

Agenda Planning Committee

Wednesday 11 January 2023 at 5.00 pm in the Council Chamber - Sandwell Council House, Oldbury

1 Apologies for Absence

To receive any 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 23 November as a correct record.

4 Planning Application - DC/20/64505 - Brook 17 - 34 Road Open Space, Wolverhampton Road, Oldbury

Proposed development of 13 dwellings.

5 **Planning Application - DC/22/67124 - Holly** 35 - 68 **Bush The Uplands, Smethwick, B67 6BL**

Proposed change of use and alteration of public house to create 21no. bedroom house in multiple occupation (HMO), erection of 2no. dwellings, car parking, access, cycle and refuse store and associated works.



















6	Planning Application - DC/22/67165 - PJ House, London Street, Smethwick, B66 2SH	69 - 100
	Proposed erection of a residential led, mixed use building of between 7 and 14 storeys to include 392 dwellings (Use Class C3) and 555sqm (GIA) commercial floorspace (flexible within Use Class E, drinking establishments (sui generis) and hot food takeaway (sui generis), plus associated amenity space, access, parking and demolition of existing buildings.	
7	Planning Application - DC/22/67234 - Land Adjacent, 83 Dudley Port, Tipton	101 - 120
	Proposed 4 No. storey detached building comprising of 28 No. 2 bedroom flats and 2 No. 1 bedroom flats (30 flats in total) with basement parking (Outline application all matters reserved).	
8	Planning Application - DC/22/67250 - 31 Lindsey Road, West Bromwich, B71 1JZ	121 - 132
	Proposed single storey side, rear and first floor rear extensions.	
9	Planning Application - DC/22/67532 - 23 Dilliars Walk, West Bromwich, B70 0BJ	133 - 144
	Proposed single storey side extension.	
10	Planning Application - DC/22/67610 - 19 Beechwood Road, Great Barr, Birmingham, B43 6JN	145 - 154
	Proposed two storey side extension and single and two storey rear extension.	
11	Decisions of the Planning Inspectorate	155 - 160
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Kim Bromley-Derry CBE DL Managing Director Commissioner

Sandwell Council House Freeth Street Oldbury West Midlands

Distribution

Councillor Millar (Chair)
Councillors Kaur, Akhtar, Allcock, Allen, Chapman, Dhallu, Fenton, S Gill, A Hussain, O Jones, Mabena, Preece, N Singh, J Webb and Williams

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Minutes of Planning Committee

Wednesday 23 November 2022 at 5.00pm in the Council Chamber, Sandwell Council House, Oldbury

Present: Councillor Millar (Chair);

Councillors Akhtar, Allcock, Allen, Chapman, Dhallu, Fenton, A Hussain, Kaur, Mabena, Preece, Singh,

Webb and Williams.

Officers: John Baker (Service Manager - Development Planning

and Building Consultancy); Alison Bishop

(Development Planning Manager); Simon Chadwick (Highway Network Development and Road Safety Manager); David Elliott (Solicitor); Rory Stracey

(Solicitor); Alex Goddard (Democratic Services Officer); Connor Robinson (Democratic Services Officer) and

Anthony Lloyd (Democratic Services Officer).

121/22 Apologies for Absence

Apologies were received from Councillor S S Gill.

122/22 **Declarations of Interest**

There were no declarations of interest made.

123/22 **Minutes**

Resolved that the minutes of the meeting held on 5 October 2022 are approved as a correct record.

124/22 Planning Application DC/22/66716 - Retrospective change of use from police station to non-residential education centre (Use Class F1) with new boundary fencing to rear - Impact Education and Training, 240 Halesowen Road, Cradley Heath, B64 6JA.

Members of the Committee had been lobbied by both the Objectors and the Applicant(s) on a recent site visit.

The Service Manager for Development Planning and Building Consultancy updated the Committee on further objections which had been received from residents, which had reiterated those concerns already found in the report regarding parking and anti-social behaviour (ASB). Photographs of damaged property shared by a resident had been distributed to members of the Committee.

