to the existing building and have been amended to step the massing away from the highway along Leahouse Road, I consider the design of the extension to be acceptable in the context and the proposal raises no significant concerns from a design perspective.
- 12.10 ENV8 requires that new residential should, wherever possible, be located where air quality meets national air quality objectives. No concerns regarding air quality have been brought to my attention; however, EVC details have been requested. As discussed above, I am not of the opinion that this is appropriate in this instance.

### 13. Material Considerations

13.1 National and local planning policy considerations have been referred to above in sections 11 and 12. With regards to the other material considerations, these are highlighted below:

#### 13.2 Planning history (including appeal decisions)

A previous application for an extension to accommodate a bar and a three bed HMO were refused by the council. Subsequently, the decision





was appealed by the applicant and dismissed at appeal. The inspector stated that the parking demand for the proposal would have an unacceptable impact on highway safety resulting from the additional demand for on-street parking. Furthermore, the inspector noted that the proximity of the bar use to the proposed HMO and adjacent residential uses would have a detrimental impact on noise, to the extent which would adversely affect their living conditions. The current proposal differs in that the Class E use at ground floor is existing, and I am only able to consider the impact of the extension and HMO on the surrounding area – not any future impact of the established use.

### 13.3 Design, appearance and materials

In respect of the internal layout of the HMO, each bedroom would exceed the required 10.22 square metres of floor space stipulated by housing legislation, and ample kitchen and dining space would be provided for residents. The external appearance of the development would be of an appropriate massing and scale, stepping down in height from the existing roof ridge to the rear of the building and not to the harm of the visual amenity of the wider area. The development would also be stepped in from the side boundaries and would therefore not appreciably harm residential amenity. Materials can be controlled by condition.

### 13.4 Access, highway safety, parking, servicing and traffic generation

As discussed above, the proposal is not expected to create or significantly exacerbate existing issues in respect of highway safety.

### 13.5 Contamination by a previous use

Can be addressed by condition.



## 13.6 Noise and disturbance from the scheme

As discussed above, noise emanating from the commercial and residential use is not expected to be beyond reasonable levels. A condition in respect of hours of construction is recommended.

## 14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. In my opinion, the scheme is compliant with relevant policies, provides sufficient parking provision and would not appreciably harm the amenity of the area.

## 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

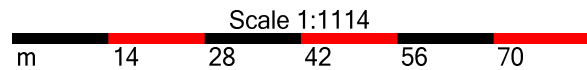
Site Plan  
Context Plan  
A-200 REV P3  
A-201 REV P2  
SK-001 REV P1



DC/21/65438  
686 Wolverhampton Road,

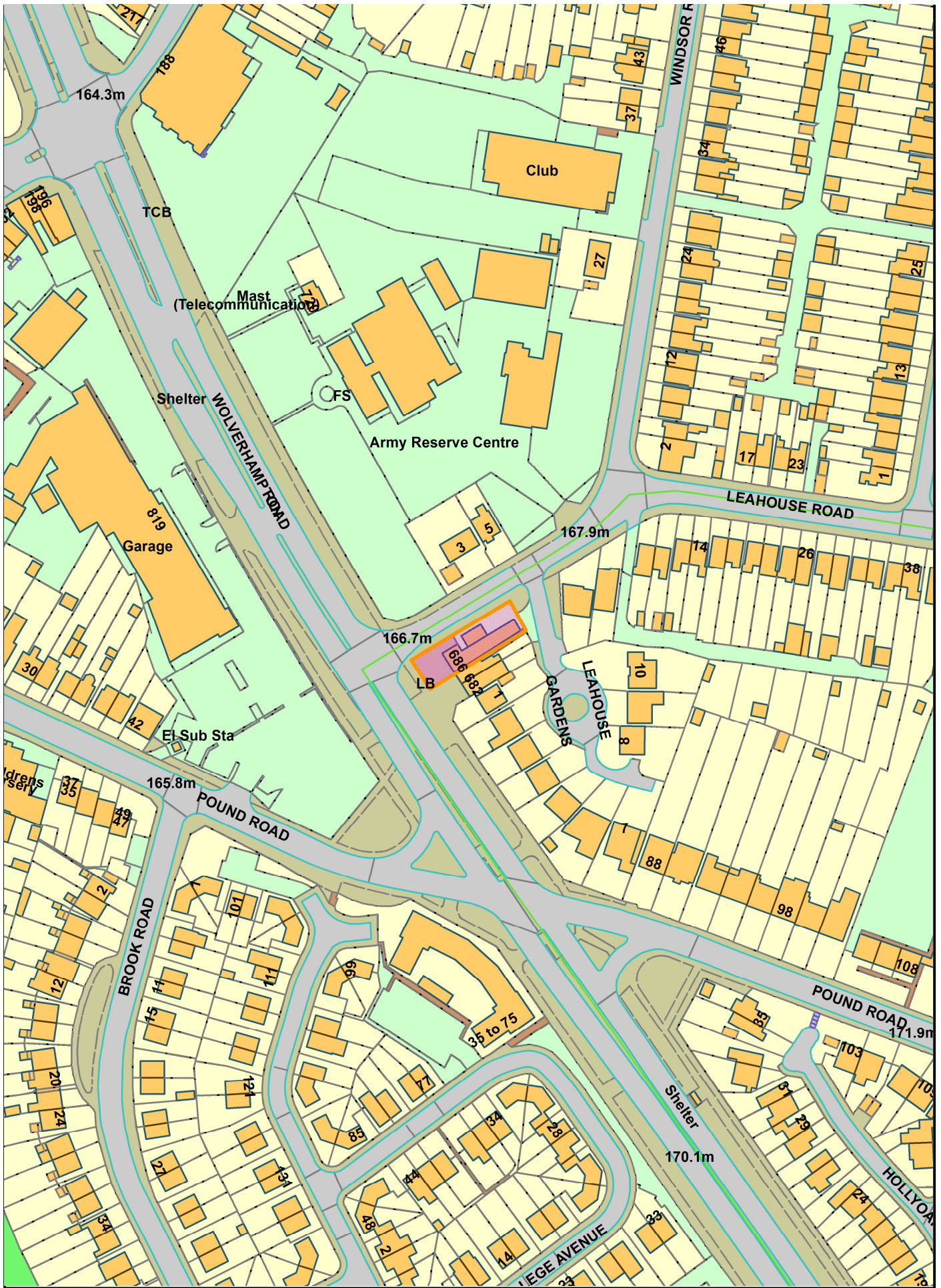


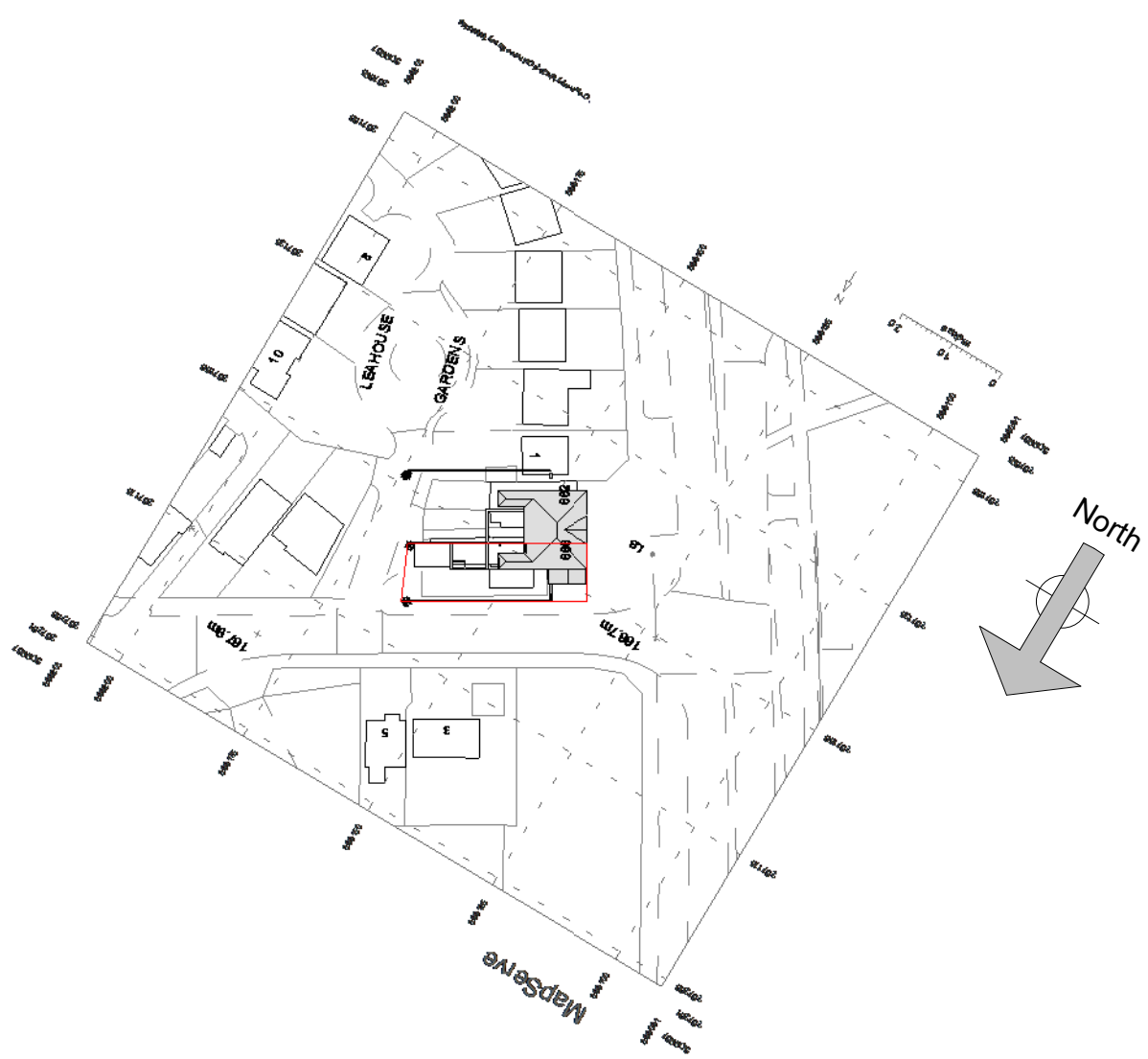
**Legend**



© Crown copyright and database rights 2019  
Ordnance Survey Licence No 100023119

<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	22 July 2021
<b>OS Licence No</b>	





**Client**  
**Mr V. Atwal**

**Project**  
**Side & Rear extension to Retail unit to form 2Nr. A1 units C4 accommodation above.**

**Title**  
**Location Plan**

**Notes**  
 1. This drawing has been prepared in accordance with the scope of Pinnacle Architecture Limited's appointment with its client and is subject to the terms and conditions of that appointment. Pinnacle Architecture Limited accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.  
 2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.

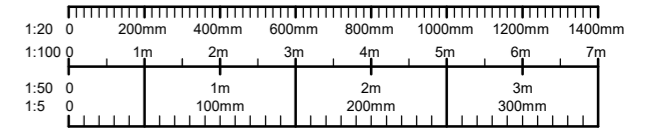
Scale @ A4  
 1 : 1250  
 Date Created  
 01/24/21  
 Project Number  
**PA 0059**  
 Drawing Number  
**A-001**

1. This drawing has been prepared in accordance with the scope of Pinnacle Architecture Limited's appointment with its client and is subject to the terms and conditions of that appointment. Pinnacle Architecture Limited accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
2. If received electronically it is the recipient's responsibility to print to correct scale. Only written dimensions should be used.

**PINNACLE ARCHITECTURE LIMITED**  
 62 - 70 DEANSGATE, TETTENHALL ROAD  
 WOLVERHAMPTON, WV1 4TH

T : 01902 628011  
 E : info@pinnarch.co.uk  
 W : pinnarch.co.uk

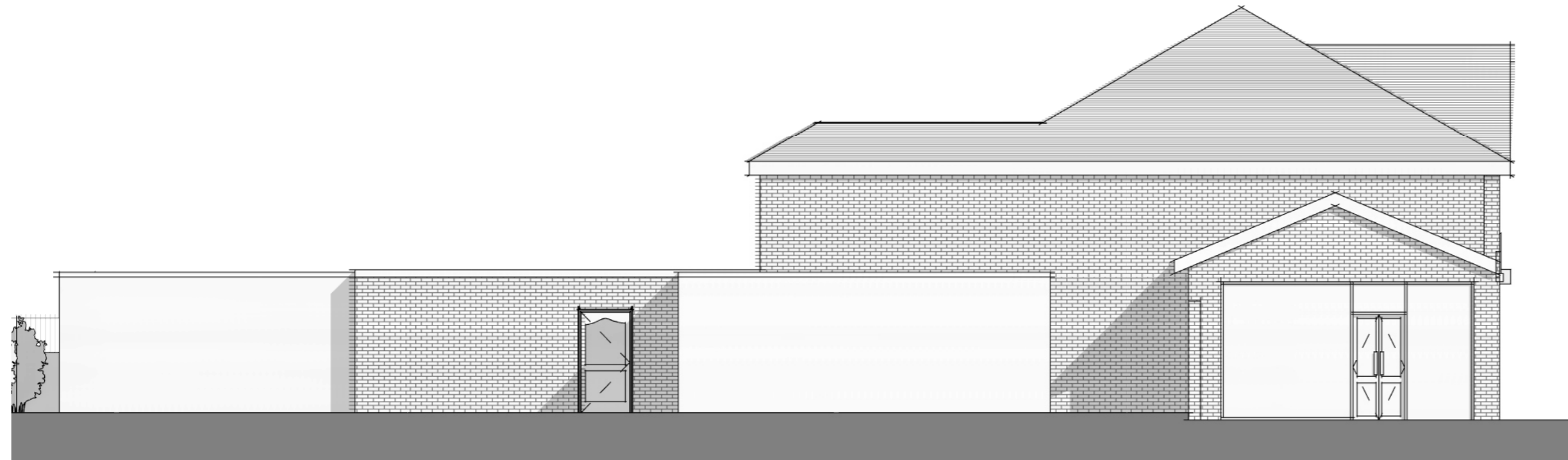
**DO NOT SCALE THIS DRAWING**- All dimensions to be checked on site, any discrepancies raised with PINNACLE ARCHITECTURE LIMITED.



1 PA\_Existing Front Elevation  
 1 : 100



2 PA\_Existing Rear Elevation  
 1 : 100



3 PA\_Existing Adjacent Elevation  
 1 : 100

Revision	Description	Date
----------	-------------	------



**Client**  
 Mr V. Atwal

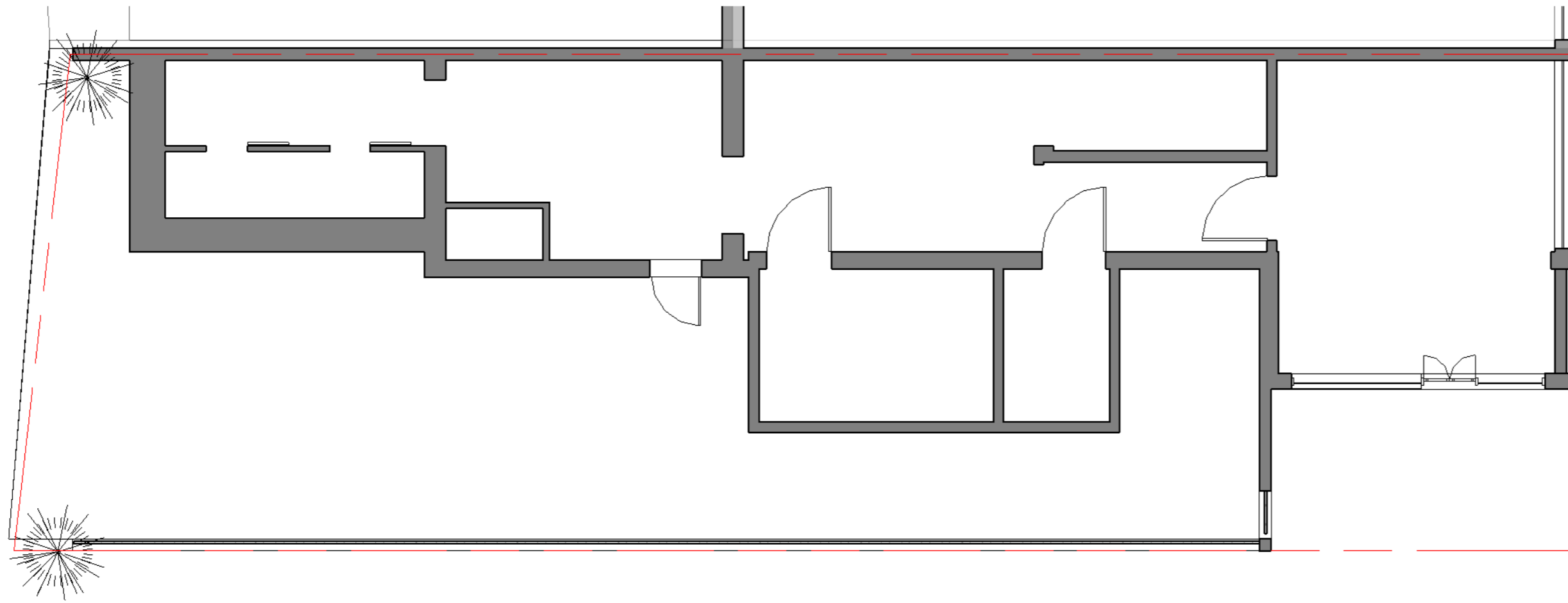
**Project**  
 Side & Rear extension to Retail unit to form 2Nr. A1 units C4 accommodation above.

**Title**  
 Existing Elevations

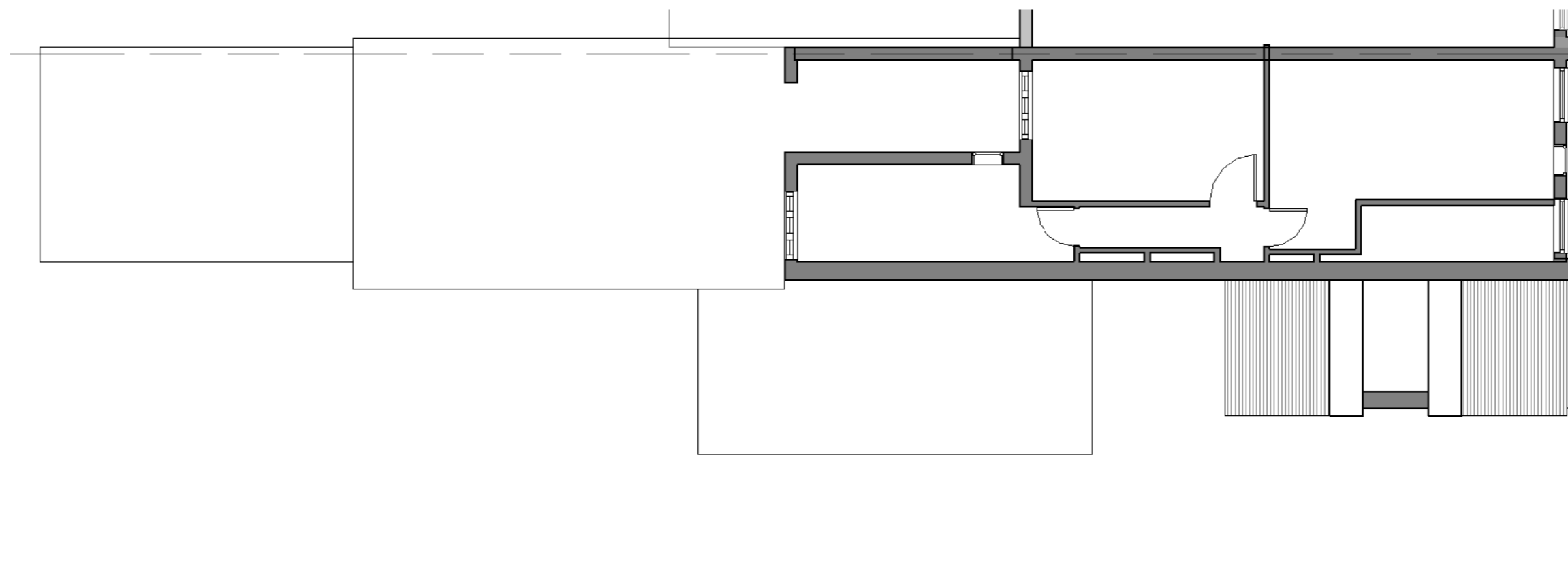
Scale @ A2	1 : 100	Drawn	HN
Date Created	01/12/21	Checked	HSJ

<b>Project Number</b>	<b>Drawing Number</b>	<b>Drawing Revision</b>
PA 0059	A-101	

**PRELIMINARY**



1 PA\_Existing Ground Floor Plan  
1 : 100



2 PA\_Existing First Floor Plan  
1 : 100

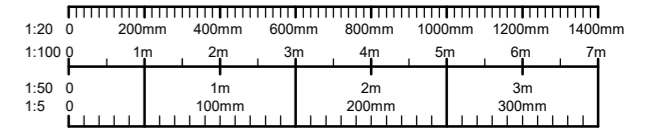
© 2020 Pinnacle Architecture Limited

- This drawing has been prepared in accordance with the scope of Pinnacle Architecture Limited's appointment with its client and is subject to the terms and conditions of that appointment. Pinnacle Architecture Limited accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
- If received electronically it is the recipient's responsibility to print to correct scale. Only written dimensions should be used.

**PINNACLE ARCHITECTURE LIMITED**  
62 - 70 DEANSGATE, TETTENHALL ROAD  
WOLVERHAMPTON, WV1 4TH

T : 01902 628011  
E : info@pinnarch.co.uk  
W : pinnarch.co.uk

**DO NOT SCALE THIS DRAWING**- All dimensions to be checked on site, any discrepancies raised with PINNACLE ARCHITECTURE LIMITED.



Revision	Description	Date
----------	-------------	------



**Client**  
**Mr V. Atwal**

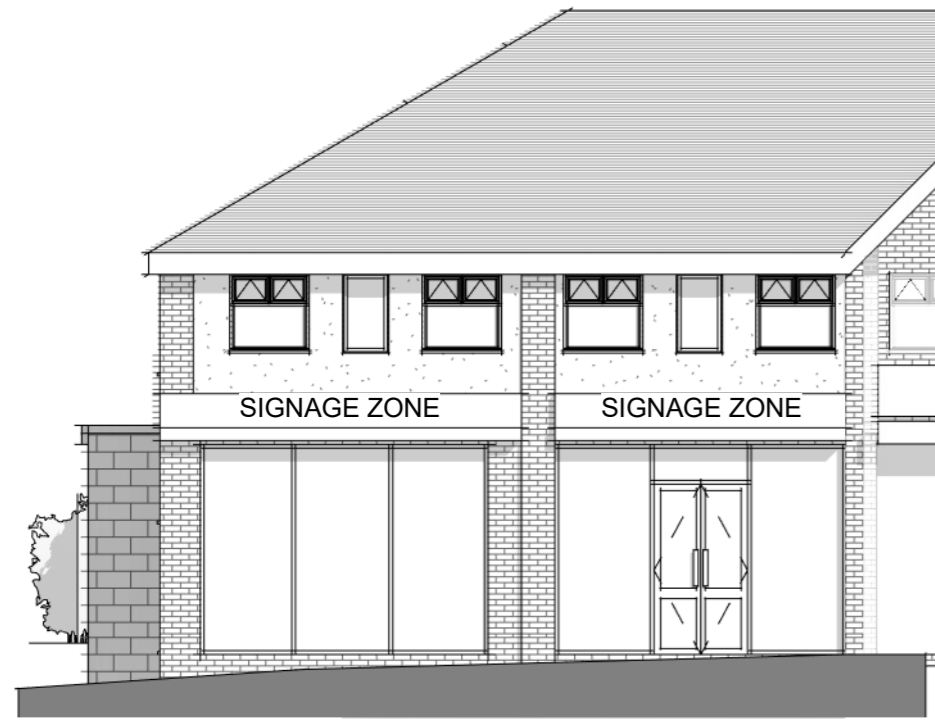
**Project**  
**Side & Rear extension to Retail unit to form 2Nr. A1 units C4 accommodation above.**

**Title**  
**Existing Floor Plans**

Scale @ A2	1 : 100	Drawn	HN
Date Created	12/01/21	Checked	HSJ

<b>Project Number</b>	<b>Drawing Number</b>	<b>Drawing Revision</b>
<b>PA 0059</b>	<b>A-100</b>	

**PRELIMINARY**



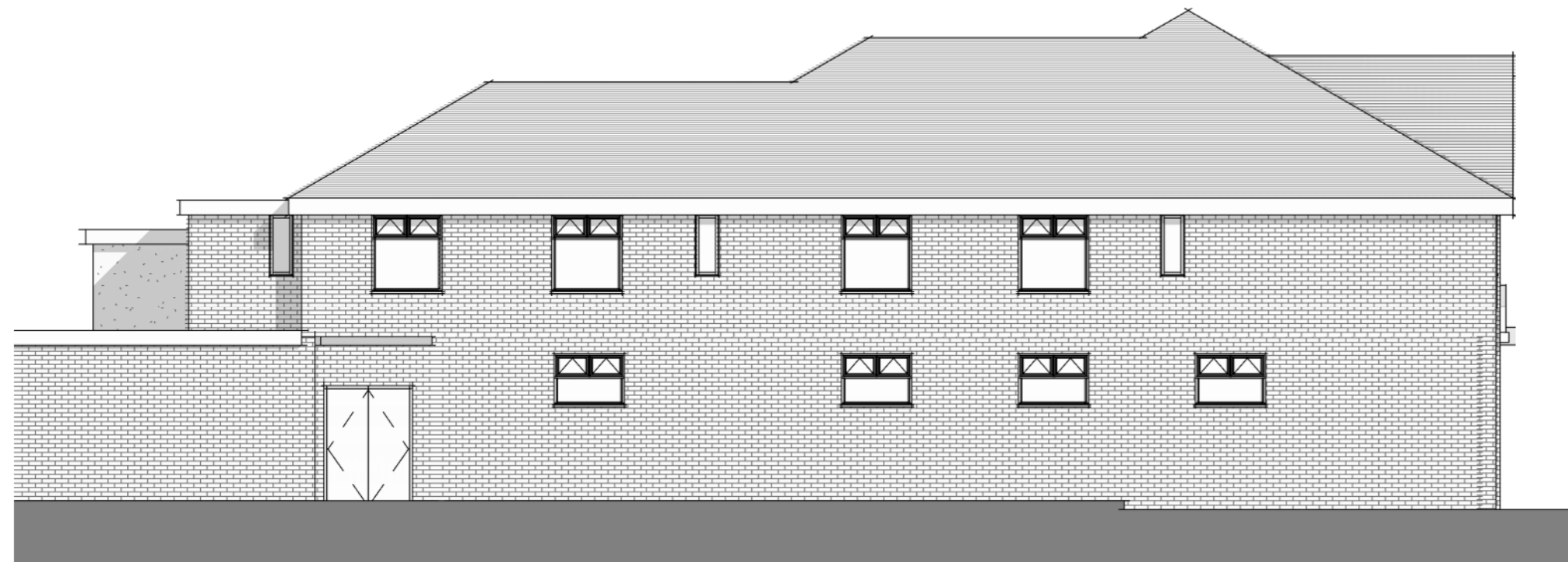
**1 Proposed Front Elevation**

1 : 100 | A-201



**2 Proposed Rear Elevation**

1 : 100 | A-201



**3 Proposed Side Elevation**

1 : 100 | A-201

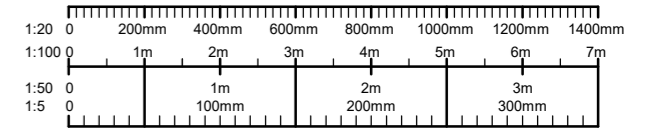
© 2020 Pinnacle Architecture Limited

1. This drawing has been prepared in accordance with the scope of Pinnacle Architecture Limited's appointment with its client and is subject to the terms and conditions of that appointment. Pinnacle Architecture Limited accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
2. If received electronically it is the recipient's responsibility to print to correct scale. Only written dimensions should be used.

**PINNACLE ARCHITECTURE LIMITED**  
62 - 70 DEANS GATE, TETTENHALL ROAD  
WOLVERHAMPTON, WV1 4TH

T : 01902 628011  
E : info@pinnarch.co.uk  
W : pinnarch.co.uk

**DO NOT SCALE THIS DRAWING**- All dimensions to be checked on site, any discrepancies raised with PINNACLE ARCHITECTURE LIMITED.



Revision	Description	Date
P2	Amended to show 1 retail unit	23.06.2021
P1	Building set back 1m to Leahouse Road, parking spaces moved within boundary, high level windows added.	27.05.2021

Revision Description Date



**Client**  
**Mr V. Atwal**

**Project**  
**Side & Rear extension to Retail unit to form 2Nr. A1 units C4 accommodation above.**

**Title**  
**Proposed Elevations**

Scale @ A2	1 : 100	Drawn	Designer
Date Created	01/25/21	Checked	Approver

Project Number	Drawing Number	Drawing Revision
<b>PA 0059</b>	<b>A-201</b>	<b>P2</b>

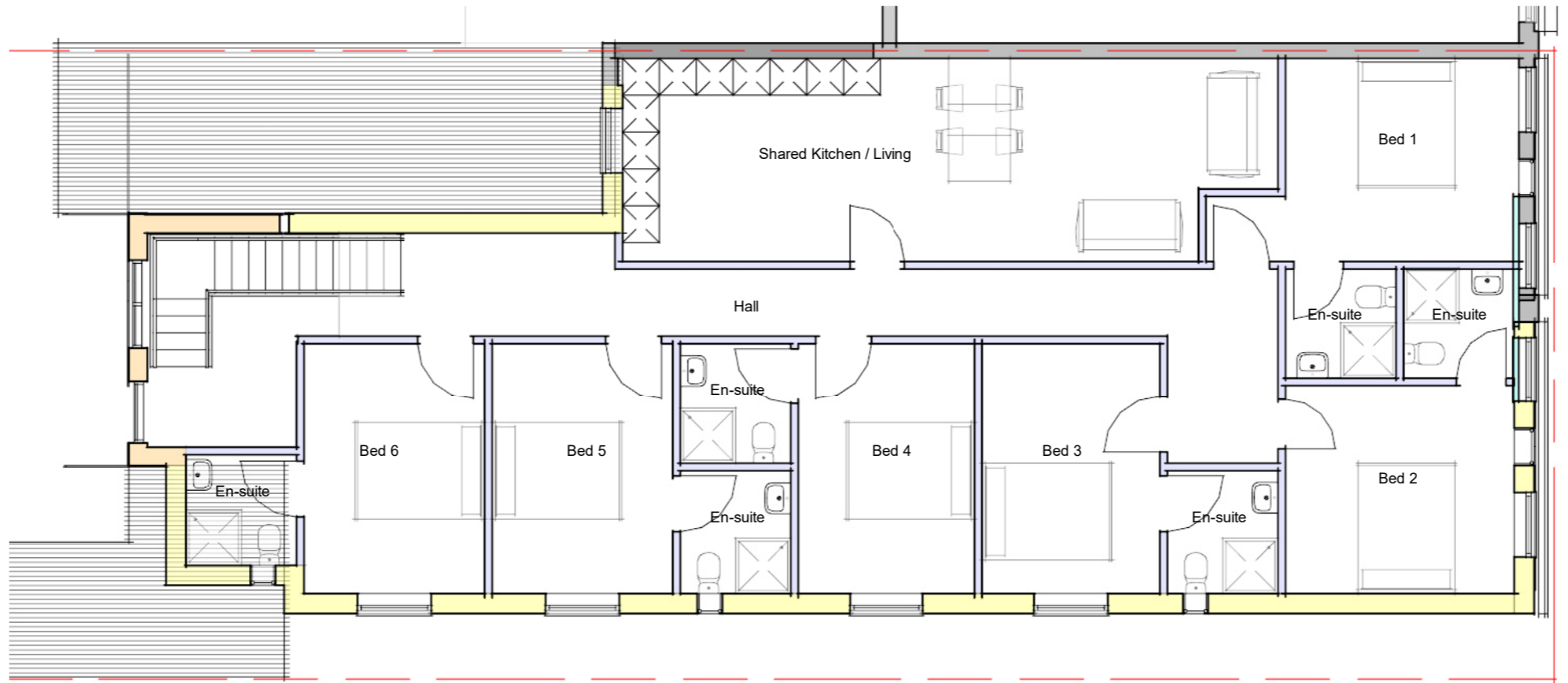
**PRELIMINARY**



Room Schedule				
Name	Occupancy	Department	Area	Area sqft

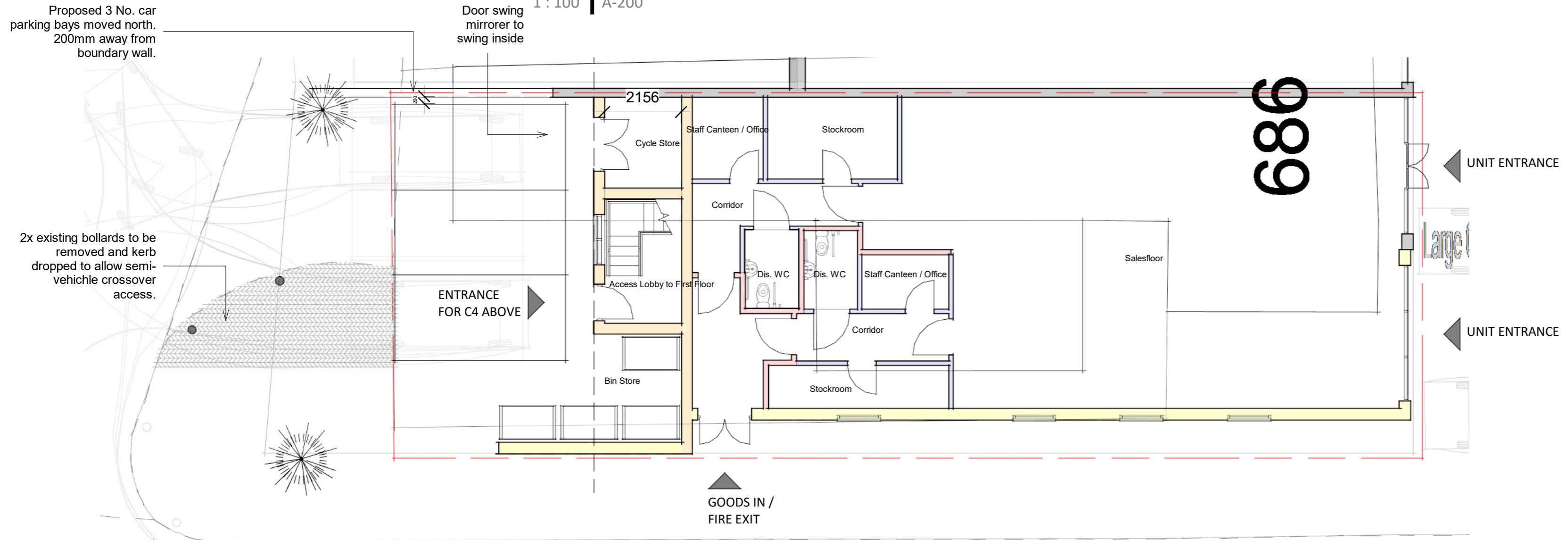
Not Placed				
Salesfloor	Unit 2	Retail	Not Placed	
Level 1				
Access Lobby to First Floor	Ancillary	HMO	8 m <sup>2</sup>	81 ft <sup>2</sup>
Cycle Store	Ancillary	HMO	5 m <sup>2</sup>	59 ft <sup>2</sup>
Bin Store	Ancillary	HMO	Not Enclosed	
Staff Canteen / Office	Unit 1	Retail	5 m <sup>2</sup>	49 ft <sup>2</sup>
Stockroom	Unit 1	Retail	8 m <sup>2</sup>	90 ft <sup>2</sup>
Salesfloor	Unit 1	Retail	118 m <sup>2</sup>	1269 ft <sup>2</sup>
Dis. WC	Unit 1	Retail	3 m <sup>2</sup>	36 ft <sup>2</sup>
Corridor	Unit 1	Retail	7 m <sup>2</sup>	79 ft <sup>2</sup>
Staff Canteen / Office	Unit 2	Retail	4 m <sup>2</sup>	40 ft <sup>2</sup>
Stockroom	Unit 2	Retail	6 m <sup>2</sup>	66 ft <sup>2</sup>
Dis. WC	Unit 2	Retail	3 m <sup>2</sup>	36 ft <sup>2</sup>
Corridor	Unit 2	Retail	6 m <sup>2</sup>	61 ft <sup>2</sup>

Level 2				
Shared Kitchen / Living	Ancillary	HMO	34 m <sup>2</sup>	365 ft <sup>2</sup>
Hall	Ancillary	HMO	23 m <sup>2</sup>	249 ft <sup>2</sup>
Bed 1	Bed 1	HMO	14 m <sup>2</sup>	149 ft <sup>2</sup>
En-suite	Bed 1	HMO	3 m <sup>2</sup>	34 ft <sup>2</sup>
Bed 2	Bed 2	HMO	13 m <sup>2</sup>	136 ft <sup>2</sup>
En-suite	Bed 2	HMO	3 m <sup>2</sup>	34 ft <sup>2</sup>
Bed 3	Bed 3	HMO	12 m <sup>2</sup>	127 ft <sup>2</sup>
En-suite	Bed 3	HMO	4 m <sup>2</sup>	39 ft <sup>2</sup>
Bed 4	Bed 4	HMO	12 m <sup>2</sup>	127 ft <sup>2</sup>
En-suite	Bed 4	HMO	4 m <sup>2</sup>	38 ft <sup>2</sup>
Bed 5	Bed 5	HMO	12 m <sup>2</sup>	130 ft <sup>2</sup>
En-suite	Bed 5	HMO	4 m <sup>2</sup>	39 ft <sup>2</sup>
Bed 6	Bed 6	HMO	12 m <sup>2</sup>	130 ft <sup>2</sup>
En-suite	Bed 6	HMO	3 m <sup>2</sup>	35 ft <sup>2</sup>
			325 m <sup>2</sup>	3498 ft <sup>2</sup>



**2 | Proposed First Floor Plan**

1 : 100 A-200



**1 | Proposed Ground Floor Plan**

1 : 100 A-200

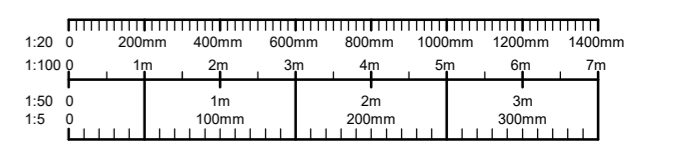
© 2020 Pinnacle Architecture Limited

- This drawing has been prepared in accordance with the scope of Pinnacle Architecture Limited's appointment with its client and is subject to the terms and conditions of that appointment. Pinnacle Architecture Limited accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
- If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.

**PINNACLE ARCHITECTURE LIMITED**  
62 - 70 DEANS GATE, TETTENHALL ROAD  
WOLVERHAMPTON, WV1 4TH

T : 01902 628011  
E : info@pinnarch.co.uk  
W : pinnarch.co.uk

**DO NOT SCALE THIS DRAWING**- All dimensions to be checked on site, any discrepancies raised with PINNACLE ARCHITECTURE LIMITED.



Revision	Description	Date
P3	Amended to show 1 retail unit	23.06.2021
P2	Building set back 1m to Leahouse Road, parking spaces moved within boundary, high level windows added.	27.05.2021
P1	Car parking bays to rear, 2no extg bollards removed and kerb drop updated. Door swing to Cycle bay updated.	2021.03.18



Client  
**Mr V. Atwal**

Project  
**Side & Rear extension to Retail unit to form 2Nr. A1 units C4 accommodation above.**

Title  
**Proposed GA's**

Scale @ A2	1 : 100	Drawn	Designer
Date Created	01/24/21	Checked	Approver

Project Number	Drawing Number	Drawing Revision
<b>PA 0059</b>	<b>A-200</b>	<b>P3</b>

**PRELIMINARY**

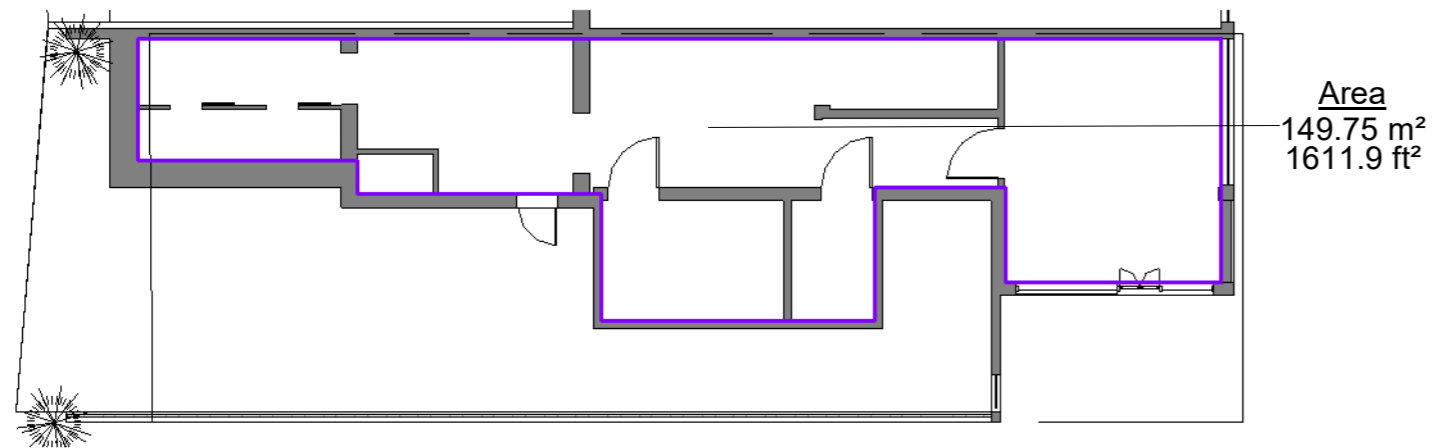
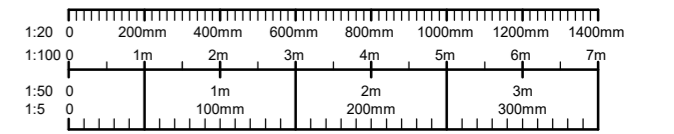
© 2020 Pinnacle Architecture Limited

- This drawing has been prepared in accordance with the scope of Pinnacle Architecture Limited's appointment with its client and is subject to the terms and conditions of that appointment. Pinnacle Architecture Limited accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
- If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.

**PINNACLE ARCHITECTURE LIMITED**  
 62 - 70 DEANS GATE, TETTENHALL ROAD  
 WOLVERHAMPTON, WV1 4TH

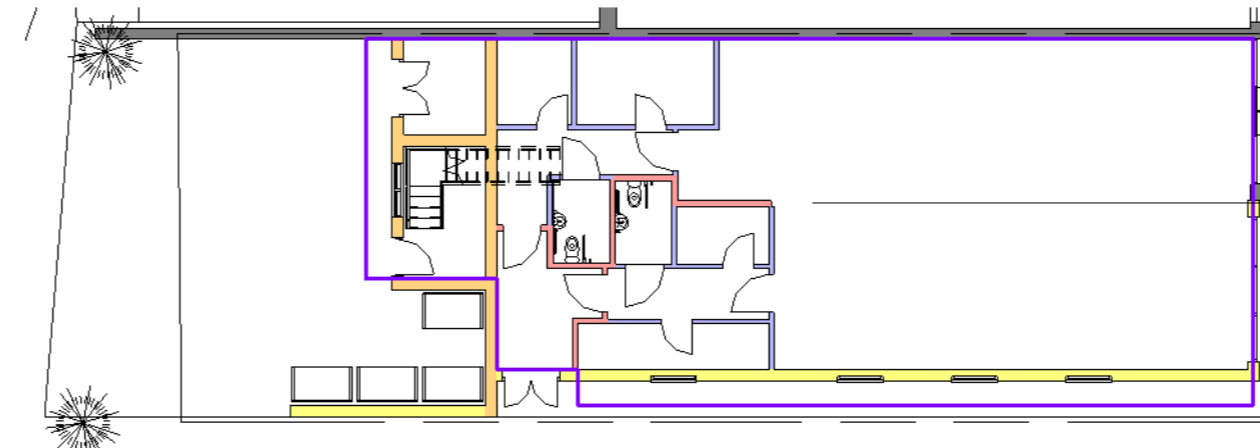
T : 01902 628011  
 E : info@pinnarch.co.uk  
 W : pinnarch.co.uk

**DO NOT SCALE THIS DRAWING**- All dimensions to be checked on site, any discrepancies raised with PINNACLE ARCHITECTURE LIMITED.