An Objector was present and addressed the Committee with the following concerns:

- Damaged had been received to their property; allegedly as a result of students of the school climbing on the roof.
- Parking for residents in the area was troublesome.
- Constant Police involvement was required due to ASB.
- The school was seeking retrospective planning permission and had not sought planning permission before opening.
- School mini-buses had been blocking pavements causing unsafe passage for pedestrians, especially those with disabilities.
- Asbestos was present at the site.

The Applicant was invited to address the Committee and presented the following points:

- Any property deemed to be damaged by students of the School was replaced out of goodwill.
- Many of the students were local to the School.
- Asbestos was no longer a problem and all the relevant checks had been completed.
- Further measures had been taken to reduce ASB at lunch times such as the hiring of a sports centre for students to attend during breaktime.

- Boundary walls were now in place.
- If permission was granted, further measures could be taken if required.
- Parking issues in the area were already prevalent before the opening of the school.
- The Applicant had been proactive in trying to prevent any further issues by allowing residents to visit and express their concerns; this had resulted in several remedies such as the introduction of trees and introduction of netting.

Members acknowledged that the pupils who attended the school often did so as a means of reintegrating them back into mainstream education. It was recognised that the school was focused on improving the outcomes for those pupils who often required additional support.

The Committee noted the issues raised with regards to material planning concerns. With regards to highways it had been argued that the concerns had been addressed with the use of mini-buses to bring the pupils to-and-from the school. The reports of ASB, it was noted that the Police had not made any formal representation to either Planning or the school. The applicant stated that he had a working relationship with the Police and was confident that any issue would be reported and dealt with.

The Applicant stated that he was happy for residents to talk with him and the school and that his door was always open for issues and concerns to be raised and resolved.

It was clarified that a condition was in place to limit the number of pupils attending the school to 60. The Committee also noted the conditioning of additional padding on the walls and the introduction of higher netting in the play areas as a means to address residents' concerns. It was confirmed that students were instructed on the behaviour expected from them while attending the school and interacting with the wider community and staff were present after school to address any ASB concerns.

Resolved that retrospective planning permission for Planning Application DC/22/66716 (Retrospective change of use from police station to non-residential education centre ((Use Class F1)) with new boundary fencing to rear - Impact Education and Training Impact Education and Training, 240 Halesowen Road, Cradley Heath, B64 6JA) is approved, subject to conditions relating to the following:-

- (i) The maximum number of pupils shall not exceed 60.
- (ii) The school shall operate in accordance with the submitted School Travel Plan.
- (iii) Applicant only permission.
- (iv) Hours of use to be restricted to 8.00 to 17.00 Monday to Friday.
- (v) Details of padding to be added to the south western boundary wall.
- (vi) Details of further netting to be added above the playground.
- Planning Application DC/22/67124 Proposed change of use and alteration of public house to create 21no. bedroom house in multiple occupation (HMO), erection of 2no. dwellings, car parking, access, cycle and refuse store and associated works Holly Bush, The Uplands, Smethwick, B67 6BL.

Members of the Committee had been lobbied by both the Objectors and the Applicant(s) on a recent site visit.

The Service Manager for Development Planning and Building Consultancy informed the Committee that amended plans addressing the rearrangement of amenity space and waste storage had been accepted, and no additional comments had been received from Highways, the recommendation was therefore approval subject to conditions set out in the report.

To the following conditions had been amended:

 Amend condition (v) Boundary details to include visibility splays retained. Extra condition (xviii) layout being retained as approved.

The Committee also noted the submission of a 63-signature petition received in support of the application. The petition noted that the development, would retain the building as a historic asset to the area, address housing need, reduce vandalism, encourage investment in the area and brings back an empty property into use.

Members noted that they understood that there had been two petitions circulating amongst the community that were objecting to the HMO. Officers confirmed that the two petitions objecting had been noted in the report. It was also requested that the Committee view the petitions that was in favour and those objecting to the application.

Members proposed a motion for a site visit highlighting their concerns around highway safety and parking, the appropriate use of the property, the potential for over development of the property and the potential for an increase in ASB within the community

Resolved that consideration of Planning Application DC/22/67124 (Proposed change of use and alteration of public house to create 21no. bedroom house in multiple occupation ((HMO)), erection of 2no. dwellings, car parking, access, cycle and refuse store and associated works - Holly Bush, The Uplands, Smethwick, B67 6BL) be deferred to allow a site visit.