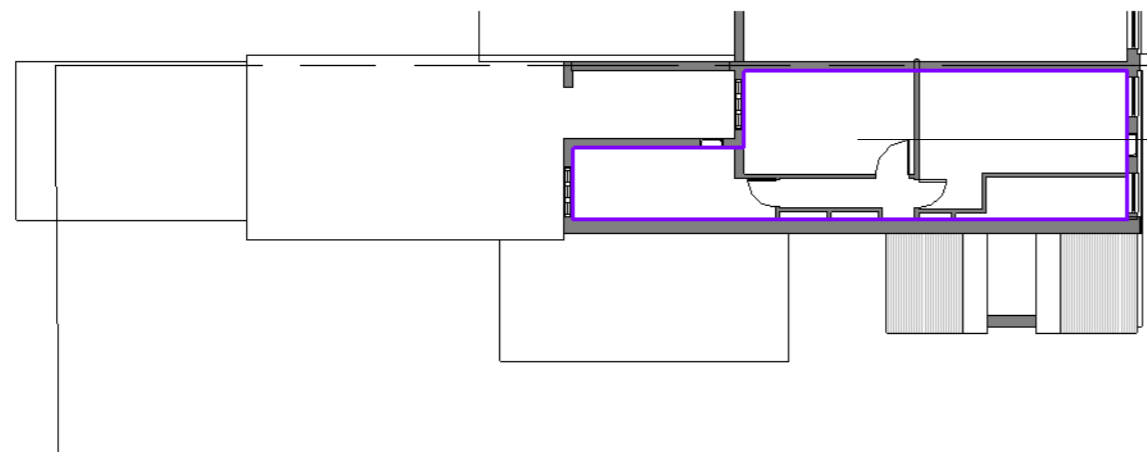
Area  
 149.75 m<sup>2</sup>  
 1611.9 ft<sup>2</sup>

**1 | extg Ground Floor Area**  
 1 : 200 SK-001



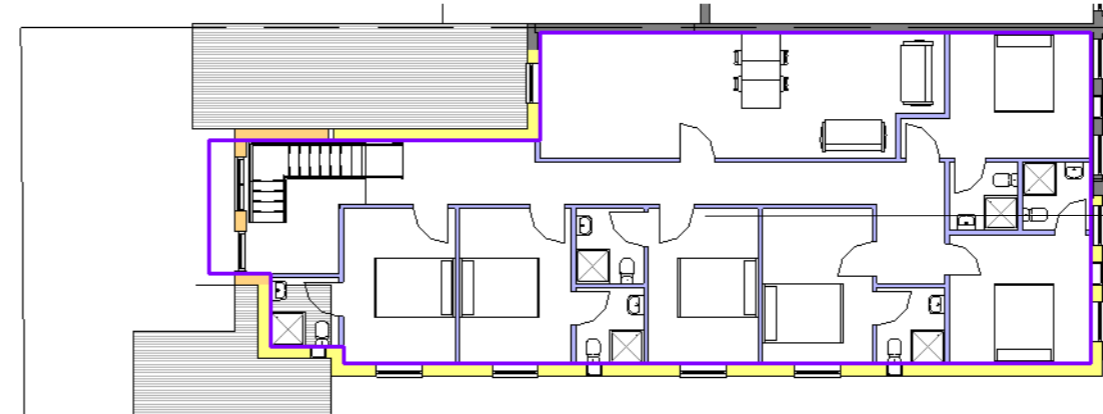
Area  
 213.39 m<sup>2</sup>  
 2296.9 ft<sup>2</sup>

**3 | Proposed Ground Floor Area**  
 1 : 200 SK-001



Area  
 48.61 m<sup>2</sup>  
 523.2 ft<sup>2</sup>

**2 | extg First Floor Area**  
 1 : 200 SK-001



Area  
 173.79 m<sup>2</sup>  
 1870.7 ft<sup>2</sup>

**4 | Proposed First Floor Area**  
 1 : 200 SK-001

Revision	Description	Date
P1	Amended to show 1 retail unit	23.06.2021



Client  
**Mr V. Atwal**

Project  
**Side & Rear extension to Retail unit to form 2Nr. A1 units C4 accommodation above.**

Title  
**Existing and Proposed Areas**

Area Schedule (Existing)	
Level	Area
Level 1	150 m <sup>2</sup>
Level 2	49 m <sup>2</sup>
	198 m <sup>2</sup>

Area Schedule (Proposed)	
Level	Area
Level 1	213 m <sup>2</sup>
Level 2	174 m <sup>2</sup>
	387 m <sup>2</sup>

Scale @ A2	1 : 200	Drawn MS
Date Created	02/18/21	Checked HSJ

**PRELIMINARY**

Project Number	Drawing Number	Drawing Revision
<b>PA 0059</b>	<b>SK-001</b>	<b>P1</b>

# Report to Planning Committee

**4 August 2021**

<b>Application Reference</b>	DC/21/65543
<b>Application Received</b>	14 April 2021
<b>Application Description</b>	Proposed single and two storey rear extension.
<b>Application Address</b>	27 Monksfield Avenue Great Barr Birmingham B43 6AP
<b>Applicant</b>	Mr J Singh
<b>Ward</b>	Great Barr
<b>Contact Officer</b>	Sarah Riley sarah_riley@sandwell.gov.uk

## 1 Recommendations

1.1 That planning permission is granted subject to:

- (i) External materials to match the existing property unless otherwise agreed by the local planning authority;
- (ii) A landscaping scheme to the rear of the property.

## 2 Reasons for Recommendations

2.1 The proposal would be of an appropriate scale and design and would not cause appreciable harm on the amenities of neighbouring property by virtue of outlook, light or privacy 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.

### 4 Context

- 4.1 At the last planning committee this application was deferred, and members resolved visit the site.
- 4.2 This application is being reported to your Planning Committee because it has generated more than three material planning objections.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[27 Monksfield Avenue, Great Barr](#)

### 5 Key Considerations

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

Government policy (NPPF)  
Loss of privacy, light and/or outlook  
Overbearing nature of proposal  
Highway safety/parking

### 6. The Application Site

- 6.1 The application relates to a detached property located on Monksfield Avenue, Great Barr. The application site is set back within a large plot



with a substantial drive at the front of the property. The character of the surrounding area is residential in nature.

## 7. Planning History

7.1 There is no relevant planning history.

## 8. Application Details

8.1 The applicant proposes to construct single and two storey rear extensions. The extensions would create a new kitchen and additional living space at ground floor level and an increase of one additional bedroom at first floor level creating a four bedroom property.

8.2 The extension would measure a maximum of 4.0m in length from the rear wall of the original dwellinghouse. It would comprise of:-

- a single storey side/rear extension measuring 10.5m wide and 3.14m high to its flat roof, and
- a two-storey rear extension which will be set 4m from the boundary of 29 Monksfield Avenue and would extend 7.8m across the width of the original dwellinghouse, with a total height of 7.2m to its hipped roof.

8.3 The applicant proposes to plant a section of fir trees to the rear of the garden.

## 9. Publicity

9.1 The application has been publicised by neighbour notification letter and 7 objections have been received from various properties on Monksfield Avenue and also Patshull Close, to the rear of the application property.

## 9.2 Objections

Objections have been received on the following grounds:



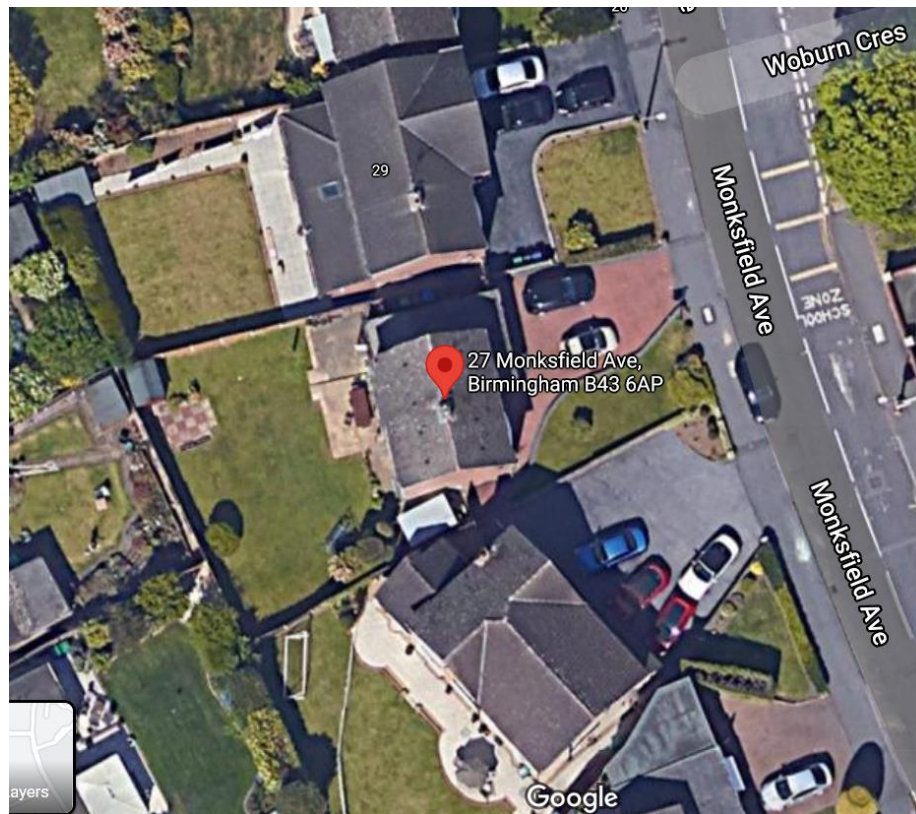
- i) There would be a detrimental impact on highway safety and parking;
- ii) The extension would be overbearing in nature;
- iii) Loss of privacy to neighbouring properties;
- iv) Loss of light to nearby properties;
- v) Loss of outlook to nearby properties;
- vi) The site would become overdeveloped;
- vii) The development would create risk of flooding to nearby properties;
- viii) Article 8 of the Human Rights Act 'right to privacy'; and
- ix) Increased outdoor noise/cooking odours to neighbouring residents following completion of the development.

### 9.3 Responses to objections

I respond to the objector's comments in turn:

- i) The submitted site plan shows two off street parking spaces can be accommodated on the property frontage, this would be in accordance with adopted car parking standards for a four-bedroom property.
- ii) The scale and design of the proposal incorporates a hipped roof which is subservient to the main roof, therefore this extension, as proposed, is of a standard domestic scale and design.
- iii) There would not be a direct line of sight from the proposed two storey extension into habitable rooms of the adjacent properties on Monksfield Avenue, due to the two storey extension being offset from the boundary by 4m from no. 29 Monksfield Avenue and no. 25 Monksfield Avenue, being orientated away from the extension. (See aerial extract overleaf)





Turning to the bungalows on Patshull Close to the rear, a 22m separation distance would be maintained in accordance with the adopted standards set out within the SPD 'Revised Residential Design Guide'. In addition, the applicant would propose to plant a row of fir trees in the rear garden which would further assist with privacy.

- iii) Due to orientation of the sun and that the two storey extension would be stepped away by 4m from 29 Monksfield Avenue, the proposal would not cause significant loss of light to neighbouring properties. There would be not impact to no. 25 Monkfield Avenue due to its orientation.
- iv) As indicated above, the neighbouring property, 25 Monksfield Avenue is orientated away from the proposed extension. Regarding no. 29 Monksfield Avenue, it is acknowledged that the application property sits at a higher ground level of 500mm, however the proposed single storey extension would be 3.1m in



height to its flat roof and it would also only project 1.7m beyond 29 Monksfield Avenue's existing rear single storey extension. It is therefore considered that this would not be unduly prominent.

Turning to the proposed two storey extension element, it would be stepped away from the neighbouring property, 29 Monksfield Avenue, by 4m and hence would be sufficiently away from the boundary to prevent any direct loss of outlook from its rear windows.

- v) The application site sits within a substantial plot with a large rear garden. The proposed extensions are of a standard length for domestic extensions and would not be out of scale with the existing dwelling and it is therefore considered that they would not have a significant impact on the residential amenity of adjacent properties.
- vii) This site is not identified as being at risk of flooding. The proposed development would create no increased flood risk to that of the existing property. Furthermore, drainage details serving the development would be controlled through the building regulations process.
- viii) With regard to Article 8 of the Human Rights legislation, this refers to a right to privacy which is referred to in point (iii).
- ix) Noise and cooking odours associated with a domestic extension are unlikely to be significant enough to warrant refusal.

## 10. Consultee responses

There are no statutory consultation responses to report for this application.





## 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 ENV3 and SAD EOS9 refer to well- designed schemes that are in scale and massing to the existing area. The extension would be constructed of materials to match the existing property and is not overly dominant given its size and roof design. Satisfactory plans have been submitted that show the two storey extension would have a hipped roof design which would be in keeping with the existing property and in character with a standard residential extension design.

## 13. Material Considerations

13.1 National and local planning policy considerations have been referred to above in section 11. With regards to the other material considerations, these are highlighted below:

### 13.2 Loss of privacy, light and/or outlook

As referred to in Section 9.3, it is considered that the proposed design would not result in loss of privacy, light or outlook due to its scale, size, orientation and separation distances.



### 13.3 Overbearing nature of proposal

The proposal is of acceptable design in terms of its scale and massing and sits comfortably within the application site.

### 13.4 Highway safety/parking

Two parking spaces can be accommodated within the application site which accords with the parking standards set out in the SPD 'Revised Residential Design Guide'.

## 14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so, however it is considered that the proposed extensions are of acceptable design and they would not have a detrimental impact on the amenities of surrounding properties

## 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

Plan No. PA-5180-06 rev P2 site plan

Plan No. PA-5180-07 rev P2 location/block plan

Plan No. PA-5180-01 rev P1 Existing ground/first floor plan

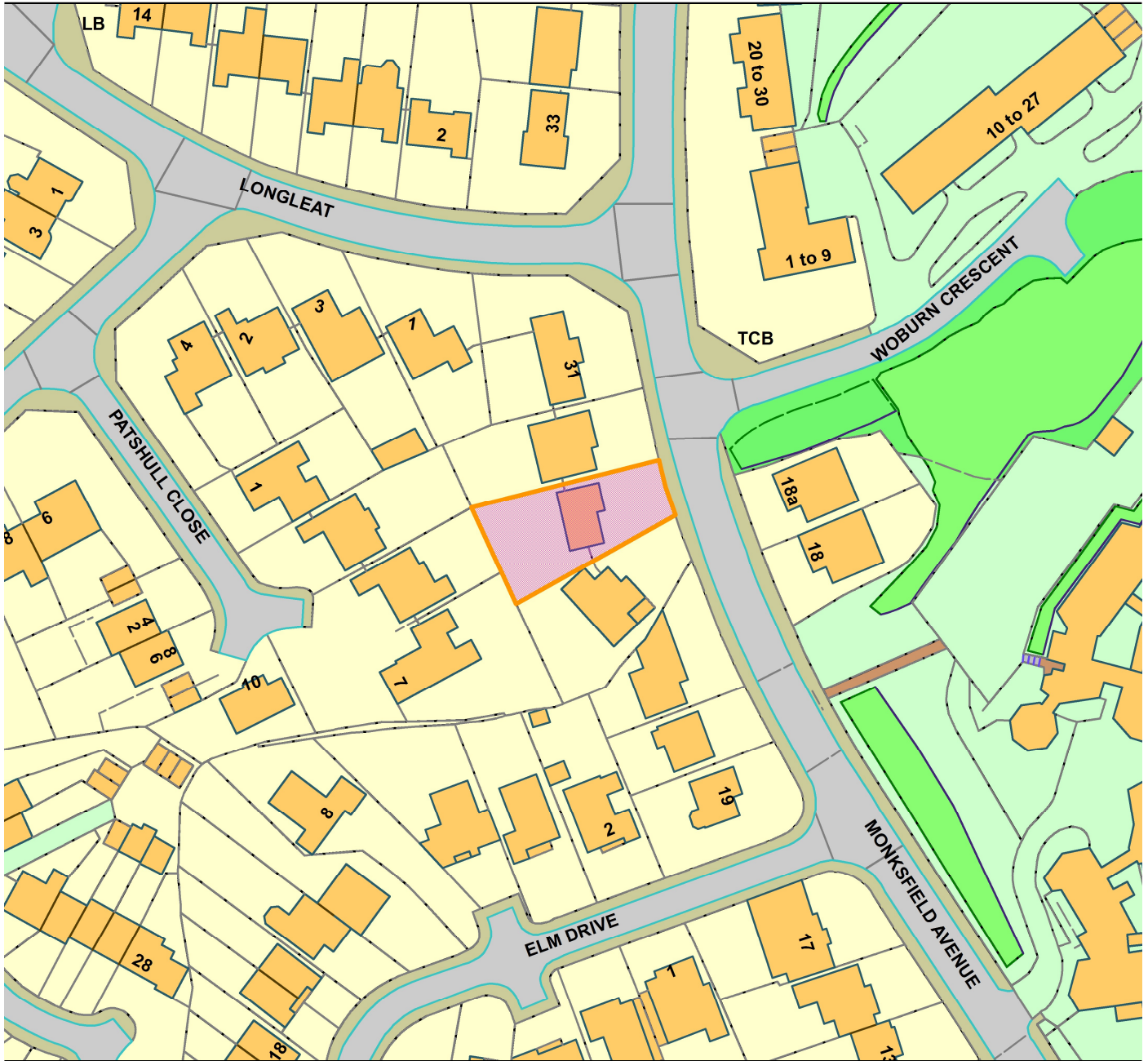
Plan No. PA-5180-02 rev P1 Existing elevations plan

Plan No. PA-5180-03 rev P1 Proposed ground floor plan

Plan No. PA-5180-04 rev P1 Proposed first floor plan

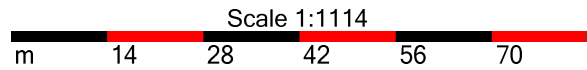
Plan No. PA-5180-05 rev P1 Proposed elevations and roof plan





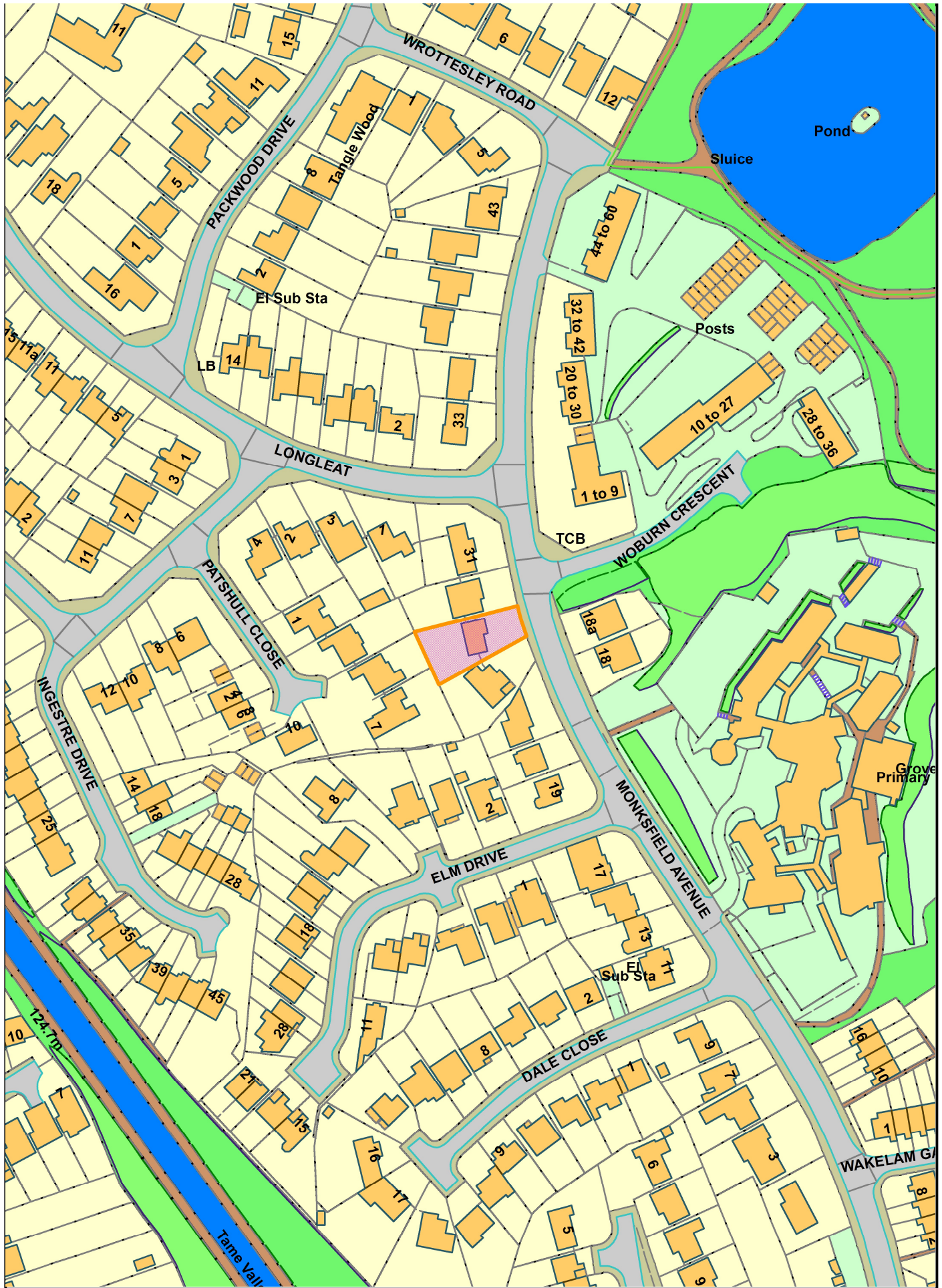
**Legend**

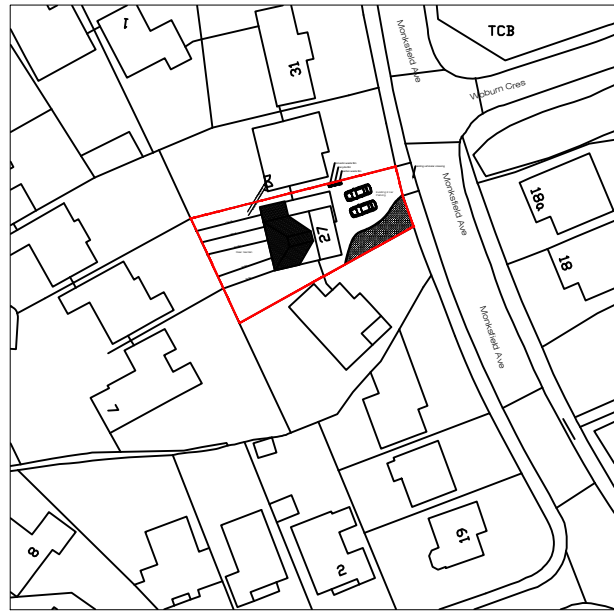
Sc	1:1114
----	--------



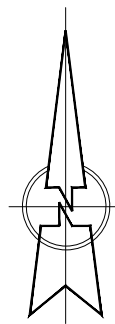
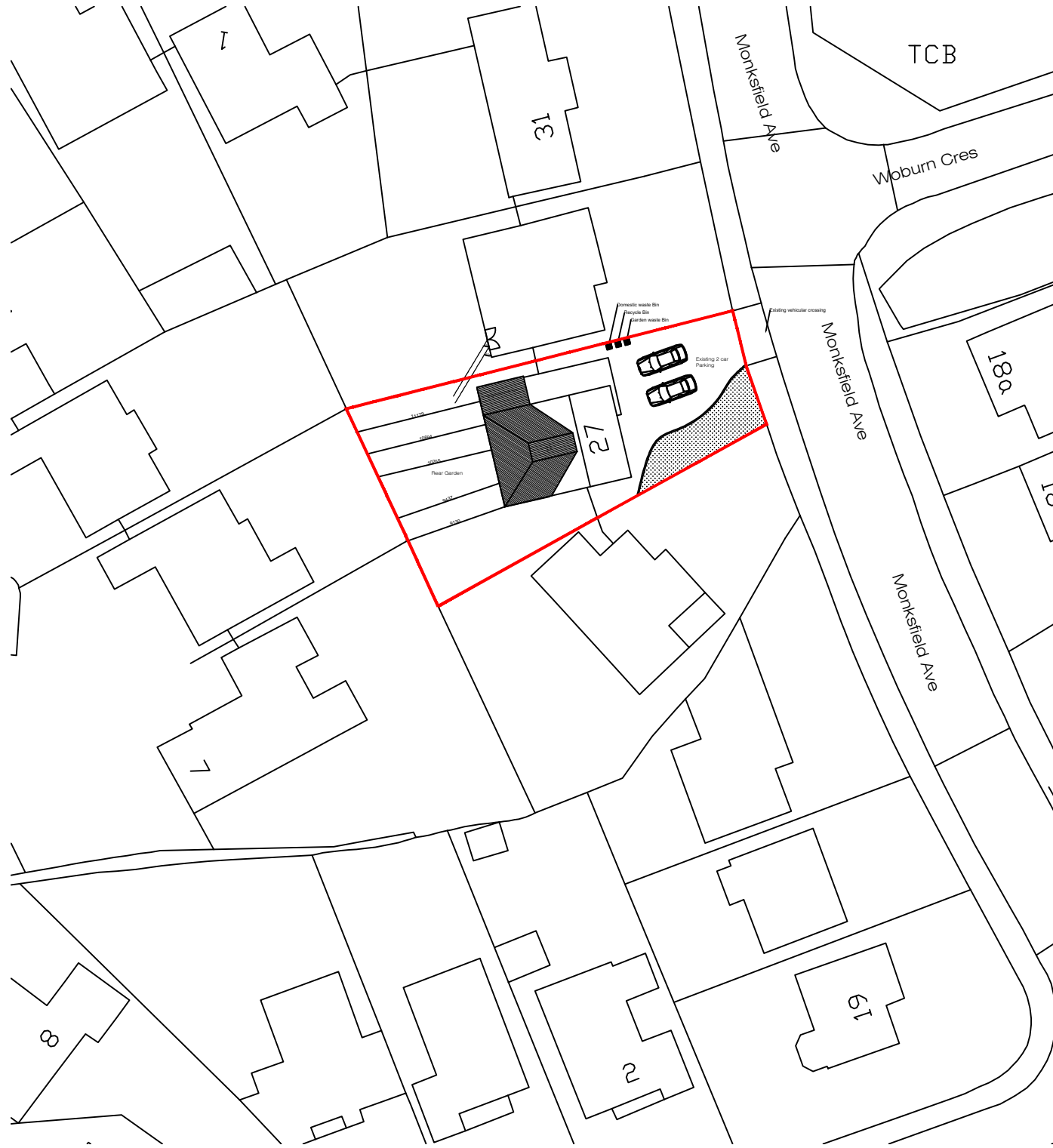
© Crown copyright and database rights 2019  
 Ordnance Survey Licence No 100023119

<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	25 June 2021
<b>OS Licence No</b>	





**LOCATION PLAN**  
Scale - 1:1250



**SITE / BLOCK PLAN**  
Scale - 1:500

**COPYRIGHT CLAUSE**  
The copyright of these Designs is vested in Masood Akhtar Associates and may not be reproduced in part or in whole without their express written permission

**34) Party Wall etc. ACT 1996 (Note for client/ owner)**  
All boundary positions are assumed as per clients instructions and contractor to agree exact boundary positions with client (owner), prior to commencement of works. The works may fall within the PARTY WALL ACT and client is required to write the neighbours affected by these works and seek written consent prior to commencement of works. In case of any objection from the adjoining property owners, client is advised to contact specialist Party wall Surveyors.

- NOTES**
- EXISTING WORK THUS.....
  - EXISTING WORK TO BE DEMOLISHED THUS.....
  - PROPOSED WORK THUS.....
  - CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK.
  - ALL WORK TO COMPLY WITH BUILDING REGULATION AND ALL STATUTORY AUTHORITIES REQUIREMENTS.
  - ALL DRAINAGE LAYOUT TO BE APPROVED ON SITE FROM BUILDING CONTROL OFFICER.
  - ALL INTERNAL FITTINGS AND FINISHES TO BE CONFIRMED BY THE BUILDER IN CONJUNCTION WITH CLIENTS REQUIREMENTS.

**THIS DRAWING TO BE READ IN CONJUNCTION WITH CONSTRUCTION NOTES AND STANDARD DETAILS**

**PLANNING NOTE (where applicable)**  
Contractor to ensure he complies with all conditions as outlined in The Planning Approval Notice. It is the responsibility of the Contractor to obtain written approvals for all facing material from the Planning Department

Rev	DESCRIPTION	??/??/20
	Description of revision	Date

Client  
Mr Jag

Project  
27 Monksfield Avenue  
Birmingham  
B43 6AP

Project Description  
Two story Rear Extension and Internal Alteration

Drawing Title  
Site and Location Plans

**DATE** April 2021



**MASOOD AKHTAR ASSOCIATES**

■ Architecture ■ Planning

■ Building Regulations ■ Structural Design

Tel: 0121 773 9402 | info@masoodakhtar.co.uk  
65-67 Whitmore Road, Birmingham. B10 0NR  
www.masoodakhtar.co.uk

**PLANNING DRAWING**

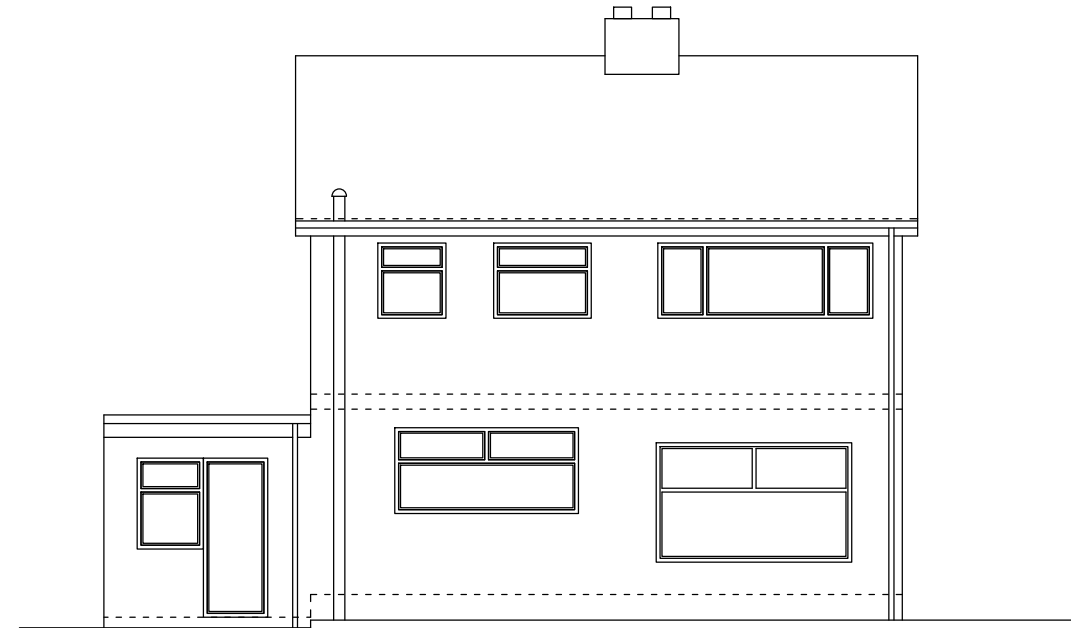
	Initials	Signature	Date
Drawn By:			
Checked:			
Authorised:			

Purpose of Issue **PRELIMINARY** SCALE (A3 Paper Size) **As Shown**

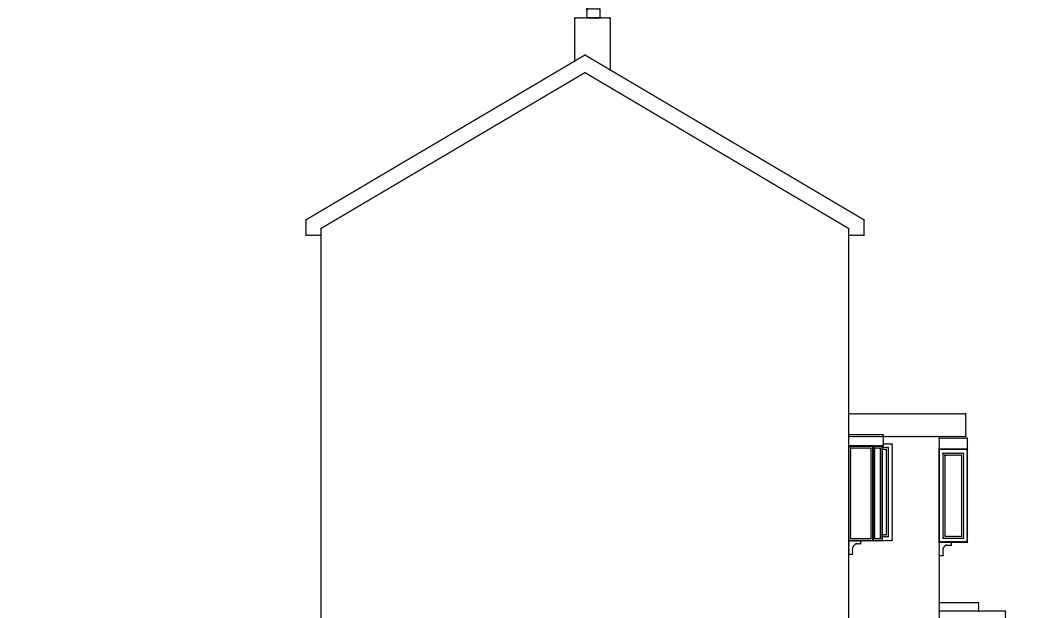
Drawing No **PA 5180-07** Revision **P2**



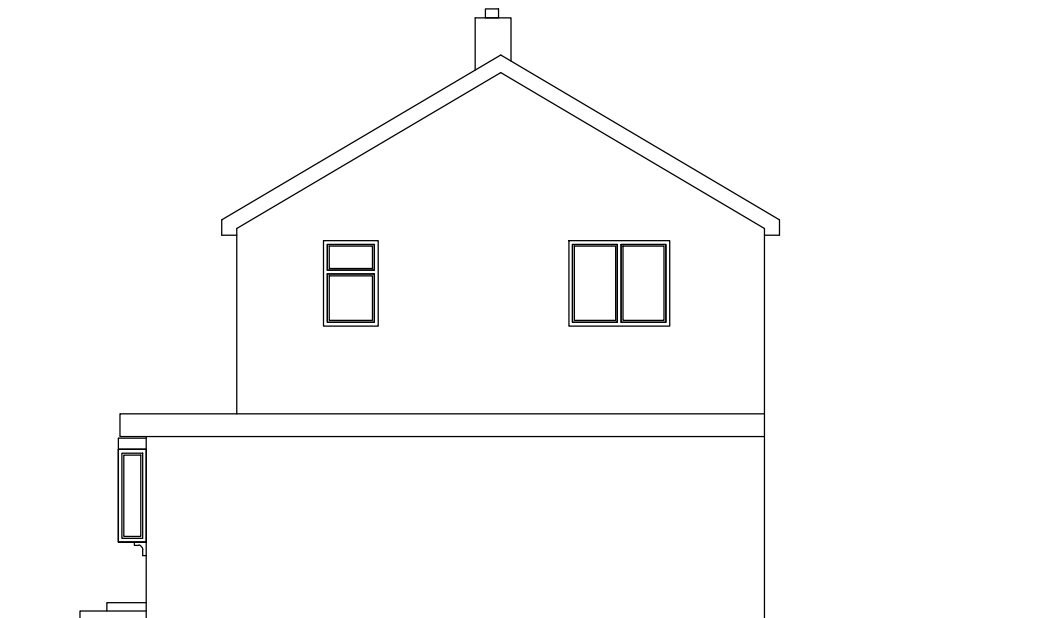
Existing Front Elevation  
Scale 1:100



Existing Rear Elevation  
Scale 1:100



Existing Side Elevation A  
Scale 1:100



Existing Side Elevation B  
Scale 1:100



**COPYRIGHT CLAUSE**  
The copyright of these Designs is vested in Masood Akhtar Associates and may not be reproduced in part or in whole without their express written permission

**34) Party Wall etc. ACT 1996 (Note for client/ owner)**  
All boundary positions are assumed as per clients instructions and contractor to agree exact boundary positions with client (owner) prior to commencement of works. The works may fall within the PARTY WALL ACT and client is required to write the neighbours affected by these works and seek written consent prior to commencement of works. In case of any objection from the adjoining property owners, client is advised to contact specialist Party wall Surveyors.

- NOTES**
- EXISTING WORK THUS.....
  - EXISTING WORK TO BE DEMOLISHED THUS.....
  - PROPOSED WORK THUS.....
  - CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK.
  - ALL WORK TO COMPLY WITH BUILDING REGULATION AND ALL STATUTORY AUTHORITIES REQUIREMENTS.
  - ALL DRAINAGE LAYOUT TO BE APPROVED ON SITE FROM BUILDING CONTROL OFFICER.
  - ALL INTERNAL FITTINGS AND FINISHES TO BE CONFIRMED BY THE BUILDER IN CONJUNCTION WITH CLIENTS REQUIREMENTS.

**THIS DRAWING TO BE READ IN CONJUNCTION WITH CONSTRUCTION NOTES AND STANDARD DETAILS**

**PLANNING NOTE (where applicable)**  
Contractor to ensure he complies with all conditions as outlined in The Planning Approval Notice. It is the responsibility of the Contractor to obtain written approvals for all facing material from the Planning Department

Rev	DESCRIPTION	Date
P1		??/??/20

Client  
Mr J Singh

Project  
27 Monksfield Avenue  
Birmingham  
B43 6AP

Project Description  
Two story Rear Extension and Internal Alterations

Drawing Title  
Existing Elevations

**DATE** April 2021



**MASOOD AKHTAR ASSOCIATES**

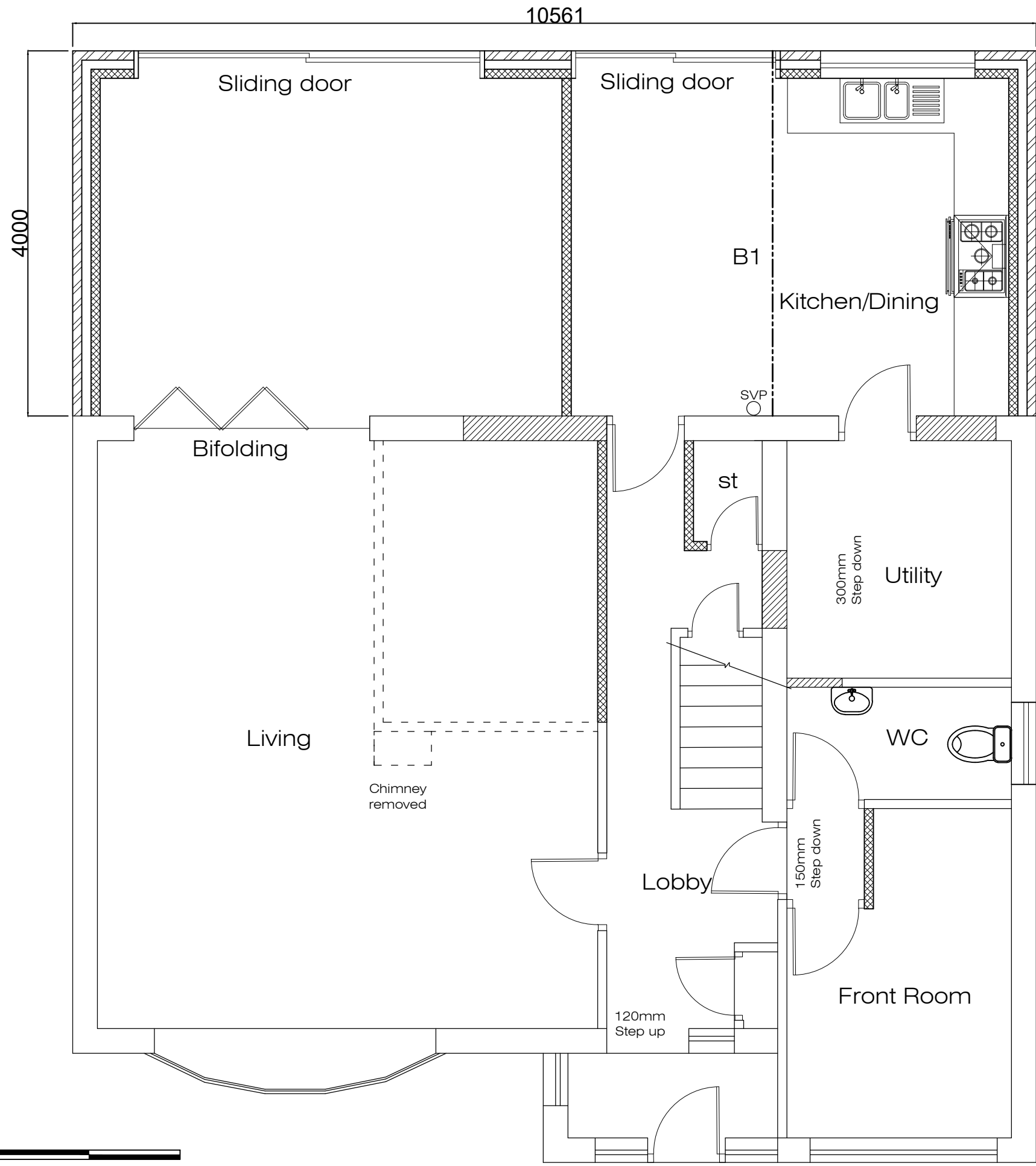
■ **Architecture**
■ **Planning**  
■ **Building Regulations**
■ **Structural Design**  
 Tel: 0121 773 9402 | info@masoodakhtar.co.uk  
 65-67 Whitmore Road, Birmingham. B10 0NR  
 www.masoodakhtar.co.uk

**PLANNING DRAWING**

	Initials	Signature	Date
Drawn By:			
Checked:			
Authorised:			

Purpose of Issue **PRELIMINARY** SCALE (A3 Paper Size) **1:100**

Drawing No **PA 5180-02** Revision **P1**



Proposed Ground Floor

**COPYRIGHT CLAUSE**  
The copyright of these Designs is vested in Masood Akhtar Associates and may not be reproduced in part or in whole without their express written permission

**34) Party Wall etc. ACT 1996 (Note for client/ owner)**  
All boundary positions are assumed as per clients instructions and contractor to agree exact boundary positions with client (owner) prior to commencement of works. The works may fall within the PARTY WALL ACT and client is required to write the neighbours affected by these works and seek written consent prior to commencement of works. In case of any objection from the adjoining property owners, client is advised to contact specialist Party wall Surveyors.

- NOTES**
1. EXISTING WORK THUS.....
  2. EXISTING WORK TO BE DEMOLISHED THUS.....
  3. PROPOSED WORK THUS.....
  4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK.
  5. ALL WORK TO COMPLY WITH BUILDING REGULATION AND ALL STATUTORY AUTHORITIES REQUIREMENTS.
  6. ALL DRAINAGE LAYOUT TO BE APPROVED ON SITE FROM BUILDING CONTROL OFFICER.
  7. ALL INTERNAL FITTINGS AND FINISHES TO BE CONFIRMED BY THE BUILDER IN CONJUNCTION WITH CLIENTS REQUIREMENTS.

**THIS DRAWING TO BE READ IN CONJUNCTION WITH CONSTRUCTION NOTES AND STANDARD DETAILS**

**PLANNING NOTE (where applicable)**  
Contractor to ensure he complies with all conditions as outlined in The Planning Approval Notice. It is the responsibility of the Contractor to obtain written approvals for all facing material from the Planning Department

Rev	DESCRIPTION	Date
P1		??/??/20

Client  
Mr J Singh

Project  
27 Monksfield Avenue  
Birmingham  
B43 6AP

Project Description  
Two story Rear Extension and Internal Alterations

Drawing Title  
Proposed Ground Floor Plan

DATE April 2021



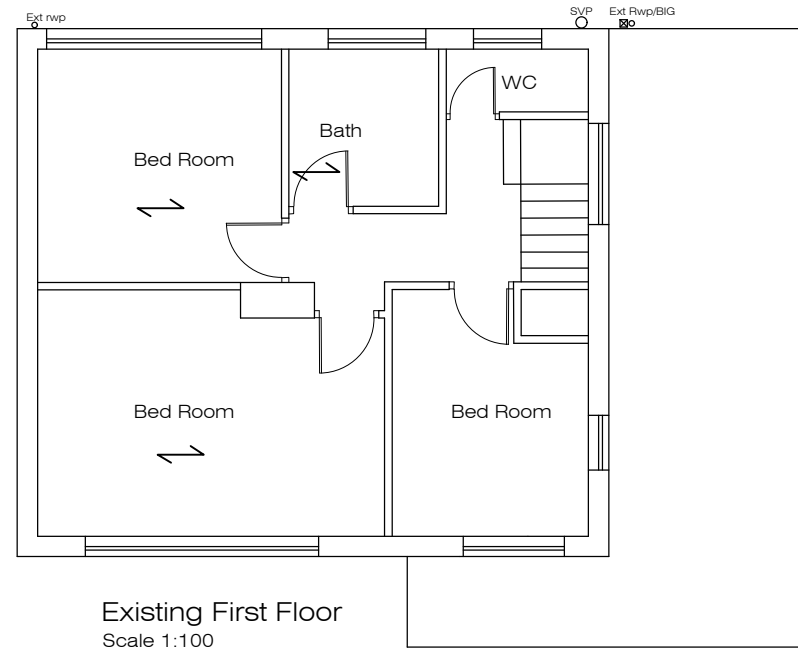
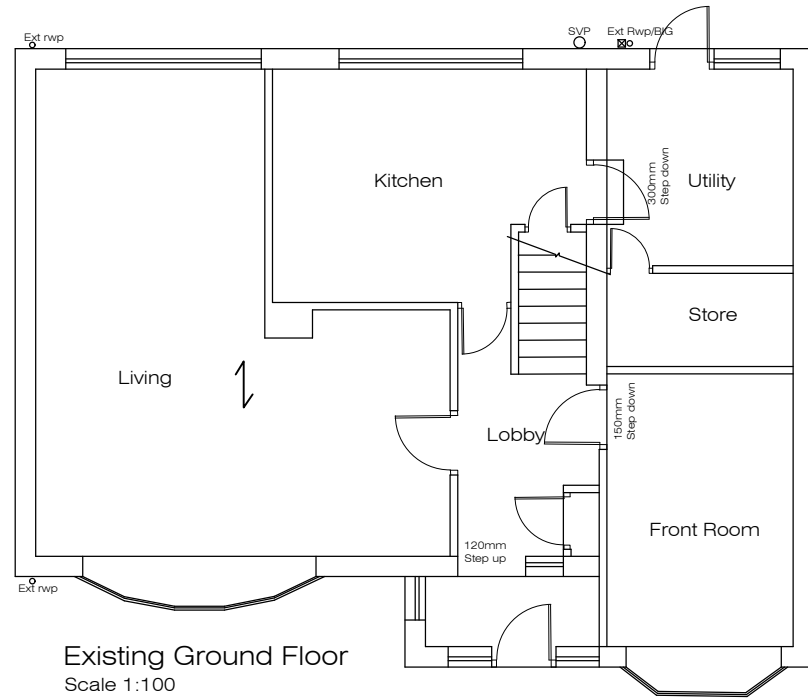
**MASOOD AKHTAR ASSOCIATES**

■ Architecture    ■ Planning  
■ Building Regulations    ■ Structural Design

Tel: 0121 773 9402 | info@masoodakhtar.co.uk  
65-67 Whitmore Road, Birmingham. B10 0NR  
www.masoodakhtar.co.uk

PLANNING DRAWING			
Drawn By:	Initials	Signature	Date
Checked:			
Authorised:			
Purpose of Issue	PRELIMINARY	SCALE (A3 Paper Size)	1:50
Drawing No	PA 5180-03		Revision
			P1





**COPYRIGHT CLAUSE**  
The copyright of these Designs is vested in Masood Akhtar Associates and may not be reproduced in part or in whole without their express written permission

**34) Party Wall etc. ACT 1996 (Note for client/owner)**  
All boundary positions are assumed as per clients instructions and contractor to agree exact boundary positions with client (owner), prior to commencement of works. The works may fall within the PARTY WALL ACT and client is required to write the neighbours affected by these works and seek written consent prior to commencement of works. In case of any objection from the adjoining property owners, client is advised to contact specialist Party wall Surveyors.