Planning Application DC/22/67209 - Proposed variation of condition 2 of DC/20/64781 (Proposed taproom/bar for the serving of alcohol on Fridays, Saturdays and Sundays and tours of the distillery) to extend permission for further 2 years - Unit 1, 153 Powke Lane, Rowley Regis B65 0AD75

Members of the Committee had been lobbied by both the Objectors and the Applicant(s).

The Service Manager for Development Planning and Building Consultancy informed the Committee of the Highways Department decision to object to the tabled planning application due to the parking layout not meeting the standards required by the Council.

An Objector was present and addressed the Committee with the following concerns:

- An alleged illegal connection had been made to the Objector's private drain by the business.
- The Objector had experienced trespassing; workmen had also been recorded looking into the Objector's home.
- Lights from the Applicant's property had gotten so bright that the Objector's family had difficulty sleeping.
- Cameras owned by the Applicant were directly pointing to the Objector's property.

The Service Manager for Development Planning and Building Consultancy reminded the Committee that the drainage issues were a civil matter and could not be considered by the Planning Committee. It was also highlighted that the lighting concerns were a matter for Public Health who were investigating further, but this was not for consideration by the Planning Committee. The issues around parking however, remained a material concern.

The Applicant was invited to address the Committee and presented the following points:

- The Applicant had been operating at the site since December 2020.
- Drainage issues were now resolved.
- The application would create three new jobs.
- Similar businesses were operating efficiently in the area with even less parking space.
- The majority of customers would be travelling on foot due to the nature of the business.

After a further discussion and the noting of comments from the Highway Network Development and Road Safety Manager, members agreed to reject the application on the basis of the reduced number of parking spaces available to serve the business.

Resolved that planning application DC/22/67209 (Proposed variation of condition 2 of DC/20/64781 ((Proposed taproom/bar for the serving of alcohol on Fridays, Saturdays and Sundays and tours of the distillery)) to extend permission for further 2 years - Unit 1, 153 Powke Lane, Rowley Regis B65 0AD75) is rejected.

127/22 Planning Application DC/22/67364 - Proposed change of use from church to preschool nursery – temporary permission for three years - Macefields Mission Hall, Claremont Street, Cradley Heath

Members of the Committee had been lobbied by both the Objectors and the Applicant(s).

The Service Manager – Development Planning and Building Consultancy reported that there was no additional information for members to consider.

Councillor Smith on behalf of objectors was present and addressed the Committee. Concerns were raised regarding the severe impact that could be had on the surrounding road network as a result of staff and parents parking in the road, arguing that this would only exacerbate issues in the area.

The Applicant was invited to address the Committee and presented the following points:

- No impact should be felt from the application when compared to the previous religious usage of the building.
- The Nursery would only operate during working hours and most of the activity would be taking place indoors which would negate any noise concerns.
- The majority of children attending the nursery would be from the local area had therefore, the requirements for parking should have been lower.
- Staff would patrol the adjacent roads during busy times to alleviate any parking problems.

The Highway Network Development and Road Safety Manager highlighted that sufficient parking spaces had been included in the application. A three-day parking survey had been carried out by the highways department between the hours of 7am-10am and 3pm-6pm to analyse and address any issues. It was stated that there were upwards of 30-50 parking spaces with 150m in all directions throughout the survey times which was adequate to accommodate staff and parent parking during these times.

The Service Manager for Development Planning and Building Consultancy reminded members that this application was for a temporary order and therefore, if approved, these conditions would be confirmed for the whole period. However, other departments could enforce their own policies respectively.

The Committee sought clarification on the possibility of reducing the temporary order from three years to two years. In response, it was stated that this would vastly change the original application and therefore, would require a different planning application. Instead, it was agreed that a two year temporary order would be imposed from when the site was first occupied which would enable the Applicant to carry out any required works.

Resolved that planning application DC/22/67364 (Proposed change of use from church to preschool nursery – temporary permission for two years from the date of first occupation - Macefields Mission Hall, Claremont Street, Cradley Heath) is approved subject to conditions relating to the following:-

- (i) the external materials shall match those of the existing dwelling; and
- (ii) Obscured glazed windows to be retained as such.
- Planning Application DC/22/67373 Proposed two storey side/rear and single storey rear extensions, new front porch, roof alterations, loft conversion and rear dormer window 10 Grove Road, Oldbury B68 9JL

Members of the Committee had been lobbied by both the Objectors and the Applicant(s).