- NOTES**
1. EXISTING WORK THUS.....
  2. EXISTING WORK TO BE DEMOLISHED THUS.....
  3. PROPOSED WORK THUS.....
  4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK.
  5. ALL WORK TO COMPLY WITH BUILDING REGULATION AND ALL STATUTORY AUTHORITIES REQUIREMENTS.
  6. ALL DRAINAGE LAYOUT TO BE APPROVED ON SITE FROM BUILDING CONTROL OFFICER.
  7. ALL INTERNAL FITTINGS AND FINISHES TO BE CONFIRMED BY THE BUILDER IN CONJUNCTION WITH CLIENTS REQUIREMENTS.

**THIS DRAWING TO BE READ IN CONJUNCTION WITH CONSTRUCTION NOTES AND STANDARD DETAILS**

**PLANNING NOTE (where applicable)**  
Contractor to ensure he complies with all conditions as outlined in The Planning Approval Notice. It is the responsibility of the Contractor to obtain written approvals for all facing material from the Planning Department

Rev	DESCRIPTION	Date
P1		??/??/20

Client  
Mr J Singh

Project  
27 Monksfield Avenue  
Birmingham  
B43 6AP

Project Description  
Two story Rear Extension and Internal Alterations

Drawing Title  
Existing Ground and First Floor Plans

**DATE** April 2021



**MASOOD AKHTAR ASSOCIATES**

■ Architecture ■ Planning

■ Building Regulations ■ Structural Design

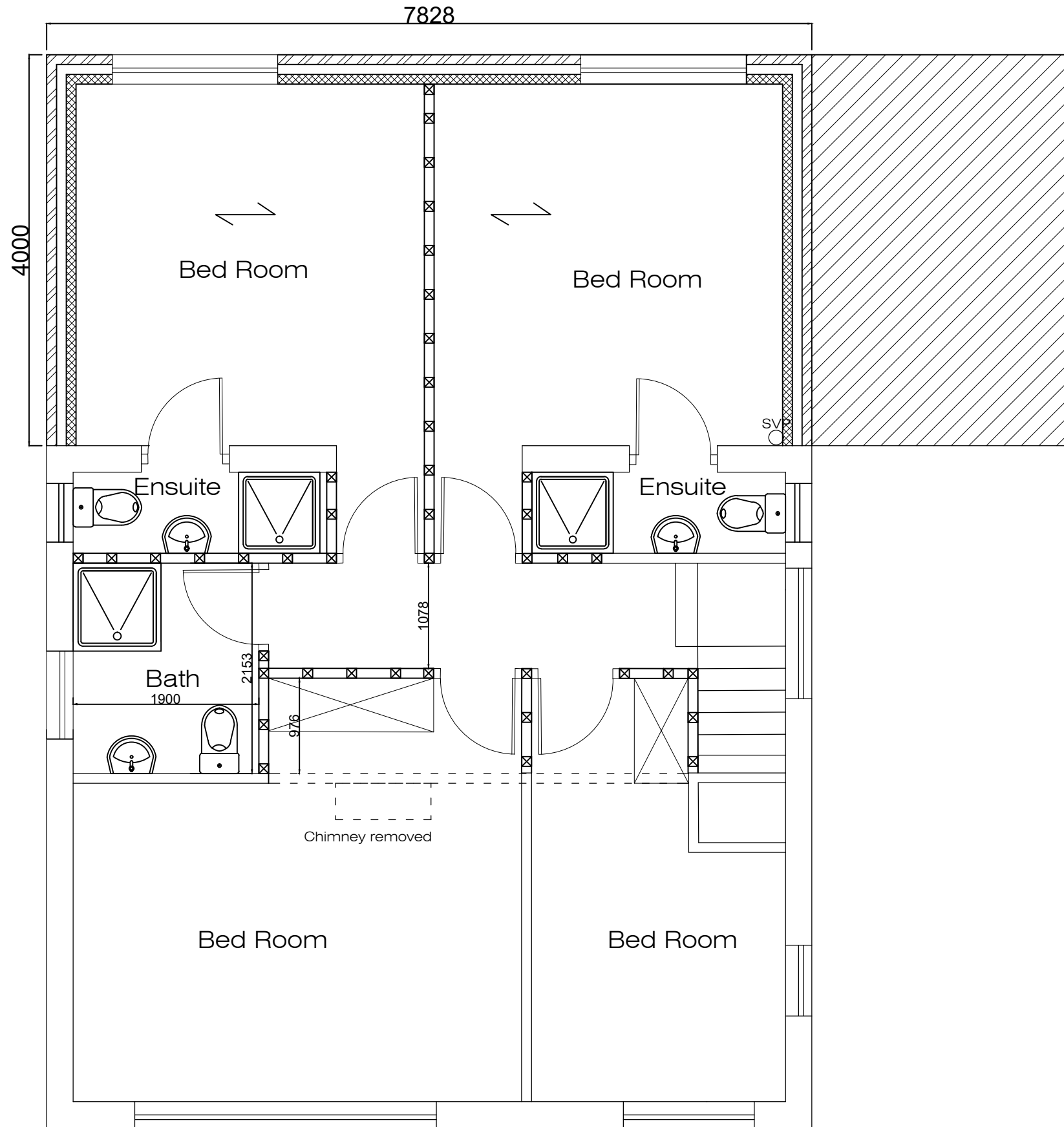
Tel: 0121 773 9402 | info@masoodakhtar.co.uk  
65-67 Whitmore Road, Birmingham. B10 0NR  
www.masoodakhtar.co.uk

**PLANNING DRAWING**

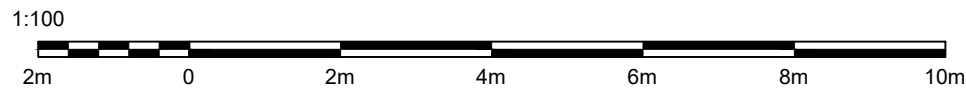
	Initials	Signature	Date
Drawn By:			
Checked:			
Authorised:			

Purpose of Issue **PRELIMINARY** SCALE (A3 Paper Size) **1:100**

Drawing No **PA 5180-01** Revision **P1**



Proposed First Floor



**COPYRIGHT CLAUSE**  
The copyright of these Designs is vested in Masood Akhtar Associates and may not be reproduced in part or in whole without their express written permission

**34) Party Wall etc. ACT 1996 (Note for client/ owner)**  
All boundary positions are assumed as per clients instructions and contractor to agree exact boundary positions with client (owner), prior to commencement of works. The works may fall within the PARTY WALL ACT and client is required to write the neighbours affected by these works and seek written consent prior to commencement of works. In case of any objection from the adjoining property owners, client is advised to contact specialist Party wall Surveyors.

- NOTES**
- EXISTING WORK THUS.....
  - EXISTING WORK TO BE DEMOLISHED THUS.....
  - PROPOSED WORK THUS.....
  - CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK.
  - ALL WORK TO COMPLY WITH BUILDING REGULATION AND ALL STATUTORY AUTHORITIES REQUIREMENTS.
  - ALL DRAINAGE LAYOUT TO BE APPROVED ON SITE FROM BUILDING CONTROL OFFICER.
  - ALL INTERNAL FITTINGS AND FINISHES TO BE CONFIRMED BY THE BUILDER IN CONJUNCTION WITH CLIENTS REQUIREMENTS.

**THIS DRAWING TO BE READ IN CONJUNCTION WITH CONSTRUCTION NOTES AND STANDARD DETAILS**

**PLANNING NOTE (where applicable)**  
Contractor to ensure he complies with all conditions as outlined in The Planning Approval Notice. It is the responsibility of the Contractor to obtain written approvals for all facing material from the Planning Department

Rev	DESCRIPTION	??/??/20

Client  
Mr J Singh

Project  
27 Monksfield Avenue  
Birmingham  
B43 6AP

Project Description  
Two story Rear Extension and Internal Alterations

Drawing Title  
Proposed First Floor Plan

**DATE**      **April 2021**



**MASOOD AKHTAR ASSOCIATES**

**Architecture**      **Planning**

**Building Regulations**      **Structural Design**

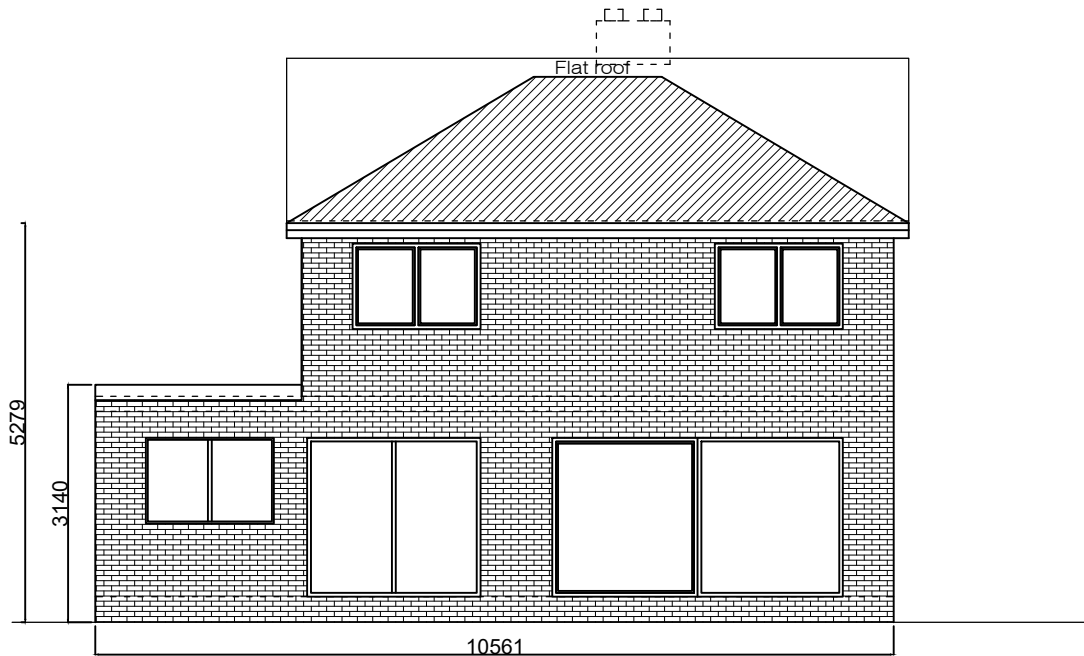
Tel: 0121 773 9402 | info@masoodakhtar.co.uk  
65-67 Whitmore Road, Birmingham. B10 0NR  
www.masoodakhtar.co.uk

**PLANNING DRAWING**

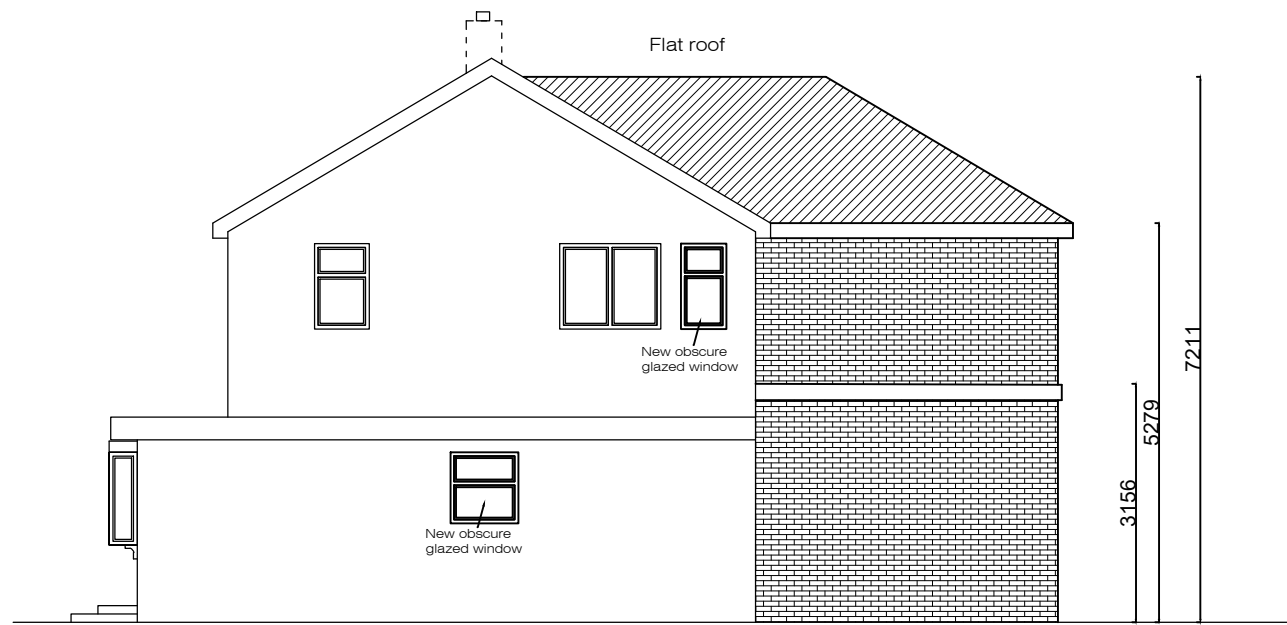
Drawn By:	Initials	Signature	Date
Checked:			
Authorised:			

Purpose of Issue    **PRELIMINARY**      SCALE (A3 Paper Size)      1:50

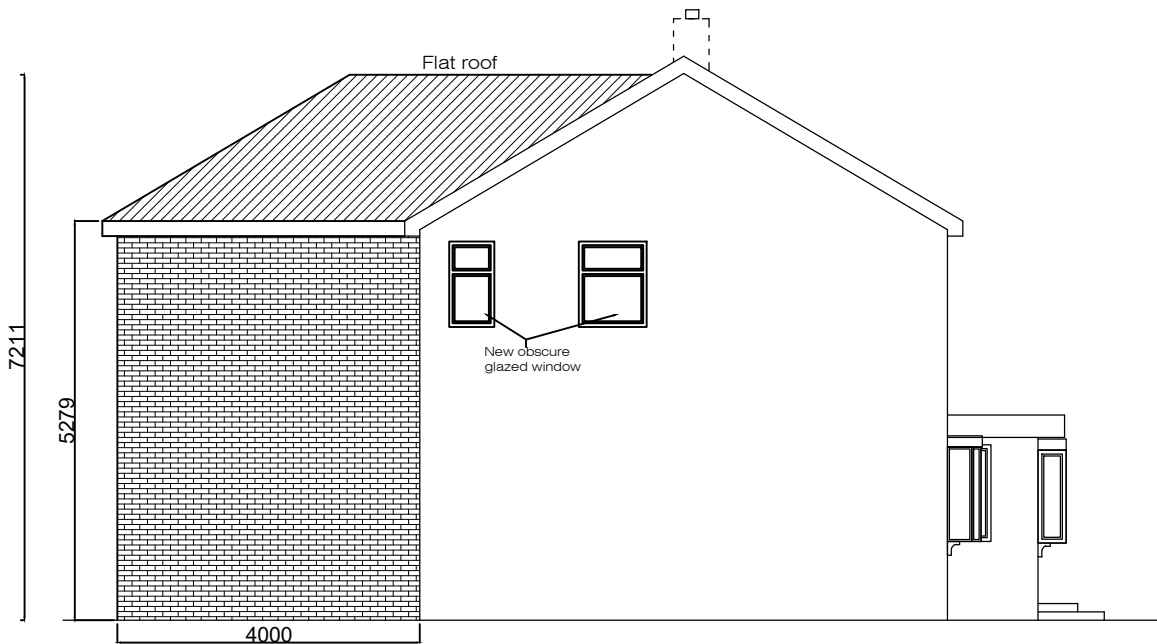
Drawing No      **PA 5180-04**      Revision      **P1**



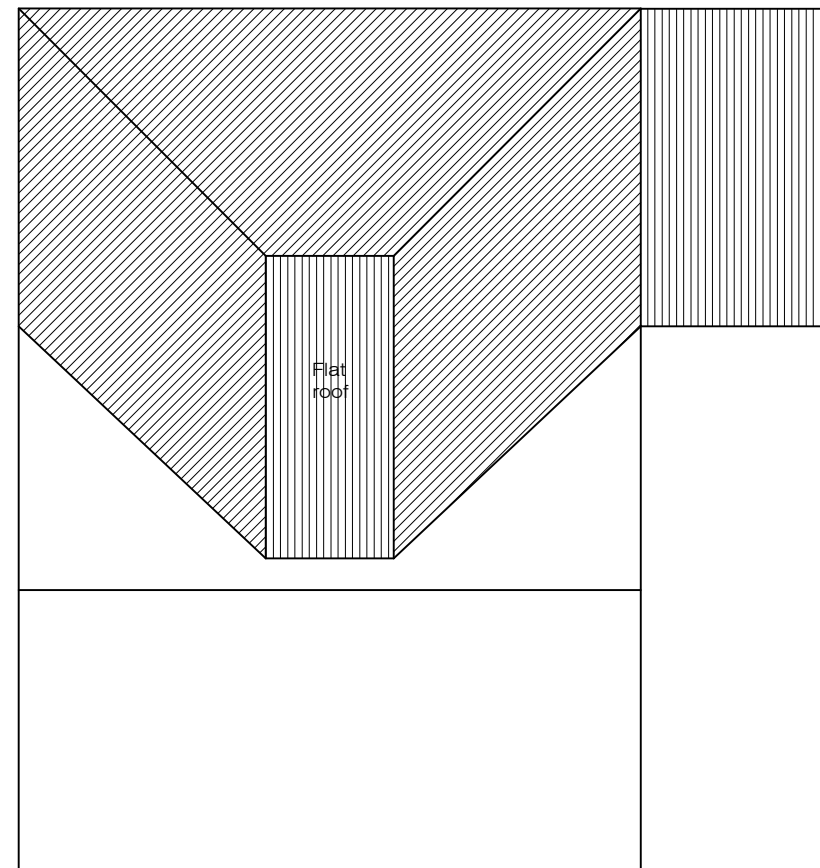
Proposed Rear Elevation  
Scale 1:100



Proposed Side Elevation B  
Scale 1:100



Proposed Side Elevation A  
Scale 1:100



Proposed Roof Plan



**COPYRIGHT CLAUSE**  
The copyright of these Designs is vested in Masood Akhtar Associates and may not be reproduced in part or in whole without their express written permission

**34) Party Wall etc. ACT 1996 (Note for client/ owner)**  
All boundary positions are assumed as per clients instructions and contractor to agree exact boundary positions with client (owner), prior to commencement of works. The works may fall within the PARTY WALL ACT and client is required to write the neighbours affected by these works and seek written consent prior to commencement of works. In case of any objection from the adjoining property owners, client is advised to contact specialist Party wall Surveyors.

- NOTES**
1. EXISTING WORK THUS.....
  2. EXISTING WORK TO BE DEMOLISHED THUS.....
  3. PROPOSED WORK THUS.....
  4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK.
  5. ALL WORK TO COMPLY WITH BUILDING REGULATION AND ALL STATUTORY AUTHORITIES REQUIREMENTS.
  6. ALL DRAINAGE LAYOUT TO BE APPROVED ON SITE FROM BUILDING CONTROL OFFICER.
  7. ALL INTERNAL FITTINGS AND FINISHES TO BE CONFIRMED BY THE BUILDER IN CONJUNCTION WITH CLIENTS REQUIREMENTS.

**THIS DRAWING TO BE READ IN CONJUNCTION WITH CONSTRUCTION NOTES AND STANDARD DETAILS**

**PLANNING NOTE (where applicable)**  
Contractor to ensure he complies with all conditions as outlined in The Planning Approval Notice. It is the responsibility of the Contractor to obtain written approvals for all facing material from the Planning Department

Rev	DESCRIPTION	DATE
P1		??/??/20

Client  
Mr J Singh

Project  
27 Monksfield Avenue  
Birmingham  
B43 6AP

Project Description  
Two story Rear Extension and Internal Alterations

Drawing Title  
Proposed Elevations and Roof Plan

**DATE** April 2021



**MASOOD AKHTAR ASSOCIATES**

■ Architecture ■ Planning

■ Building Regulations ■ Structural Design

Tel: 0121 773 9402 | info@masoodakhtar.co.uk  
65-67 Whitmore Road, Birmingham. B10 0NR  
www.masoodakhtar.co.uk

**PLANNING DRAWING**

Drawn By:	Initials	Signature	Date
Checked:			
Authorised:			

Purpose of Issue **PRELIMINARY** SCALE (A3 Paper Size) **1:100**

Drawing No **PA 5180-05** Revision **P1**



**LOCATION PLAN**  
 Scale - 1:200  
 Total Site Area 493m<sup>2</sup> = 0.0493 Hectare

**COPYRIGHT CLAUSE**  
 The copyright of these Designs is vested in Masood Akhtar Associates and may not be reproduced in part or in whole without their express written permission.

**34) Party Wall etc ACT 1996 (Note for client/ owner)**  
 All boundary positions are assumed as per clients instructions and contractor to agree exact boundary positions with client (owner) prior to commencement of works. The works may fall within the PARTY WALL ACT and client is required to write the neighbours affected by these works and seek written consent prior to commencement of works. In case of any objection from the adjoining property owners, client is advised to contact specialist Party wall Surveyors.

- NOTES**
- EXISTING WORK THUS.....
  - EXISTING WORK TO BE DEMOLISHED THUS.....
  - PROPOSED WORK THUS.....
  - CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK.
  - ALL WORK TO COMPLY WITH BUILDING REGULATION AND ALL STATUTORY AUTHORITIES REQUIREMENTS.
  - ALL DRAINAGE LAYOUT TO BE APPROVED ON SITE FROM BUILDING CONTROL OFFICER.
  - ALL INTERNAL FITTINGS AND FINISHES TO BE CONFIRMED BY THE BUILDER IN CONJUNCTION WITH CLIENTS REQUIREMENTS.

**THIS DRAWING TO BE READ IN CONJUNCTION WITH CONSTRUCTION NOTES AND STANDARD DETAILS**

**PLANNING NOTE (where applicable)**  
 Contractor to ensure he complies with all conditions as outlined in The Planning Approval Notice. It is the responsibility of the Contractor to obtain written approvals for all facing material from the Planning Department

Rev	DESCRIPTION	Date
P1		??/??/20

Client  
 Mr Jag

Project  
 27 Monksfield Avenue  
 Birmingham  
 B43 6AP

Project Description  
 Two story Rear Extension and Internal Alteration

Drawing Title  
 Proposed Site Plan @1:200

**DATE** April 2021



**MASOOD AKHTAR ASSOCIATES**

■ **Architecture**
■ **Planning**  
■ **Building Regulations**
■ **Structural Design**  
 Tel: 0121 773 9402 | info@masoodakhtar.co.uk  
 65-67 Whitmore Road, Birmingham. B10 0NR  
 www.masoodakhtar.co.uk

**PLANNING DRAWING**

Drawn By:	Initials	Signature	Date
Checked:			
Authorised:			

Purpose of Issue **PRELIMINARY** SCALE (A3 Paper Size) **1:200**

Drawing No **PA 5180-06A** Revision **P1**

# Report to Planning Committee

**4 August 2021**

<b>Application Reference</b>	DC/21/65762
<b>Application Received</b>	6 <sup>th</sup> July 2021
<b>Application Description</b>	Proposed dormer window to front.
<b>Application Address</b>	4 Newton Close Great Barr Birmingham B43 6DJ
<b>Applicant</b>	Mr Sid Willetts
<b>Ward</b>	Great Barr
<b>Contact Officer</b>	Sarah Riley sarah_riley@sandwell.gov.uk

## 1 Recommendations

- 1.1 That planning permission is granted subject to external materials to match the existing property unless otherwise agreed by the local planning authority.

## 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?



The design of the proposal is acceptable in respect of national and local planning policy.

### 4 Context

4.1 This application is being reported to your Planning Committee because the agent works for Sandwell Council.

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

[4 Newton Close, Great Barr](#)

### 5 Key Considerations

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

Government policy (NPPF)

Loss of light and/or outlook

Design, appearance and materials

### 6. The Application Site

6.1 The application relates to a detached bungalow located to the northern end of Newton Close, Great Barr. The character of the surrounding area is residential in nature.

### 7. Planning History

7.1 There is no relevant planning history.



## 8. Application Details

- 8.1 The applicant proposes to incorporate an 'eyelid shaped' dormer window to the front elevation of the dwelling to serve a loft conversion within the property's roof space.
- 8.2 The dormer window would measure 3.7m wide, 1.7m high and 0.8m in length.

## 9. Publicity

- 9.1 The application is currently being publicised by neighbour notification letter and no objections have received to date. At the time of writing this report the publicity period had not expired therefore an update will be provided to your meeting.

## 10. Consultee responses

There are no statutory consultation responses to report for this application.

## 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 There are no concerns raised over the impact of the proposal on residential amenity, or in respect its design and appearance. The dormer



window would be constructed of materials to match the existing property and is not overly dominant given its size and design, being assimilated well within the existing roof ridge. The development is therefore considered to be compliant with policies ENV3 and SAD EOS 9.

### 13. Material Considerations

13.1 National and local planning policy considerations have been referred to above in sections 11 and 12. With regards to the other material 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 given its proposed size and location.

#### 13.3 Design, appearance and materials.

The scale of the front dormer window would be proportionate to the existing roof space and would sit clear of the roof ridge and eaves. Its design would cause no undue harm to the character of the existing property nor the visual amenity of the existing area. The extension is therefore compliant with the Councils supplementary design guidance.

### 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

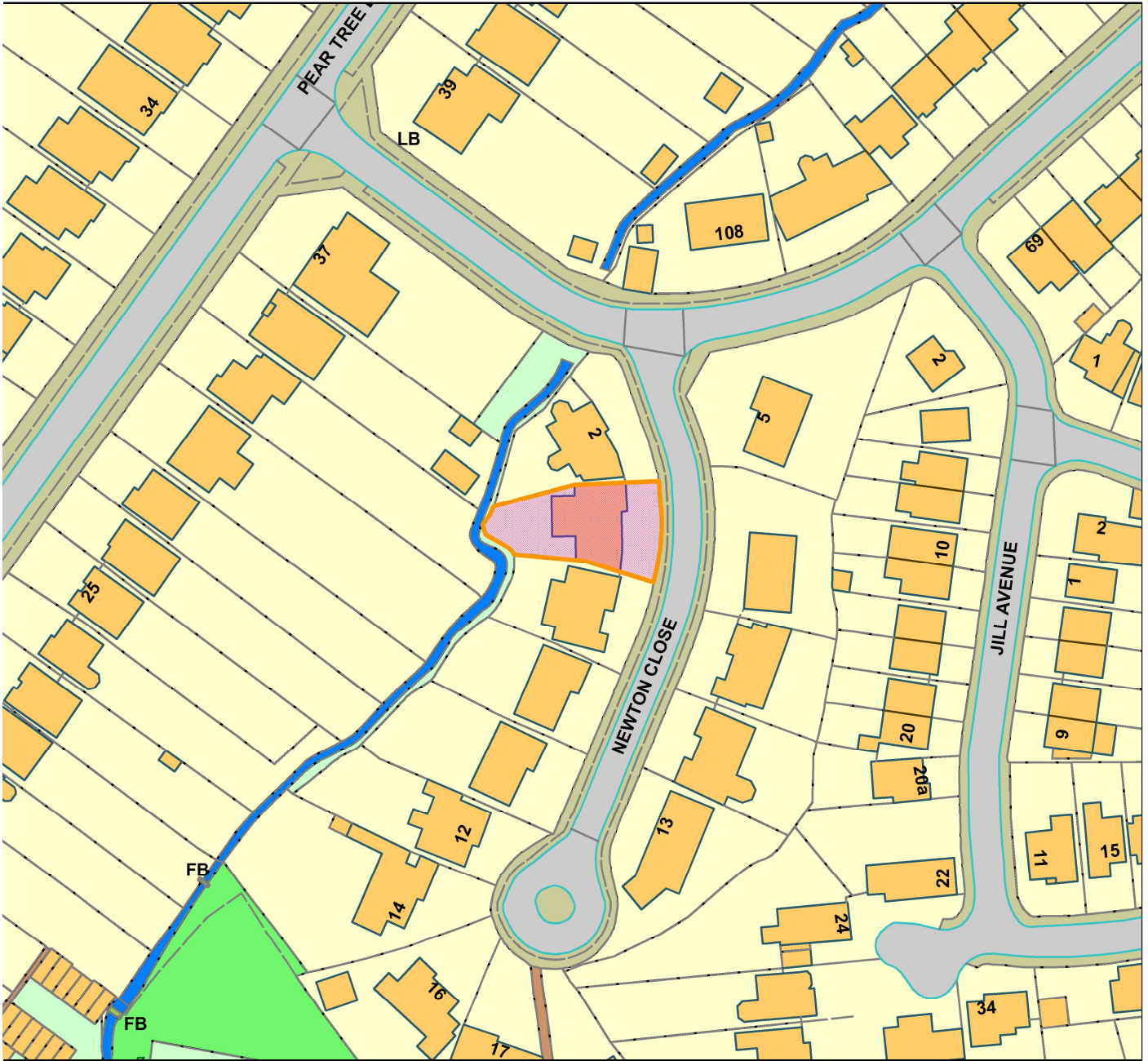
Plan No. 01 location plan

Plan No. 02 existing ground floor and elevations plan

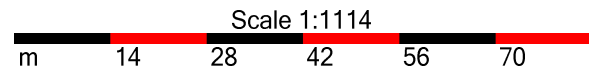
Plan No. 03 proposed first floor and elevations plan



DC/21/65762  
4 Newton Close

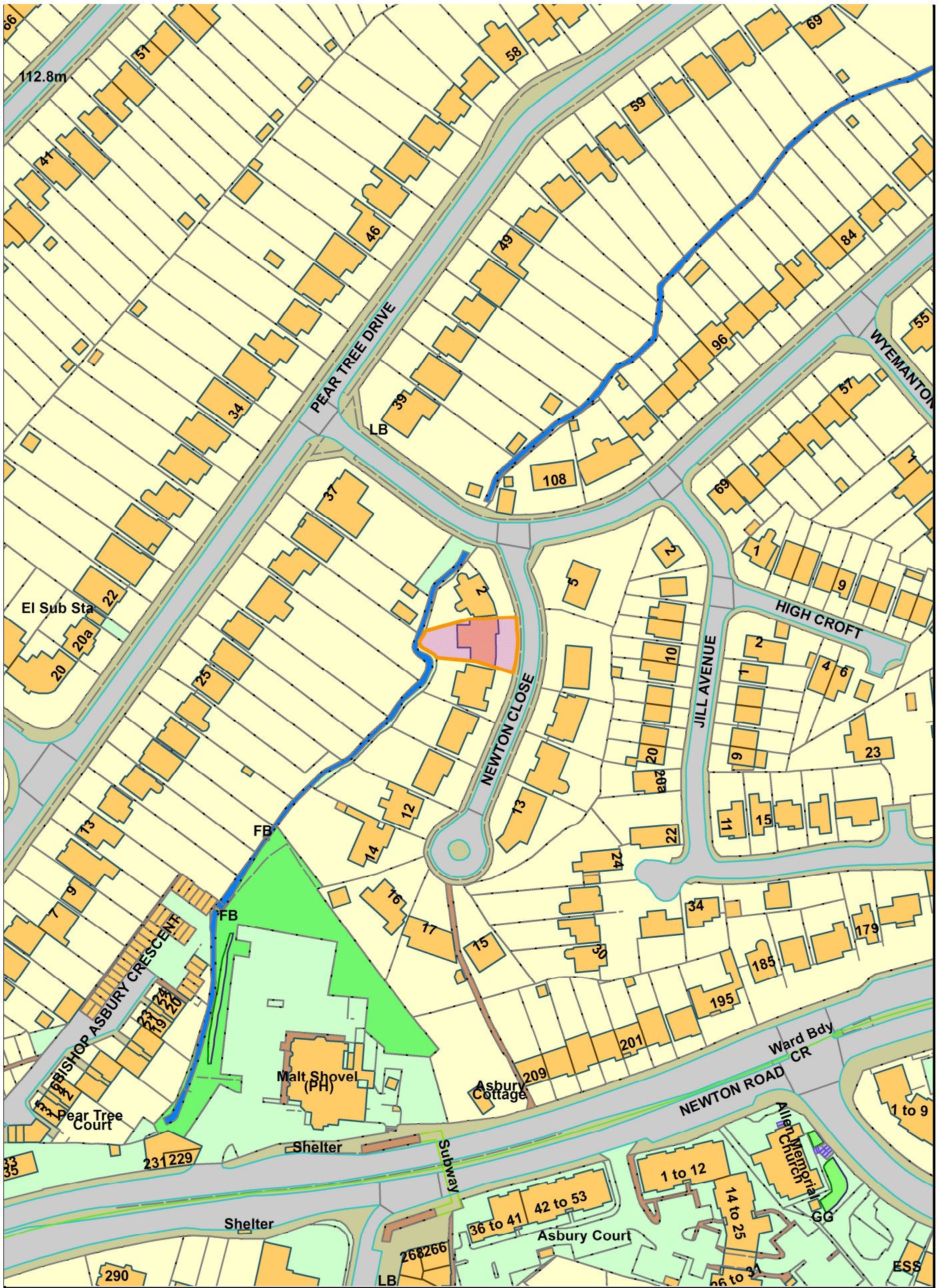


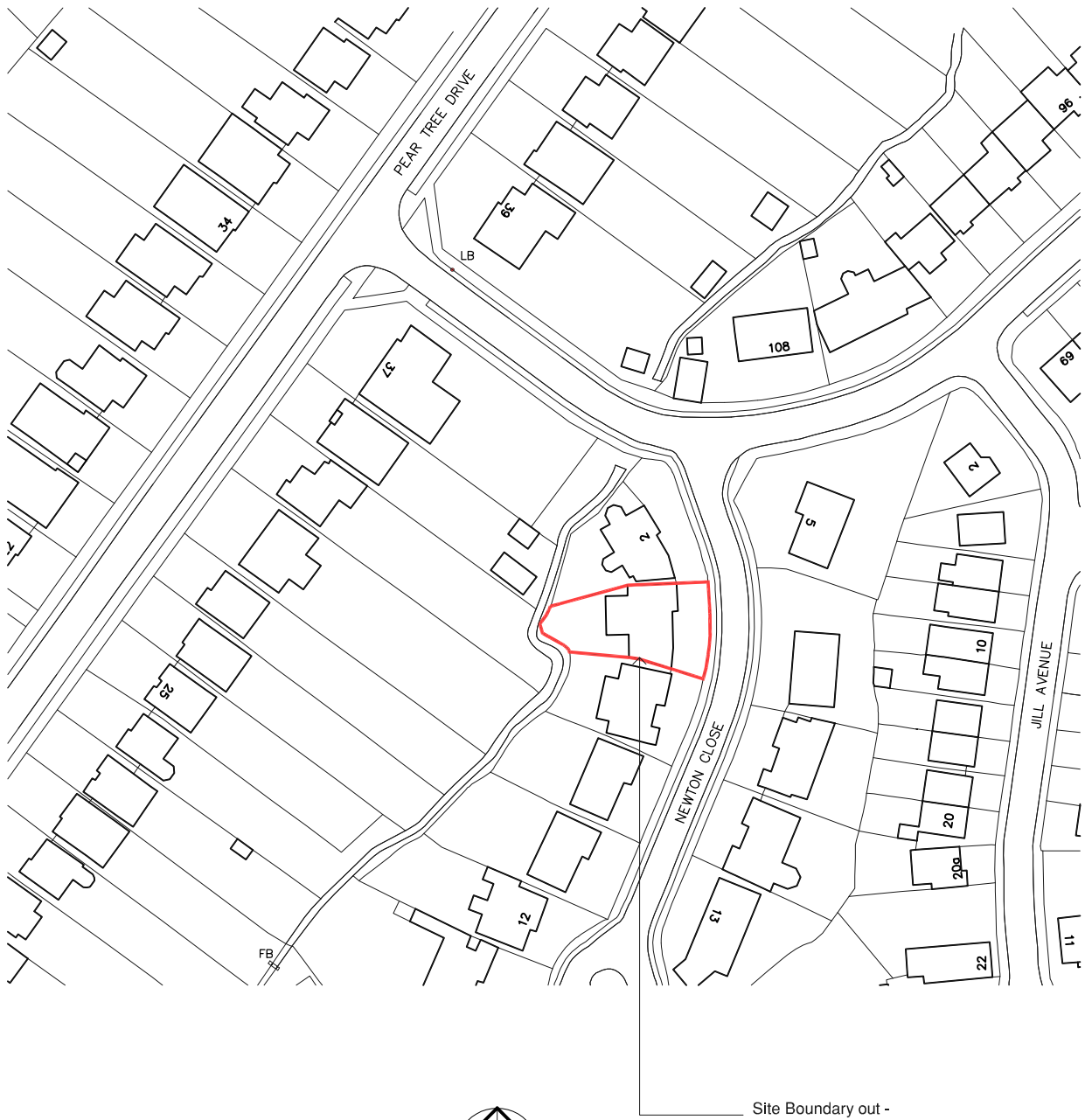
**Legend**



© Crown copyright and database rights 2019  
Ordnance Survey Licence No 100023119

<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	22 July 2021
<b>OS Licence No</b>	





Site Plan Scale 1:1250



Site Boundary out-lined in red

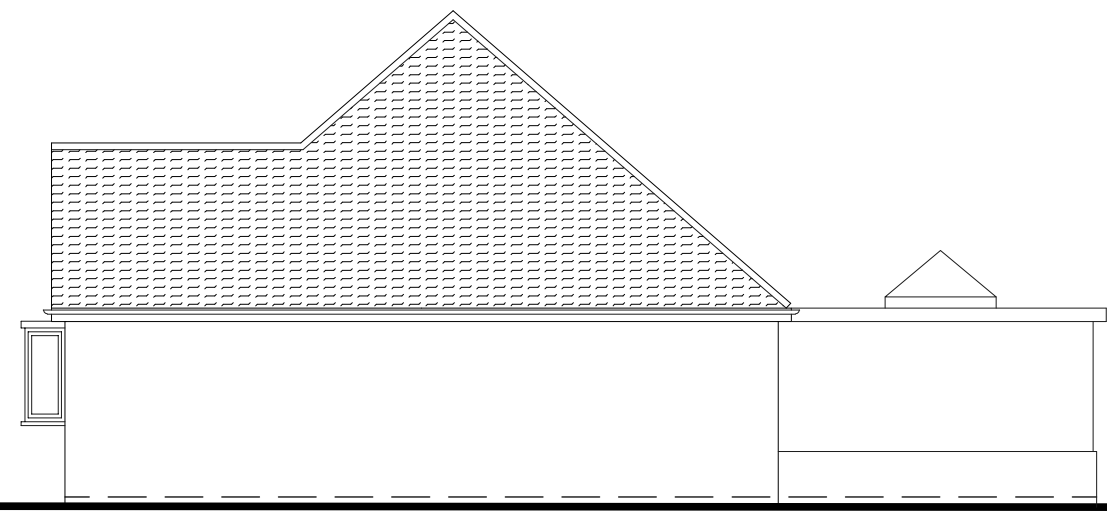


DRAWINGS PREPARED FOR LOCAL AUTHORITY APPROVALS ONLY.  
 FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALE.  
 THE WORKS MAY BE SUBJECT TO THE PARTY WALL ACT 1996. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL NECESSARY STEPS ARE TAKEN TO COMPLY WITH THE ACT IF REQUIRED.

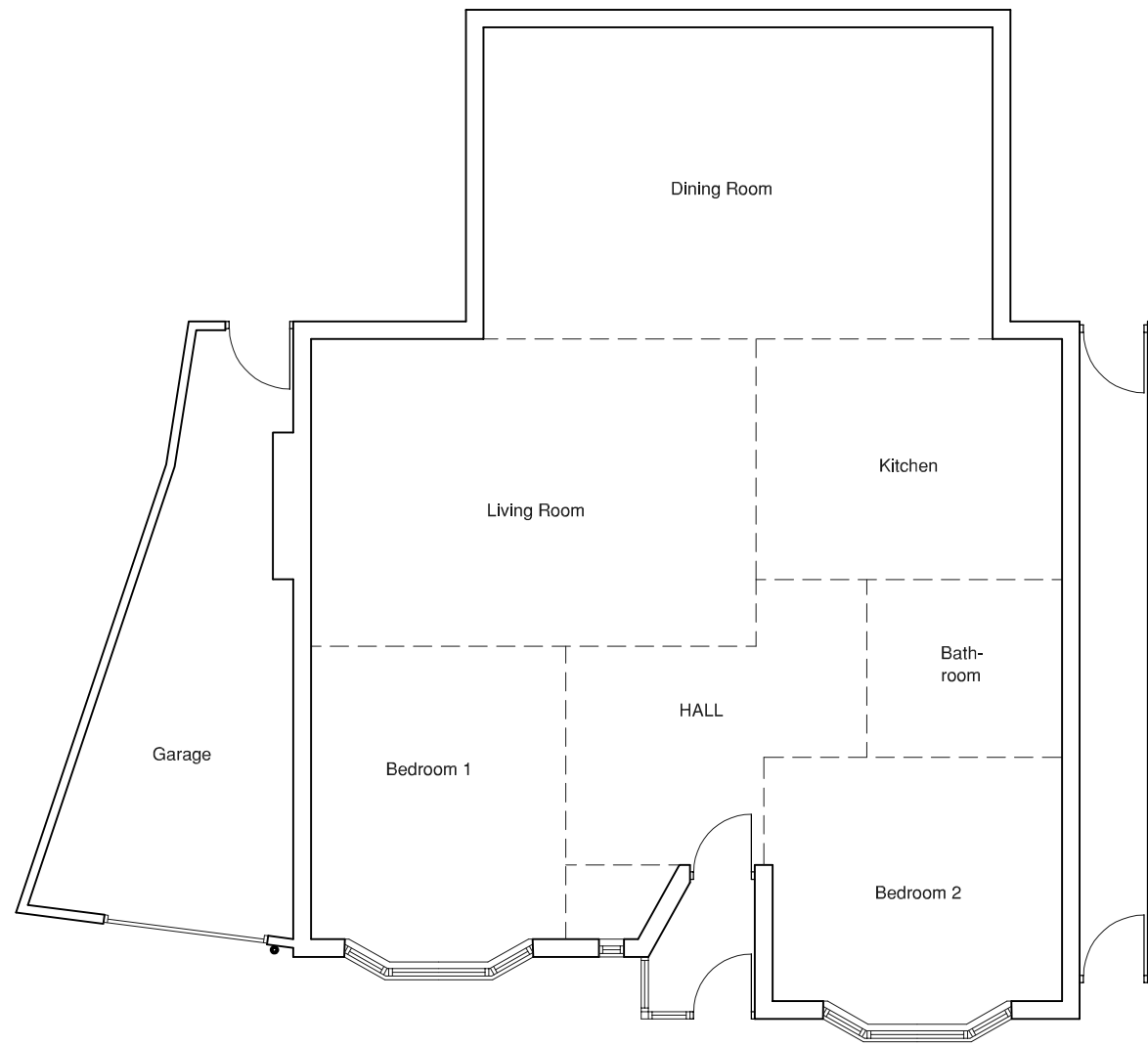
DATE May 21	OWNER	LOCATION 4 Newton Close, Great Barr, West Midlands B43 6DJ.	TITLE Site Location Plan	NUMBER <b>01</b>	REVISION
SCALE 1:1250 @ A4	PROJECT Proposed Dormer Window				