The Service Manager for Development Planning and Building Consultancy presented the amended plans and recommendations to the Committee which now removed the rear dormer and included a parking layout. The design of the roof had been changed to better fit the character of the area. It was highlighted that lofts and rear-dormer windows did not require planning commission under permitted development rights.

An Objector was present and addressed the Committee. It was noted that concerns were still present regarding the loss of light and over-shadowing and further objections were made to the window to the side of the property due to privacy concerns. Clarification was also sought on what would prevent the Applicant from reverting designs back to the original proposals at a future date.

The Applicant was present and stated that properties in the area had undergone similar conversions.

Members were minded, with the agreement of both parties, to defer the application for further discussion to take place between the Applicant and the Objector.

Resolved that Planning Application DC/22/67373 (Proposed two storey side/rear and single storey rear extensions, new front porch, roof alterations, loft conversion and rear dormer window - 10 Grove Road, Oldbury B68 9JL) be deferred.

129/22 Planning Application DC/22/67608 - Proposed single storey front/side extension - 14 Hancox Street, Oldbury B68 9LQ

The application was brought to the Committee for transparency; this was due to the Applicant being an architect who worked for Sandwell Metropolitan Borough Council.

Resolved that Planning Application DC/22/67608 (Proposed single storey front/side extension - 14 Hancox Street, Oldbury B68 9LQ) is approved.

130/22 **Committee Site Visits**

The Committee noted the planning application site visits that would take place on 11 January 2023.

131/22 **Decisions of the Planning Inspectorate**

The Committee noted the Decisions of the Planning Inspectorate.

132/22 Applications Determined Under Delegated Powers

The Committee noted the application determined under delegated powers by the Director – Regeneration and Growth.

Meeting ended at 7.16pm

Contact: <u>democratic_services@sandwell.gov.uk</u>



Report to Planning Committee

11 January 2023

Application Reference	DC/20/64505
Application Received	15 July 2020
Application Description	Proposed development of 13 dwellings.
Application Address	Brook Road Open Space
	Wolverhampton Road
	Oldbury
Applicant	Mr Rajesh Kumar Sood
Ward	Langley
Contact Officer	Alison Bishop
	Alison_bishop@sandwell.gov.uk

1 Recommendations

- 1.1 That planning permission is granted subject to conditions relating to:
 - (i) External materials;
 - (ii) Finished floor levels;
 - (iii) Site investigation in respect of contaminated land;
 - (iv) Noise assessment to identify issues and mitigation;
 - (v) Drainage;
 - (vi) Retaining wall detail to Wolverhampton Road;
 - (vii) Technical detail of access road;
 - (viii) Boundary treatments;
 - (ix) Landscaping;
 - (x) Electric vehicle charging provision;





















- (xi) Low NOx boilers;
- (xii) Employment and skills plan;
- (xiii) An external lighting scheme;
- (xiv) Removal of permitted development rights to remove extensions; and,
- (xv) Construction work and deliveries to the site limited to between 7am and 6pm Monday to Friday and 8am and 4pm Saturdays, with no activity on Sundays or National Holidays.

2 Reasons for Recommendations

2.1 The open space, is of low ecology value and adequate open space is provided within the Oldbury area. The proposal provides good quality housing development which will assist in meeting Sandwell's housing shortfall. The proposal in terms of its design and layout accords with all other policies within the development plan.

3 How does this deliver objectives of the Corporate Plan?



Quality homes in thriving neighbourhoods – the proposal provide 13 new homes



A strong and inclusive economy - The proposal will allow for local apprenticeship/jobs during construction phases

4 Context

- 4.1 This application is being reported to your Planning Committee because the proposal is a departure from the Local Plan.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

Brook Road, Oldbury





















5 Key Considerations

- 5.1 The site is allocated as Community Open Space in the Local Plan.
- 5.2 The material planning considerations which are relevant to this application are:

Government policy (NPPF);

Proposals in the Local Plan;

Loss of light, outlook or privacy;

Layout and density of building;

Design, appearance and materials;

Access, highway safety, parking and servicing;

Flood risk; and

Planning history.