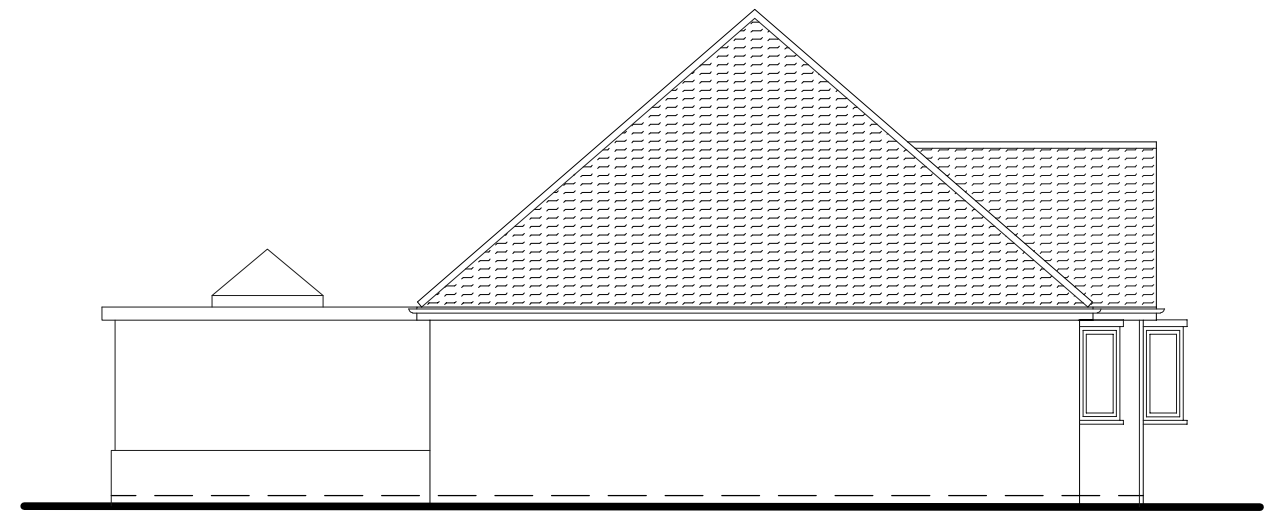
Existing Front Elevation scale 1:100



Existing Side Elevation (north) scale 1:100



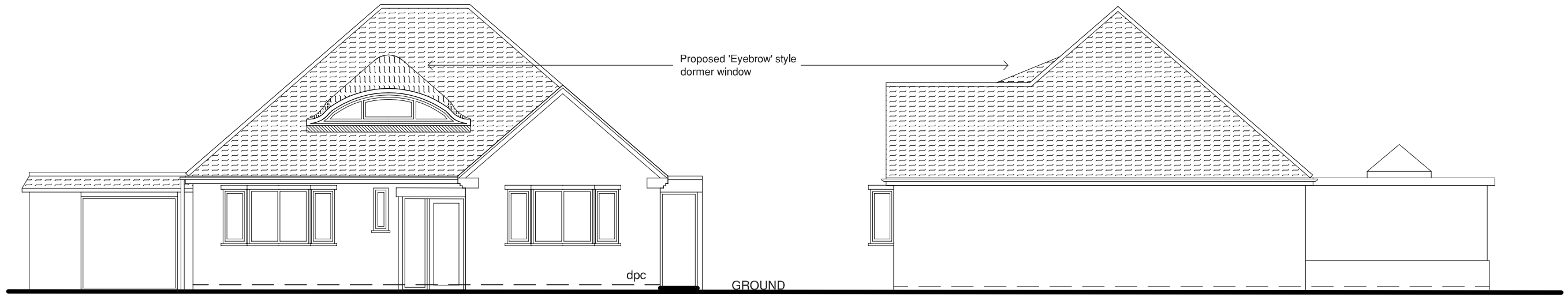
Existing Ground Floor Plan scale 1:100



Existing Side Elevation (south) scale 1:100

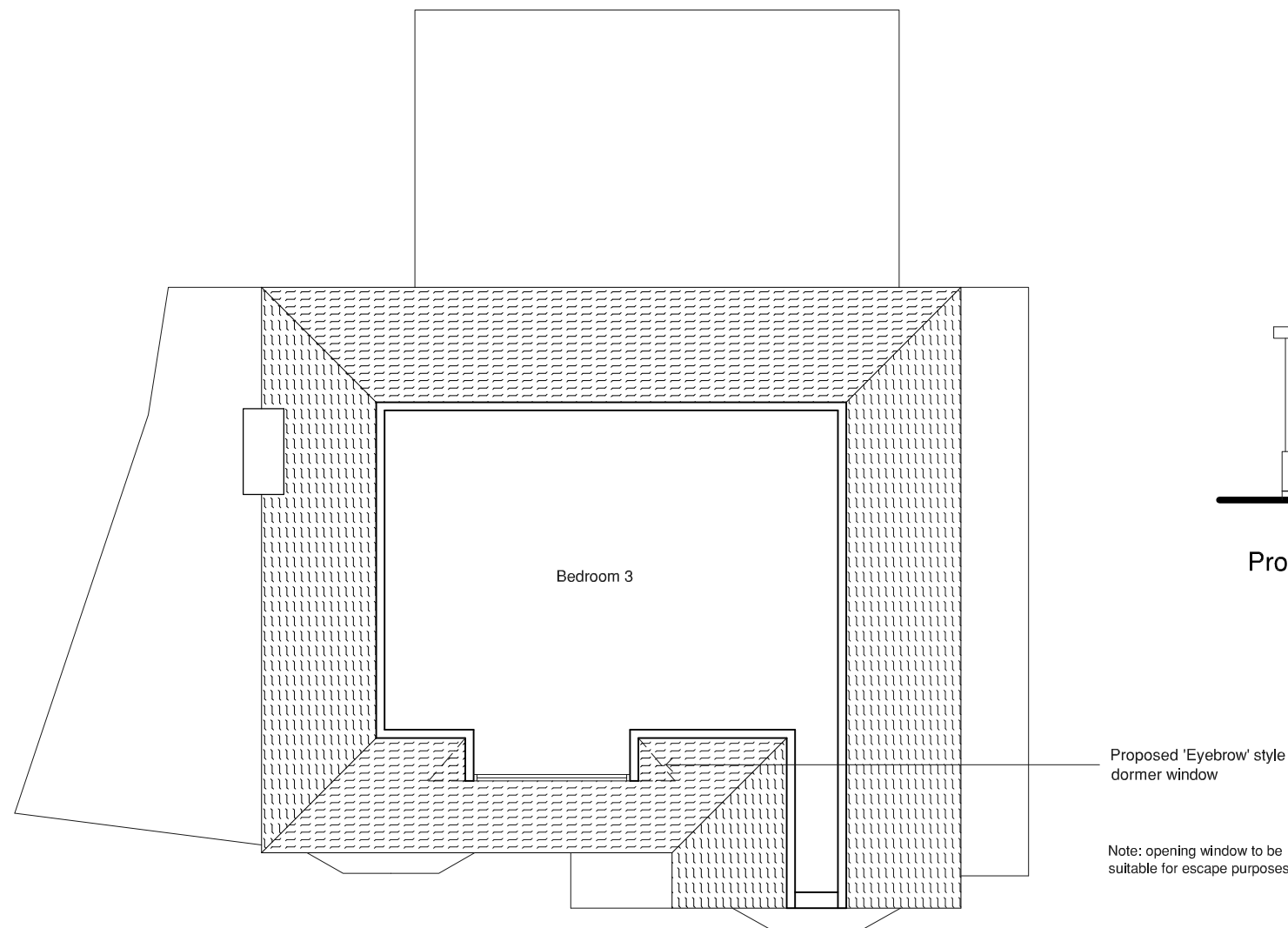


DATE May 21	OWNER	LOCATION 4 Newton Close, Great Barr, West Midlands B43 6DJ.	TITLE Existing Plan & Elevations	DRAWINGS PREPARED FOR LOCAL AUTHORITY APPROVALS ONLY. FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALE.	NUMBER <b>02</b>	REVISION
SCALE 1:100 @ A3	PROJECT Proposed Dormer Window			THE WORKS MAY BE SUBJECT TO THE PARTY WALL ACT 1996. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL NECESSARY STEPS ARE TAKEN TO COMPLY WITH THE ACT IF REQUIRED.		

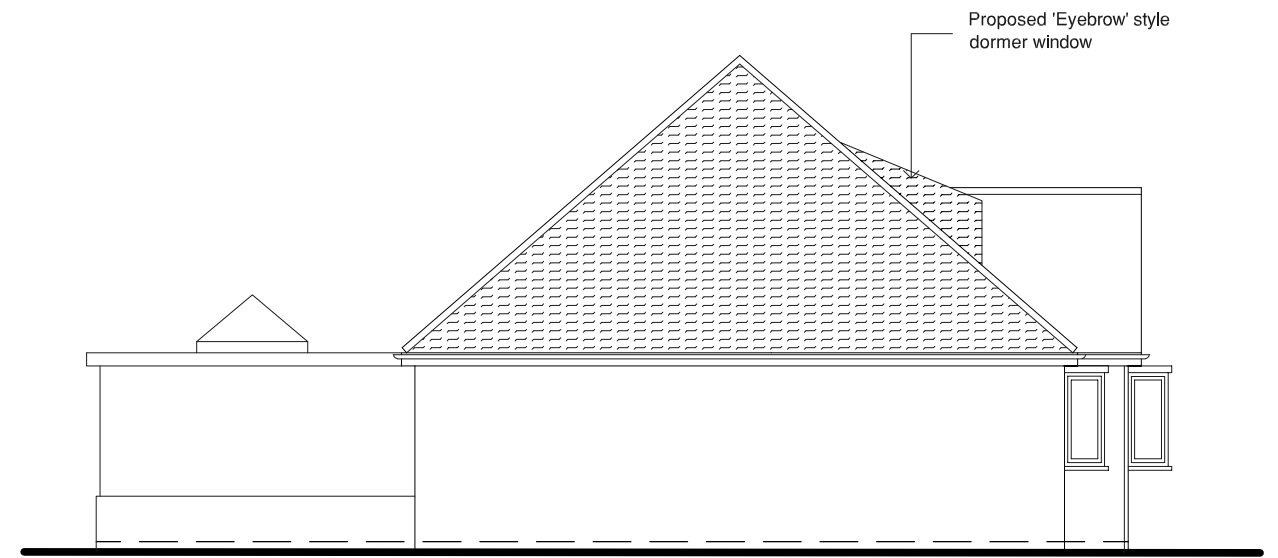


Proposed Front Elevation scale 1:100

Proposed Side Elevation (north) scale 1:100



Proposed First Floor Plan scale 1:100



Proposed Side Elevation (south) scale 1:100



DATE May 21	OWNER	LOCATION 4 Newton Close, Great Barr, West Midlands B43 6DJ.	TITLE Proposed Plan & Elevations	DRAWINGS PREPARED FOR LOCAL AUTHORITY APPROVALS ONLY. FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALE.	NUMBER <b>03</b>	REVISION
SCALE 1:100 @ A3	PROJECT Proposed Dormer Window			THE WORKS MAY BE SUBJECT TO THE PARTY WALL ACT 1996. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL NECESSARY STEPS ARE TAKEN TO COMPLY WITH THE ACT IF REQUIRED.		

# Report to Planning Committee

**4 August 2021**

<b>Subject:</b>	Applications Determined Under Delegated Powers
<b>Director:</b>	Interim Director – Regeneration and Growth Tammy Stokes
<b>Contact Officer:</b>	John Baker Service Manager - Development Planning and Building Consultancy <a href="mailto:John_baker@sandwell.gov.uk">John_baker@sandwell.gov.uk</a>  Alison Bishop Development Planning Manager <a href="mailto:Alison_bishop@sandwell.gov.uk">Alison_bishop@sandwell.gov.uk</a>






## 1 Recommendations

- 1.1 That the Planning Committee notes the applications determined under delegated powers by the Interim Director – Regeneration and Growth set out in the attached Appendix.

## 2 Reasons for Recommendations

- 2.1 This report is submitted to inform the Committee of the decisions on applications determined under delegated powers by the Interim Director – Regeneration and Growth.

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

		We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes.
		Our distinctive towns and neighbourhoods are successful centres of community life, leisure and entertainment where people increasingly choose to bring up their families.
		Sandwell now has a national reputation for getting things done, where all local partners are focused on what really matters in people's lives and communities.

### 4 Context and Key Issues

4.1 The applications determined under delegated powers are set out in the Appendix.

### 5 Alternative Options

5.1 There are no alternative options.

### 6 Implications

<b>Resources:</b>	There are no implications in terms of the Council's strategic resources.
<b>Legal and Governance:</b>	The Director – Regeneration and Growth has taken decisions in accordance with powers delegated under Part 3 (Appendix 5) of the Council's Constitution.
<b>Risk:</b>	There are no risk implications associated with this report.
<b>Equality:</b>	There are no equality implications associated with this report.
<b>Health and Wellbeing:</b>	There are no direct health and wellbeing implications from this report.
<b>Social Value</b>	There are no direct social value implications from this report.



## **7 Appendices**

Appendix 1 - Applications determined under delegated powers by the Interim Director – Regeneration and Growth.

**SANDWELL METROPOLITAN BOROUGH COUNCIL**  
**PLANNING COMMITTEE**

**Applications determined under delegated powers by the Director – Regeneration and Growth since your last Committee Meeting**

**REPORT FOR INFORMATION PURPOSES ONLY**

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/21/65359 Oldbury	29 Hainge Road Tividale Oldbury B69 2NY	Proposed two storey office extension and single storey warehouse extension at rear.	Grant Permission with external materials  23rd June 2021
DC/21/65511 Great Barr With Yew Tree	Side Garden Of 33 Greenside Way Walsall WS5 4BT	Proposed detached dwelling.	Grant Permission Subject to Conditions  23rd June 2021
DC/21/65519 Oldbury	Bishopgate Works 68 Lower City Road Tividale Oldbury B69 2HF	Proposed demolition of existing buildings and erection of storage facility with mezzanine floor for office space, 2 No. electric charging points, access, parking, boundary fencing and landscaping.	Grant Permission Subject to Conditions  23rd June 2021
DC/21/65536 Great Bridge	Unit 1-2 Olympus Drive Tipton DY4 7HY	Proposed two storey front extensions.	Grant Permission Subject to Conditions  23rd June 2021

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/21/65551  Abbey	19 Loxley Road Smethwick B67 5BL	Proposed single storey rear extension.	Grant Permission with external materials  23rd June 2021
DC/21/65555  Cradley Heath & Old Hill	39 Haden Park Road Cradley Heath B64 7HF	Proposed single storey rear extension (Lawful Development Certificate).	Grant Lawful Use Certificate  23rd June 2021
DC/21/65609  Great Barr With Yew Tree	1 Peveril Way Great Barr Birmingham B43 6ER	Proposed single storey side extension (previously refused application DC/20/65090).	Grant Permission with external materials  23rd June 2021
DC/21/65618  Great Barr With Yew Tree	150 Whitecrest Great Barr Birmingham B43 6EW	Proposed garage conversion with increased roof height.	Grant Permission with external materials  23rd June 2021
PD/21/01773  Friar Park	6 Devon Road Wednesbury WS10 0RU	Proposed single storey rear extension measuring: 4.00m L x 3.63m H (2.56m to eaves)	P D Householder not required  23rd June 2021
PD/21/01775  Great Barr With Yew Tree	52 Sycamore Road Great Barr Birmingham B43 7SS	Proposed single storey rear extension measuring: 4.50m L x 4.00m H (2.80m to eaves)	P D Householder not required  23rd June 2021
PD/21/01778  Old Warley	120 Harborne Road Oldbury B68 9JG	Proposed single storey rear extension measuring: 3.15m L x 3.85m H (3.0m to eaves)	P D Householder not required  23rd June 2021

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/21/01782 Hateley Heath	35 Griffiths Road West Bromwich B71 2EH	Proposed single storey rear extension measuring: 4.0m L x 3.0m H (3.0m to eaves)	P D Householder not required  23rd June 2021
PD/21/01783 Wednesbury South	8 Brindley Road West Bromwich B71 2NA	Proposed single storey rear extension measuring: 4.00m L x 4.00m H (2.70m to eaves)	P D Householder not required  23rd June 2021
DC/21/65447 Old Warley	10 Lenwade Road Oldbury B68 9JU	Proposed single/two storey side extension and new side garage/storage extension with dormer.	Grant Permission Subject to Conditions  25th June 2021
DC/21/65451 Wednesbury North	Stuart Bathurst Catholic High School College Of Performing Arts Wood Green Road Wednesbury WS10 9QS	Proposed 2.4m high mesh fence and pedestrian gate to the left hand side of the school.	Grant Permission  25th June 2021
DC/21/65454 St Pauls	7 Forster Street Smethwick B67 7LX	Proposed two/single storey rear and first floor side extensions, raising of roof height, loft conversion, front canopy, repositioning and replacement of front electric gates with new boundary wall.	Grant Permission with external materials  25th June 2021
DC/21/65462 Tipton Green	46 Vernon Avenue Tipton DY4 8EJ	Proposed two storey side extension, porch and bay window to front, and loft conversion with dormer to rear.	Refuse permission  25th June 2021

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/21/65514 Blackheath	16 Sherbourne Road Cradley Heath B64 7PU	Proposed single and two storey rear/side extensions and roof alterations.	Grant Permission with external materials  25th June 2021
DC/21/65527 Old Warley	29 Marshall Road Oldbury B68 9ED	Proposed two storey side and rear extension.	Grant Permission with external materials  25th June 2021
DC/21/65532 Wednesbury South	HSBC 30 Market Place Wednesbury WS10 7AU	Proposed removal of external signage, CCTV cameras and external ATM's.	Grant Permission Subject to Conditions  25th June 2021
DC/21/65539 Abbey	35 Pheasant Road Smethwick B67 5PD	Proposed two/single storey side and single storey rear extensions with front canopy extension.	Grant Permission with external materials  25th June 2021
DC/21/65545 Abbey	75 Woodbourne Road Smethwick B67 5NB	Proposed two storey side and single storey front/rear extensions.	Grant Permission with external materials  25th June 2021
DC/21/65599 Charlemont With Grove Vale	93 Longleat Great Barr Birmingham B43 6PY	Proposed loft conversion.	Grant Permission with external materials  25th June 2021

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/21/65619 Old Warley	4 Parsons Hill Oldbury B68 9BY	Proposed two storey side/rear and single storey front/side/rear extensions.	Grant Permission with external materials  25th June 2021
DC/21/65639 Abbey	29 Hurst Road Smethwick B67 5NZ	Proposed single storey rear extension.	Grant Permission with external materials  25th June 2021
DC/21/65629 Langley	850 Wolverhampton Road Oldbury B69 4RS	Proposed single storey rear extension (Lawful Development Certificate).	Grant Lawful Use Certificate  25th June 2021
DC/21/65441 Abbey	204 Norman Road Smethwick B67 5PE	Proposed two/single storey rear extension (Lawful Development Certificate).	Refuse Lawful Use Certificate  30th June 2021
DC/21/65471 Friar Park	3 Shaftesbury Road Wednesbury WS10 0DJ	Proposed first floor side extension (previously approved planning application DC/15/57894).	Grant Permission with external materials  30th June 2021
DC/21/65496 Oldbury	Unit 1 At The Junction Of Birmingham Road Bridge Street Oldbury	Retention of 2 No. containers for storage/reception area to side of existing unit.	Refuse permission  30th June 2021

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/21/65504 Princes End	53 Farmer Way Tipton DY4 0BE	Demolition of existing garage. Proposed two storey side extension (west), single storey side extension to side (east) and boundary fencing.	Grant Permission Subject to Conditions  30th June 2021
DC/21/65541 Blackheath	8 Long Lane Rowley Regis B65 0HY	Proposed external staircase with balustrades to rear for access to residential accommodation at first floor.	Grant Permission  30th June 2021
DC/21/65546 Tipton Green	5 Kirkham Way Tipton DY4 8TW	Proposed rear conservatory.	Grant Permission  30th June 2021
DC/21/65579 Blackheath	43 Siviters Lane Rowley Regis B65 8DP	Proposed two storey rear extension, garage conversion with alterations from pitched to flat roof.	Grant Permission Subject to Conditions  30th June 2021
DC/21/65630 Soho & Victoria	Harmony House 100 Waterloo Road Smethwick B66 4JN	Proposed single storey detached outbuilding in rear garden for office and storage purposes.	Grant Permission with external materials  30th June 2021
DC/21/65631 Cradley Heath & Old Hill	13 The Crescent Cradley Heath B64 7JR	Proposed lower ground floor extension/basement conversion with extended patio over and new handrails, balustrades, external staircase and lower level patio.	Grant Permission with external materials  30th June 2021

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/21/65659  Cradley Heath & Old Hill	Victoria Works 88 Station Road Cradley Heath B64 6PL	Proposed new pitched roof.	Grant Permission with external materials  30th June 2021
DC/21/65682  West Bromwich Central	257-259 Duchess Parade High Street West Bromwich B70 7LX	Retention of 1 No. apartment on first floor (Lawful Development Certificate).	Grant Lawful Use Certificate  30th June 2021
DC/19/63823  West Bromwich Central	410 - 416 High Street West Bromwich B70 9LB	Proposed additional 4 storeys on top of an existing 3 storey building to form 16 No. self contained apartments with roof garden and indoor glass cafe.	Grant Permission Subject to Conditions  1st July 2021
DC/19/63835  West Bromwich Central	410 - 416 High Street West Bromwich	Proposed 5-storey apartment block to form 18 No. apartments.	Grant Permission Subject to Conditions  1st July 2021
DC/20/65039  Hateley Heath	The New Talbot Hill Top West Bromwich B70 0PR	Proposed conversion of former public house to 9 No. self-contained apartments and external alterations (previously approved application DC/19/63049). Erection of new build containing 9 No. self-contained apartments with gymnasium for residents and associated car parking and landscaping,	Grant Permission Subject to Conditions  2nd July 2021



Application No. Ward	Site Address	Description of Development	Decision and Date
DC/21/65118  Great Barr With Yew Tree	Rear Garden Of 83 Greenside Way Walsall WS5 4BJ	Proposed 3 bed dwelling.	Grant Permission Subject to Conditions  2nd July 2021
DC/21/65416  Bristnall	2 Edmonds Road Oldbury B68 9AS	Proposed single storey side extension.	Grant Permission with external materials  2nd July 2021
DC/21/65440  Tividale	9 Wheatsheaf Road Tividale Oldbury B69 1SW	Retrospective planning permission for raising of ground level to create driveway and boundary pillars.	Grant Retrospective Permission  2nd July 2021
DC/21/65622  Abbey	10 Anderson Road Smethwick B66 4AR	Proposed change of use from dwelling house to 6 No. bed HMO (House in multiple occupation) and loft conversion with roof lights (Lawful Development Certificate).	Grant Lawful Use Certificate  2nd July 2021
DC/21/65637  Smethwick	28 Hales Lane Smethwick B67 6RS	Proposed single storey side/rear extension with new pitched roof to garage conversion.	Grant Permission with external materials  2nd July 2021
DC/21/65655  Oldbury	1 Lower City Road Tividale Oldbury B69 2HA	Proposed two storey/first floor side and rear and single storey front/side/rear extensions with front canopy.	Grant Permission with external materials  2nd July 2021

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/21/01777 Blackheath	13 Grange Road Cradley Heath B64 6RS	Proposed single storey rear extension measuring: 4.95m L x 3.20m H (2.86m to eaves)	P D Householder not required  2nd July 2021
DC/21/65668 Abbey	Tonys News Store 187 Barclay Road Smethwick B67 5LA	Use of existing property as residential dwelling (lawful development certificate).	Grant Lawful Use Certificate  2nd July 2021
PD/21/01780 Soho & Victoria	59 New Hope Road Smethwick B66 3TX	Proposed single storey rear extension measuring: 4.0m L x 3.9m H (2.85m to eaves)	P D Householder not required  2nd July 2021
PD/21/01784 Bristnall	75 Landswood Road Oldbury B68 9QF	Proposed single storey rear extension measuring: 4.50m L x 4.00m H (2.50m to eaves)	P D Householder not required  2nd July 2021
PD/21/01785 Smethwick	93 Broomfield Smethwick B67 7DR	Proposed single storey rear extension measuring: 6.00m L x 4.00m H (2.40m to eaves)	P D Householder not required  5th July 2021
DC/21/65457 Friar Park	6 Stonehouse Crescent Wednesbury WS10 0DQ	Retention of single storey rear extension adjacent to 8 Stonehouse Crescent and proposed additional single storey rear extension to the rear of previously approved two storey extension under DC/20/64702.	Grant Conditional Retrospective Consent  6th July 2021

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/21/65742 Old Warley	Sandwell Leisure Trust Brandhall Golf Course Heron Road Oldbury	Scoping opinion request for a new mixed-use development.	Scoping Opinion  6th July 2021
DC/21/65569 Smethwick	58 Bartleet Road Smethwick B67 7RD	Proposed two storey side/rear and single storey rear extensions, front porch and canopy.	Grant Permission with external materials  7th July 2021
DC/21/65590 Great Bridge	11A Gordon Drive Tipton DY4 7LZ	Proposed single and two storey side and rear extension.	Grant Permission with external materials  7th July 2021
DC/21/65593 Soho & Victoria	18 Raglan Road Smethwick B66 3NE	Proposed single storey side/rear extension with loft conversion and side dormer window.	Grant Permission with external materials  7th July 2021
DC/21/65602 Old Warley	20 Albert Road Oldbury B68 0NA	Proposed two/single storey side/rear and first floor side extensions with rear canopy and external render.	Grant Permission with external materials  7th July 2021
DC/21/65612 Abbey	94 Park Road Smethwick B67 5HT	Proposed single storey rear extension.	Grant Permission with external materials  7th July 2021