6. The Application Site

6.1 The site is a grassed open space and rectangular in shape.

Wolverhampton Road lies to the northeast, the site being set at a lower land level than this major A road. The site is bounded from southeast to southwest by terrace housing, and to the north by a veterinary hospital. The frontages of the houses which face onto the open space are not served by vehicular access; the layout being typical of Radburn design housing.

7. Planning History

- 7.1 This application is a resubmission following refusal of residential scheme in 2020. The refusal was on the grounds of insufficient parking, flood risk concerns and loss of open space.
- 7.2 Relevant planning applications are as follows:

















DC/18/62409	Proposed development of	Refused
	13 dwellings.	17.03.2020
DC/14/56813	Proposed new single	Approved
	storey veterinary surgery	12.6.2014
	with associated car	
	parking, landscaping and	
	fencing.	

8. Application Details

- 8.1 The applicant proposes to erect 13 detached dwellings comprising of two house types (Type A and Type B). The Type A house type would have five bedrooms and a detached garage. The Type B house type would have four bedrooms and an integral garage.
- 5.2 The dwellings would be accessed from a new circular road which would be constructed around the perimeter of the site, thereby introducing a street frontage to the existing housing.

9. Publicity

9.1 The application has been publicised by neighbour notification and by site and press notice without response.

10. Consultee responses

10.1 Planning Policy

No objection. A change of use from open space can be considered if the quality of the site cannot be ensured. Planning policy will be elaborated upon further in the report.

10.2 **Highways**

No objection subject to conditions relating to a supporting wall along the site boundary with the Wolverhampton Road (pertinent, as this is an



















embankment which supports the footpath), and the technical detail of the access road (also pertinent, given that the new road would need to assimilate into the existing housing development).

With regard to parking considerations, Highways have confirmed that 'The applicant has provided three off-street spaces for the four bed properties and four off-street spaces for the five bed properties, therefore, each plot has an additional space above our recommendations', and 'All of the off-street spaces meet the required dimensions/sizes.' Additionally, the proposed carriageway width would be 5.5m, allowing for some visitor parking to be on-street and for two-way traffic to be safely maintained.

10.3 Urban Design

No objection.

10.4 Public Health (Air Quality)

Conditions to ensure electric vehicle charging bays are recommended.

10.5 Public Health (Contaminated Land)

Relevant site investigation and remediation conditions recommended.

10.6 Public Heath (Air Pollution and Noise)

Recommend that a comprehensive noise assessment be carried out to identify all likely noise sources and the impact on the proposed development, along with noise mitigation measures. This is due to the proximity of the adjacent dual carriageway and veterinary hospital and can be conditioned accordingly. Furthermore, a condition in respect of construction times is recommended, due to the proximity of existing housing.

















10.7 West Midlands Police

Whilst no comment was received regarding the previous scheme, the Police have commented on the current proposal. Comment has been made in respect of the circular road and the potential for vehicles to speed around it; however, Highways have raised no such concerns, and traffic calming measures should ease any significant issues. Security, lighting and layout have also been referred to, but as the properties would all back on to one another, the opportunity for movement through the site is significantly limited, and as such, is the opportunity for crime and anti-social behaviour. External lighting can be imposed by condition. Overall, the Police raise no objection to the proposal.

10.8 Lead Local Flood Authority

No objection subject to condition.

10.9 Severn Trent

No objection subject to condition.

10.10 Environment Agency (EA)

The EA has been consulted in respect of flood risk, but they have not commented on the application. The application falls within a 'flood zone 1', as shown on the map below:











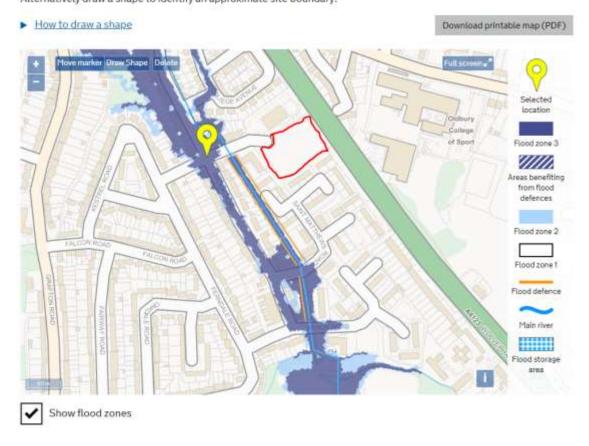






Likelihood of flooding in this area

You can move the marker Oon the map to identify a specific location. Alternatively draw a shape to identify an approximate site boundary.



Consequently, the EA will only comment on flood risk in such a zone when the application site is within 20 metres of a main river (the site is some 40 metres away from a main river) or is within an area identified as a 'critical drainage area'. Flood risk is therefore considered to be low at this site, and the Council should follow the advice of the Lead Local Flood Authority in an instance such as this. Refer to 10.8 above.

10.11 Tree Preservation Officer

No objection subject to a landscaping condition to ensure new tree planting to enhance the appearance of the development.

















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.
- 11.2 The same guidance, paragraph 111 of the NPPF states that developments should be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. This scheme provides appropriate parking levels within the site and raises no concerns with Highways in terms of the new road layout or impact on the existing highway network.
- 11.3 In respect of paragraphs 128-130 of the NPPF, the Urban Design officer raises no objections to the scheme. The development would assimilate with the overall form and layout of the site's surroundings.
- 11.4 Paragraph 159 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). This site does not fall in high risk flooding area and the application was accompanied with a drainage strategy which is deemed acceptable together with relevant conditions.

12. Local Planning Policy

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

CSP4: Place-Making

HOU2: Housing Density, Type and Accessibility EMP5: Improving Access to the Labour Market

TRAN4: Creating Coherent Networks for Cycling and Walk

ENV3: Design Quality

ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island

Effect

ENV6: Open Space, Sport and Recreation

















ENV7: Renewable Energy

ENV8: Air Quality

SAD H2: Housing Windfalls

SAD EMP2: Training and Recruitment SAD EOS 4 - Community Open Space SAD EOS 9: Urban Design Principles

- 12.2 With regard to housing policy HOU2, the development would bring forward a larger house type into the area and add to the range of property types available in the Borough. In respect of policy SAD H2, the development site is not allocated for residential development in the Development Plan and therefore it is classed as a housing windfall site. The proposed residential development meets the guidance set out in the policy, in that it is considered that the open space is surplus to the Council's requirements and would bring an under-used piece of land back into beneficial use and for much needed housing within Sandwell.
- 12.3 I have considered affordable housing policy; however, the previous application was submitted at a time when the Council trigger for affordable housing provision was 15 units (the trigger is now 10). Given that this development would provide 13 units, and taking into account that affordable housing compliance was not a reason for refusal of the previous application, I consider it unreasonable and unnecessarily onerous on the applicant to require compliance with affordable housing policy in this instance, under these exceptional circumstances.
- 12.4 With regards to the site being Community Open Space, the site was assessed as part of 2013 Green Space Audit and identified as 'high quality/low value'. Under these criteria, the change to a different use should be considered if the value could not be uplifted through change of the primary purpose. The Audit shows that Oldbury has over 60 hectares of amenity open space the second highest in the Borough after West Bromwich. Oldbury and West Bromwich account for over 73% of outdoor sports provision in the Borough. The loss of the Brook Road open space, would have little impact on the overall provision of amenity space in the local area, as there are other amenity open spaces (Cakemore Playing

















Fields and Barnford Hill Park) within proximity. Consequently, the site was not assessed as part of the 2018 Green Space Audit as, following the land sale, the Council did not consider the site as part of its greenspace portfolio. Therefore, I am of the opinion, that the site should come forward for development based on the premise that, as the site was deemed 'high quality/low value' whilst in Council ownership, it is highly unlikely that the quality of the site as open space would be maintained or improved following the Council's disposal of the land. On balance, taking these factors into account, residential development would appear to me to be the most viable option for the site.