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/21/65615 Bristnall	12 Joinings Bank Oldbury B68 8QJ	Proposed removal of 1 No. chimney and erection of first floor rear extension.	Grant Permission with external materials  7th July 2021
DC/21/6719A Greets Green & Lyng	Advertisement Hoarding 178101 To 178104 Greets Green Road And Oldbury Road West Bromwich	Proposed update and reposition of existing 48 sheet advert to support digital poster.	Grant Conditional Advertisement Consent  7th July 2021
DC/21/6720A Wednesbury North	Advertisement Hoardings 000301 To 000307 Holyhead Road And Black Country New Road Wednesbury	Proposed upgrade of existing adverts to support digital posters	Grant Conditional Advertisement Consent  7th July 2021
DC/21/65670 Soho & Victoria	Hawthorn Trading Co Limited Soho Works Cornwall Road Smethwick B66 2JR	Installation of roller shutter to enable improved vehicular access.	Grant Permission Subject to Conditions  7th July 2021
DC/21/65672 Cradley Heath & Old Hill	17 Forge Lane Cradley Heath B64 5AL	Proposed hip to gable roof extension, loft conversion with rear dormer window (Lawful Development Certificate).	Grant Lawful Use Certificate  7th July 2021
DC/21/65681 Bristnall	39 Kenelm Road Oldbury B68 8PF	Proposed single storey rear extension.	Grant Permission with external materials  7th July 2021

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/21/65683 St Pauls	25 Adams Close Smethwick B66 1HD	Proposed two storey side and single storey front extensions.	Grant Permission with external materials  7th July 2021
DC/21/65688 Blackheath	Sir Robert Peel 1 Rowley Village Rowley Regis B65 9AT	Proposed change of use of first floor of public house (function room and office) to 5 No. bed and breakfast accommodation.	Grant Permission  7th July 2021
PD/21/01789 Greets Green & Lyng	52 Whitgreave Street West Bromwich B70 9BA	Proposed single storey rear extension measuring: 4.00m L x 4.00m H (3.00m to eaves)	P D Householder not required  7th July 2021
PD/21/01791 Friar Park	47 Berkshire Crescent Wednesbury WS10 0ST	Proposed single storey rear extension measuring: 4.50m L x 3.40m H (2.50m to eaves)	P D Householder not required  7th July 2021
DC/21/65548 Great Bridge	2 Oakley Avenue Tipton DY4 0PR	Proposed single and two storey rear extension.	Grant Permission with external materials  9th July 2021
PD/21/01749 West Bromwich Central	Unit 1 Park Lane Industrial Estate West Bromwich B21 8LE	Proposed part change of use of ground/first floor offices to residential incorporating 8 No. self- contained flats, external alterations and parking.	P D Change of Use required and refused  9th July 2021

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/21/65550 Bristnall	42 Sandfields Road Oldbury B68 9NR	Proposed two storey side and single storey rear extensions, raising of roof height and front porch.	Grant Permission with external materials  9th July 2021
DC/21/65587 Newton	134 Newton Road Great Barr Birmingham B43 6BT	Proposed change of use from medical centre to family dwelling (previously withdrawn application DC/21/65141).	Grant Permission Subject to Conditions  9th July 2021
DC/21/65627 Great Barr With Yew Tree	38 Sundial Lane Great Barr Birmingham B43 6PD	Proposed single storey rear extension & first floor side window.	Grant Permission Subject to Conditions  9th July 2021
DC/21/65675 Bristnall	5 Bleakhouse Road Oldbury B68 9DR	Proposed loft conversion with side/rear dormer windows.	Grant Permission with external materials  9th July 2021
DC/21/65680 Bristnall	45 Goode Close Oldbury B68 9NT	Retention of conservatory.	Grant Retrospective Permission  9th July 2021
DC/21/6721A Wednesbury North	Advertisement Hoarding 075101 High Bullen/Trouse Lane Wednesbury	Proposed upgrade of existing 48 sheet advert to support digital poster.	Grant Conditional Advertisement Consent  9th July 2021

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/21/65703 Cradley Heath & Old Hill	34 The Crescent Cradley Heath B64 7JS	Proposed single storey side extension (Lawful Development Certificate).	Grant Lawful Use Certificate  9th July 2021
PD/21/01787 Bristnall	21 Barnford Crescent Oldbury B68 8PP	Proposed single storey rear extension measuring: 4.50m L x 4.00m H (2.40m to eaves)	P D Householder not required  9th July 2021
DC/21/65751 Abbey	89 Abbey Road Smethwick B67 5LW	Proposed loft conversion with rear dormer window (Lawful Development Certificate).	Grant Lawful Use Certificate  9th July 2021
DC/21/65643 Soho & Victoria	Bishopsgate Works 80A Rolfe Street Smethwick B66 2AR	Proposed variation of conditions of planning permission DC/20/65032 (Proposed change of use from warehouse and gym to church and community centre) to limit the use of the premises exclusively to 'St Korkos Orthodox Church and Eritreans' Community' charity and to vary the opening hours to Monday to Friday 9am to 9pm and Saturday and Sunday 5am to 9pm.	Grant Permission Subject to Conditions  12th July 2021
PD/21/01786 Smethwick	44 Green Street Smethwick B67 7BX	Proposed single storey rear extension measuring: 4.05m L x 3.27m H (2.95m to eaves)	P D Householder not required  12th July 2021

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/21/65458  Rowley	Unit 2 Clow Business Park 44B Garratts Lane Cradley Heath B64 5SR	Proposed renewal of expired temporary planning permission (Planning application DC/18/61486 proposed change of use to gym).	Grant Conditional Temporary Permission  14th July 2021
DC/21/65525  Hateley Heath	Land Adjacent To 53 Greswold Street West Bromwich B71 1NX	Proposed 2 No. 3 bedroom semi detached dwellings.	Refuse permission  14th July 2021
DC/21/65621  Wednesbury North	68 Hobs Road Wednesbury WS10 9BW	Proposed single storey rear extension with new roof over garage (amendment to previously approved application DC/20/64832).	Grant Permission with external materials  14th July 2021
DC/21/65653  Charlemont With Grove Vale	21 Far Hill Close West Bromwich B71 3HA	Proposed single storey side and rear extensions (previously approved application DC/20/64863).	Grant Permission with external materials  14th July 2021
DC/21/65652  Wednesbury North	25 Woden Road North Wednesbury WS10 9NU	Proposed two storey rear and side extension.	Grant Permission with external materials  14th July 2021
DC/21/65656  Rowley	1 Cambourne Road Rowley Regis B65 9EZ	Proposed single/two storey side extension.	Grant Permission with external materials  14th July 2021



Application No. Ward	Site Address	Description of Development	Decision and Date
DC/21/65663 West Bromwich Central	39 Church Vale West Bromwich B71 4DD	Proposed single storey side and rear extension	Grant Permission with external materials  14th July 2021
DC/21/65666 Charlemont With Grove Vale	29 Hollyhedge Road West Bromwich B71 3BS	Proposed replacement of fencing with wall piers and metal railings.	Refuse permission  14th July 2021
DC/21/65677 Blackheath	123 Oldbury Road Rowley Regis B65 0NR	Proposed external thermal render to front, side and rear.	Grant Permission  14th July 2021
DC/21/65684 Hateley Heath	94 Hall Green Road West Bromwich B71 3LB	Proposed single and two storey rear extension, two storey side extension and single storey front extension with porch.	Grant Permission Subject to Conditions  14th July 2021
DC/21/65692 Charlemont With Grove Vale	60 Thursfield Road West Bromwich B71 3DP	Proposed two storey side extension an first floor front extension.	Grant Permission with external materials  14th July 2021
DC/21/65702 Great Barr With Yew Tree	31 Chestnut Street Walsall WS5 4DG	Proposed single storey rear extension (Lawful Development Certificate).	Grant Lawful Use Certificate  14th July 2021
PD/21/01792 Great Barr With Yew Tree	5 Abbotsford Avenue Great Barr Birmingham B43 6HA	Proposed single storey rear extension measuring: 5.00m L x 3.00m H (2.60m to eaves)	P D Householder not required  14th July 2021


Application No. Ward	Site Address	Description of Development	Decision and Date
PD/21/01796  Charlemont With Grove Vale	18 Gayton Road West Bromwich B71 1QS	Proposed single storey rear extension measuring: 6.00m L x 3.00m H (2.90m to eaves)	P D Householder not required  14th July 2021
PD/21/01797  Hateley Heath	35 Lynton Avenue West Bromwich B71 2QZ	Proposed single storey rear extension measuring: 5.00m L x 3.77m H (2.65m to eaves)	P D Householder not required  14th July 2021
DC/21/65638  Bristnall	75 Barnford Crescent Oldbury B68 8PP	Proposed two/single storey side, single storey front and rear extensions with new patio and retaining wall/steps.	Grant Permission with external materials  15th July 2021
DC/21/65687  West Bromwich Central	Car Park The Farley Centre High Street West Bromwich	Proposed 2 No. single- storey units for commercial, business and service (use class E).	Grant Permission Subject to Conditions  15th July 2021
DC/21/65616  Wednesbury North	Taurus Removals Limited The Compound Old Park Trading Estate Old Park Road Wednesbury WS10 9LR	Proposed temporary storage tents.	Grant Conditional Temporary Permission  16th July 2021
DC/21/65635  Friar Park	293A Crankhall Lane Wednesbury WS10 0DX	Proposed single storey rear extension and ramped access to front and side.	Grant Permission with external materials  16th July 2021

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/21/65650  Oldbury	2 Twydale Avenue Tividale Oldbury B69 2HP	Proposed porch at front.	Grant Permission with external materials  16th July 2021
DC/21/65695  Tividale	29 Dovey Road Oldbury B69 1NT	Proposed single and two storey side and single storey front extensions.	Grant Permission with external materials  16th July 2021
DC/21/6723A  West Bromwich Central	West Bromwich Building Society 321 High Street West Bromwich B70 8LU	Proposed 4 No. externally illuminated fascia signs.	Grant Advertisement Consent  16th July 2021
DC/21/65717  St Pauls	2 Buttery Road Smethwick B67 7NS	Proposed rear dormer window.	Grant Permission with external materials  16th July 2021
DC/21/65459  Great Bridge	Land Adjacent To Happy House 241 Horseley Heath Tipton DY4 7QT	Proposed 4 No. 2 bedroom houses with associated parking, landscaping and external storage facilities.	Refuse permission  19th July 2021

This page is intentionally left blank

## Planning Committee

**4 August 2021**

<b>Subject:</b>	Decisions of the Planning Inspectorate
<b>Director:</b>	Interim Director – Regeneration and Growth Tammy Stokes
<b>Contribution towards Vision 2030:</b>	
<b>Contact Officer(s):</b>	<p>John Baker Service Manager - Development Planning and Building Consultancy <a href="mailto:John_baker@sandwell.gov.uk">John_baker@sandwell.gov.uk</a></p> <p>Alison Bishop Development Planning Manager <a href="mailto:Alison_bishop@sandwell.gov.uk">Alison_bishop@sandwell.gov.uk</a></p>

### DECISION RECOMMENDATIONS

<b>That Planning Committee:</b>	<p style="text-align: center;">Notes the decisions of the Planning Inspectorate as detailed in the attached appendices.</p>
---------------------------------	---

#### 1 **PURPOSE OF THE REPORT**

This report is submitted to inform the Committee of the outcomes of appeals that have been made to the Planning Inspectorate by applicants who were unhappy with the Committee’s decision on their application.

#### 2 **IMPLICATIONS FOR SANDWELL’S VISION 2030**

The planning process contributes to the following ambitions of the Vision 2030 –

Ambition 7 – We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes.

Ambition 8 - Our distinctive towns and neighbourhoods are successful centres of community life, leisure and entertainment where people increasingly choose to bring up their families.

Ambition 10 - Sandwell now has a national reputation for getting things done, where all local partners are focused on what really matters in people’s lives and communities.

### 3 BACKGROUND AND MAIN CONSIDERATIONS

- 3.1 Applicants who disagree with the local authority’s decision on their planning application may submit an appeal to the Planning Inspectorate. An appeal may also be made where the local authority has failed to determine the application within the statutory timeframe.
- 3.2 Appeals must be submitted within six months of the date of the local authority’s decision notice.
- 3.3 Decisions on the following appeals are reported, with further detailed set out in the attached decision notice:-

<b>Application Ref No.</b>	<b>Site Address</b>	<b>Inspectorate Decision</b>
DC/20/6707A	J And P Metals Ltd Blakeley Hall Road/Birmingham Road Oldbury	Dismissed
DC/20/64951	Land To The Rear Of 20 Miles Grove Dudley	Allowed

#### **4 STRATEGIC RESOURCE IMPLICATIONS**

- 4.1 There are no direct implications in terms of the Council's strategic resources.
- 4.2 If the Planning Inspectorate overturns the Committee's decision and grants consent, the Council may be required to pay the costs of such an appeal, for which there is no designated budget.

#### **5 LEGAL AND GOVERNANCE CONSIDERATIONS**

- 5.1 The Planning Committee has delegated powers to determine planning applications within current Council policy.
- 5.2 Section 78 of the Town and Country Planning Act 1990 gives applicants a right to appeal when they disagree with the local authority's decision on their application, or where the local authority has failed to determine the application within the statutory timeframe.

**Tammy Stokes**

**Interim Director – Regeneration and Growth**



---

# Appeal Decision

Site Visit made on 8 June 2021 by John Gunn Dip TP, Dip DBE, MRTPI

**Decision by M Seaton BSc (Hons) DipTP MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 19 July 2021**

---

**Appeal Ref: APP/G4620/H/21/3270372**

**J & P Lewis Metals Ltd, Birmingham Road, Oldbury, West Midlands B69 4ET**

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
  - The appeal is made by Mr John O'Hara, Replyshort Limited against the decision of Sandwell Metropolitan Borough Council.
  - The application Ref DC/20/6707A, received as a valid application by Sandwell Metropolitan Borough Council on 21 December 2020, was refused by notice dated 16 February 2021.
  - The advertisement proposed is Digital Matrix Screen measuring 6m x 3m.
- 

## Decision

1. The appeal is dismissed.

## Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

## Main Issue

3. The main issue in this case is the effect of the proposed advertisement on public safety.

## Reasons for the Recommendation

4. Birmingham Road (BR) is a dual carriageway. The carriageway in the immediate vicinity of the appeal site has a break in the central refuge enabling vehicles to turn into and out of Blakely Hall Road. Road hatching has been provided on the west bound carriageway requiring traffic to merge from two to one lane. This has facilitated the provision of a dedicated right turning facility at the traffic light junction for vehicles wishing to access the unnamed road to the west of the M5 flyover. In the immediate vicinity of the road hatching there is an individual vehicular access to a commercial premises and a bus stop.
5. BR has a 30 mph speed limit, with a good standard of street lighting for the majority of its length. The area immediately below the M5 flyover, where the advertisement would be displayed, was less well lit. There are double yellow lines on the west bound carriageway, with dedicated parking bays on the east bound carriageway fronting the terraced houses that lie a short distance to the east of the appeal site.
6. On my site visit, which I acknowledge only represents a snapshot in time, I noted that traffic was not heavy and was flowing freely. However, despite the 30 mph speed limit on BR, vehicles were speeding up and slowing down in



response to the signal controlled junction to the west of the appeal site. They were also slowing in response to traffic merging from the outside lane. In a small number of instances, I saw HGV's stay in the outside lane, despite the road hatching, thereby enabling them to complete a right turn at the traffic lights. It is likely that traffic volumes would increase significantly during rush hour periods.

7. I have considered the accident records provided by the Council for the period 2015 -2020 which indicates three incidents within the immediate vicinity of the appeal site, and three further cases that were more remote.
8. In all cases the severity of the accidents was slight. The evidence, which is not disputed by either party, shows that accidents within the immediate vicinity of the site were as a consequence of traffic merging, and in one instance as a result of a vehicle carrying out a "u" turn manoeuvre through the gap in the central reservation.
9. Whilst noting that BR has a slight curve in its alignment, the advertisement would be seen from some distance. However, having had regard to the National Planning Policy Guidance in addressing advertisements, I find that in this instance given it's siting, size and means of illumination, the advert would undoubtedly create additional potential for visual distraction of drivers. This would be at a time when other vehicles are slowing down, undertaking merging movements, manoeuvring around buses that are stopped at the bus stop, utilising the gap in the central reservation, or gaining access to or from the adjacent commercial premise. This could very well have severe consequences with potential collisions and injuries.
10. I acknowledge that given the nature of the road, and the volume of traffic it carries, that some accidents are likely to occur. However, the reported accidents occurred in the absence of the proposed advertisement. In light of the matters identified above, any increased distraction arising from the advertisement, would have the potential to increase the number and severity of collisions.
11. In light of the above I consider that the proposal would cause unacceptable harm to public safety and, insofar as it is material, would not accord with Policy SAD DM 2 of the Site Allocations and Delivery Plan Document (adopted December 2012). This policy, amongst other matters, requires applications for poster panels to be considered with regard to public safety, taking into account any potential impact on highway safety.
12. The proposal would also be contrary to the National Planning Policy Framework which seeks to prevent development that would result in an unacceptable impact on highway safety and supports well sited and designed advertisements.

### **Other Matters**

13. I acknowledge that the advert would not harm the visual amenity of the area given the commercial nature of the surroundings immediately adjacent the appeal site. However, this matter does not outweigh the harm that I have identified with regards to public safety.

### **Conclusion and Recommendation**

14. For the reasons given above I conclude that the display of the advertisement would be detrimental to the interests of public safety and recommend that the appeal should be dismissed.

*John Gunn*

APPEAL PLANNING OFFICER

### **Inspector's Decision**

15. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

*M Seaton*

INSPECTOR



## Appeal Decision

Site Visit made on 22 June 2021

**by Samuel Watson BA(Hons) MSc MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 19<sup>th</sup> July 2021**

---

**Appeal Ref: APP/G4620/W/21/3271775**

**Land to rear of 20 Miles Grove, Dudley DY2 7TQ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Martin Taylor against the decision of Sandwell Metropolitan Borough Council.
  - The application Ref DC/20/64951, dated 2 November 2020, was refused by notice dated 13 January 2021.
  - The development is 18 No. ground mounted solar panels.
- 

### Decision

1. The appeal is allowed and planning permission is granted for 18 No. ground mounted solar panels at Land to rear of 20 Miles Grove, Dudley DY2 7TQ in accordance with the terms of the application, Ref DC/20/64951, dated 2 November 2020, subject to the following condition:
  - 1) The development hereby permitted shall be carried out in accordance with the approved plan: No 1a

### Preliminary Matters

2. The solar panels that are the subject of this appeal have already been installed. This appeal therefore seeks retrospective permission for the development, and I have determined the appeal accordingly.
3. The development was amended during the application process and no longer reflects the description of development the appellant originally applied for. Therefore, in the interests of clarity the description set out above has been taken from the Council's decision notice. I have also removed the phrase "retention of" from the description as this is superfluous.

### Main Issues

4. The main issues in this case are the effect of the proposal on:
  - the character and appearance of the area; and,
  - local ecology and biodiversity.

### Reasons

#### *Character and appearance*

5. The appeal site is located within an open field directly behind the boundary fences and hedgerows serving a row of residential gardens. The field is part of a larger group which contain mature trees and hedgerows, and are collectively

surrounded by a built-up area. This area is part of the Rowley Hills Strategic Open Space (SOS) the character of which I find to stem from its open and rural nature which is discrete from the adjacent built-up residential area. Whilst not a part of the development before me, I note that a post and rail timber fence has been erected around the solar panels.

6. The solar panels are set out on a low, linear frame which is relatively lightweight in its construction and appearance. As a result, during my observations on site, I found they were not intrusive and did not compete with the mature planting in contributing towards the open and rural character of the area. Moreover, the panels are set closely to tall boundary treatments at the back of the appeal site and there are a substantial number of mature trees, hedges and bushes surrounding the field. Collectively these features go some way to soften and screen the solar panels. Therefore, given the above and the low height of the panels, they are not prominently visible from surrounding properties or public views to the detriment of the continuous and wide open character of the area.
7. I therefore conclude that the solar panels, as a result of their siting and scale do not harm the character and appearance of the area and as such comply with Policies EOS3 and EOS9 of the Site Allocations and Delivery Development Plan Document (adopted December 2012, the SAD) which require development to, amongst other things, be appropriate and compatible with its surroundings and not prejudice the character of the SOS. It also complies with Paragraph 170 of the National Planning Policy Framework (the Framework) which requires, amongst other things, development to protect valued landscapes.

#### *Ecology and biodiversity*

8. The appeal site is within a Site of Local Importance for Nature Conservation (SLINC) which provides wildlife corridors and habitats. From my observations on site it is clear that the importance of this area (in ecological terms) stems from the mixture of open fields and wooded areas bounded by hedgerows and other vegetation.
9. The solar panels and the framework upon which they sit were in place at the time of my visit, and I have not been provided with any details of how the appeal site would have appeared prior to the development. However, to the front and sides of the site is short grass, the same as that which makes up the main body of the field, to the rear, along the hedgerow, was a mixture of low vegetation. Given its position it is likely that the development works would have resulted in the loss of a mixture of both of these features.
10. However, given the small scale of the development, and especially in relation to the size of the area as a whole, it is unlikely that it would have resulted in the significant or unacceptable loss of either feature to the detriment of the provision of wildlife habitats and corridors. Moreover, at the time of my visit tall grasses and wildflowers had grown within the appeal site, which are likely of some benefit to the overall biodiversity of the area.
11. Whilst I note the Council's concerns regarding the effect of the solar panels themselves on the function of the area as a wildlife habitat and corridor, the Council have not demonstrated how this harm would occur. Mindful of the above, and the lack of any evidence to the contrary, I therefore find that the panels are not detrimental to wildlife and their habitats on or near the site.

12. As such the solar panels, by way of their scale, siting and nature, do not unacceptably affect the function of the area as a wildlife habitat and corridor, and therefore comply with Policies ENV1 and ENV7 of the Black Country Core Strategy (2011), and Policy EOS3 of the SAD. These policies, amongst other things, require development to protect the natural environment including wildlife habitats, corridors, the SOS and the SLINC. The development also complies with the overarching natural environment aims of the Framework including at Paragraph 170 which requires development to protect sites of biodiversity value.

### **Other Matters**

13. Given the particular location and small scale nature of the development, as well as its purpose in creating green energy, I find this development to have a set of factors which, taken collectively, mean that allowing it would not set a precedent for future development.

### **Conditions**

14. As the development has already been carried out it is unnecessary to impose the statutory time limits condition. However, for the sake of clarity I have imposed a condition listing the plan drawings.
15. The council did not submit any suggested conditions for in the event of the appeal being allowed. Mindful of this, the scope of the development, as well as my foregoing findings and the evidence before me, I find that it would not be necessary to impose any further conditions.

### **Conclusion**

16. For the reasons given above, and considering the development plan a whole, I conclude that the appeal should be allowed.

*Samuel Watson*

INSPECTOR

This page is intentionally left blank