- 12.5 TRAN4 requires schemes to be well connected to aid cycling and walking which the layout of this development seeks to provide. The proposed garages would be sufficient to serve as secure cycle storage.
- 12.6 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. In the main, the layout is considered to be acceptable subject to conditions relating to boundary and landscaping details.
- 12.7 ENV5 seeks the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface run-off. The Lead Local Flood Authority has raised no objection subject to condition.
- 12.8 ENV7 concerns the generation of energy from renewable sources sufficient to off-set at least 10% of the estimated residual energy demand. With regards to a development of this size, this can be off-set by the building fabric.
- 12.9 ENV8 refers to mitigation measures to offset air quality issues, in this instance, electric vehicle charging infrastructure and Low NOx boilers has been proposed.
- 12.10EMP5 Improving Access to the Labour Market Training and Recruitment and SAD EMP2 Training and Recruitment requires large employment

















generating schemes to provide opportunities for training and recruitment. This could be conditioned to secure these opportunities.

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, outlook or privacy

With regards to residential amenity, I am of the opinion that the dwellings would be of a sufficient distance from existing dwellings as to cause no harm to the residential amenity of surrounding residents by way of a loss of light, outlook or privacy.

10.3 Layout and density / Design, appearance and materials

The appearance and layout of the scheme is satisfactory and the scheme meets the aspirations of design policy. The Urban Design team has been integral in ensuring that design quality was ingrained in the previous proposal and as a consequence of their previous involvement, it is my opinion that the layout and design achieve the aspirations of national and local design policy.

10.6 Access, highway safety, parking and servicing

No objection has been received from Highways, subject to a condition relating to the retaining wall and highway technical detail.

10.7 Flood risk

The agent has provided a suitable drainage strategy to address surface water flooding. This has been approved by the Lead Local Flood Authority and can be ensured by condition. In terms of river flooding, the Environmental Agency maps show that the site falls within a low risk

















area (namely Flood Zone 1), where no mitigation is required in relation to river flooding.

10.8 Planning history

Given the refusal of the previous residential proposal on the grounds of highway matters, flood risk and loss open space, comments from the relevant professionals above highlight that there are no grounds on which to refuse the current application. Highways have stated that parking provision is plentiful and have raised no concerns in regards to highway safety; the Lead Local Flood Authority has raised no objection in respect of flood risk (furthermore, the site does not meet the criteria for comment by the Environment Agency); and the loss of open space cannot be credibly upheld as a reason for refusal, due to the site being long identified as surplus to the Council's open space requirements.

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 proposal is complies with relevant policies namely concerns regarding flood risk have been explored and drainage conditions recommended by condition. Parking provision is met within the site layout and the land is surplus to requirements as open space. There are also no material considerations that would justify refusal.

15 Implications

Resources:	sources: When a planning application is refused the applicant	
	has a right of appeal to the Planning Inspectorate, and	
	they can make a claim for costs against the Council.	
Legal and	This application is submitted under the Town and	
Governance:	Country Planning Act 1990.	
Risk:	None.	

















Equality:	There are no equality issues arising from this proposal
	and therefore an equality impact assessment has not
	been carried out.
Health and	None.
Wellbeing:	
Social Value	Opportunities for apprenticeships and jobs will arise
	through the construction phases.
Climate	Sandwell Council supports the transition to a low
Change	carbon future, in a way that takes full account of the
	need to adapt to and mitigate climate change.
	Proposals that help to shape places in ways that
	contribute to radical reductions in greenhouse gas
	emissions, minimise vulnerability and improve
	resilience; encourage the reuse of existing resources,
	including the conversion of existing buildings; and
	support renewable and low carbon energy and
	associated infrastructure, will be welcomed.

16. Appendices

Location Plan

Context Plan

Plan No. Location Plan 1

Plan No. PL/BROOK/2019/001 D Plan No. PL/BROOK/2019/002 D









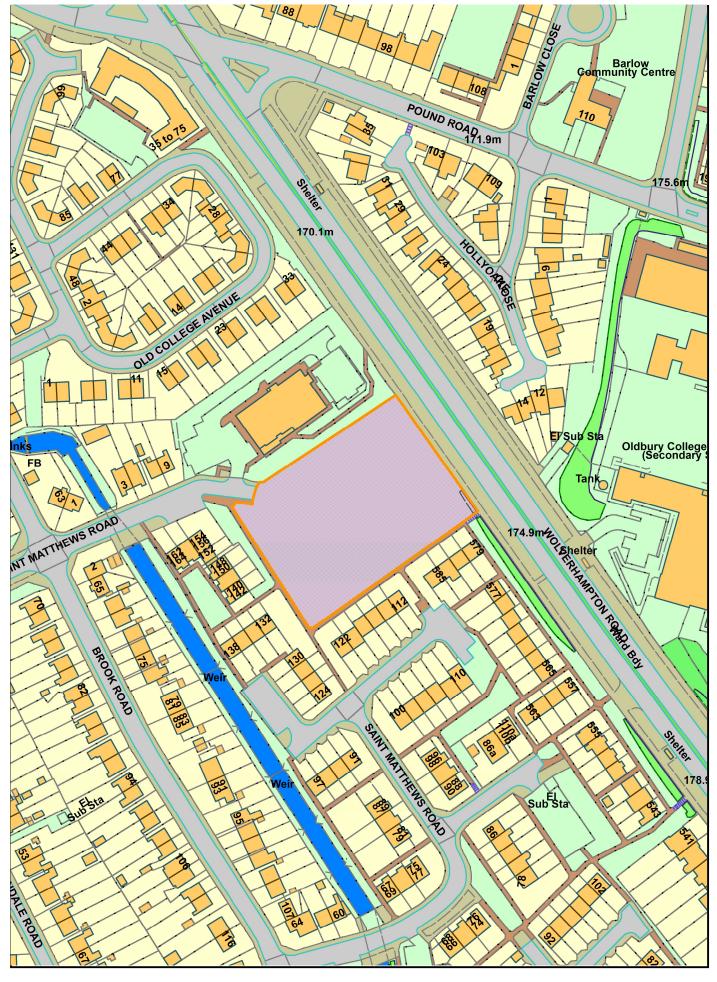




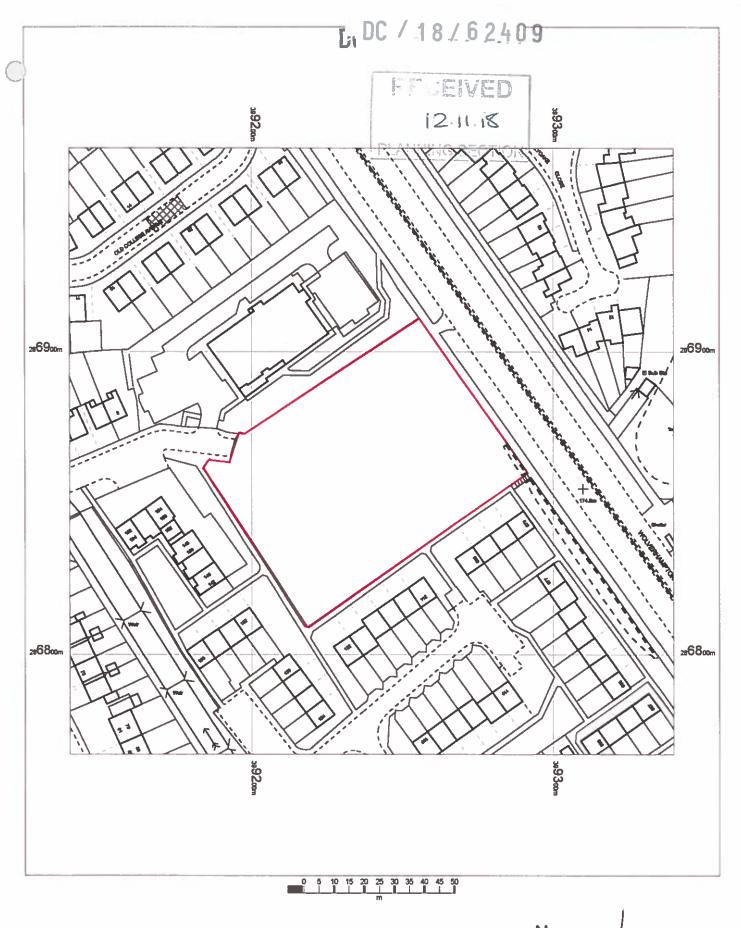












BROOK ROAD/WOLVERHAMPTON ROAD

OS MasterMap 1250/2500/10000 scale 30 January 2017, ID: BW1-00595019 www.blackwellmapping.co.uk

1:1250 scale print at A4, Centre: 399240 E, 286867 N

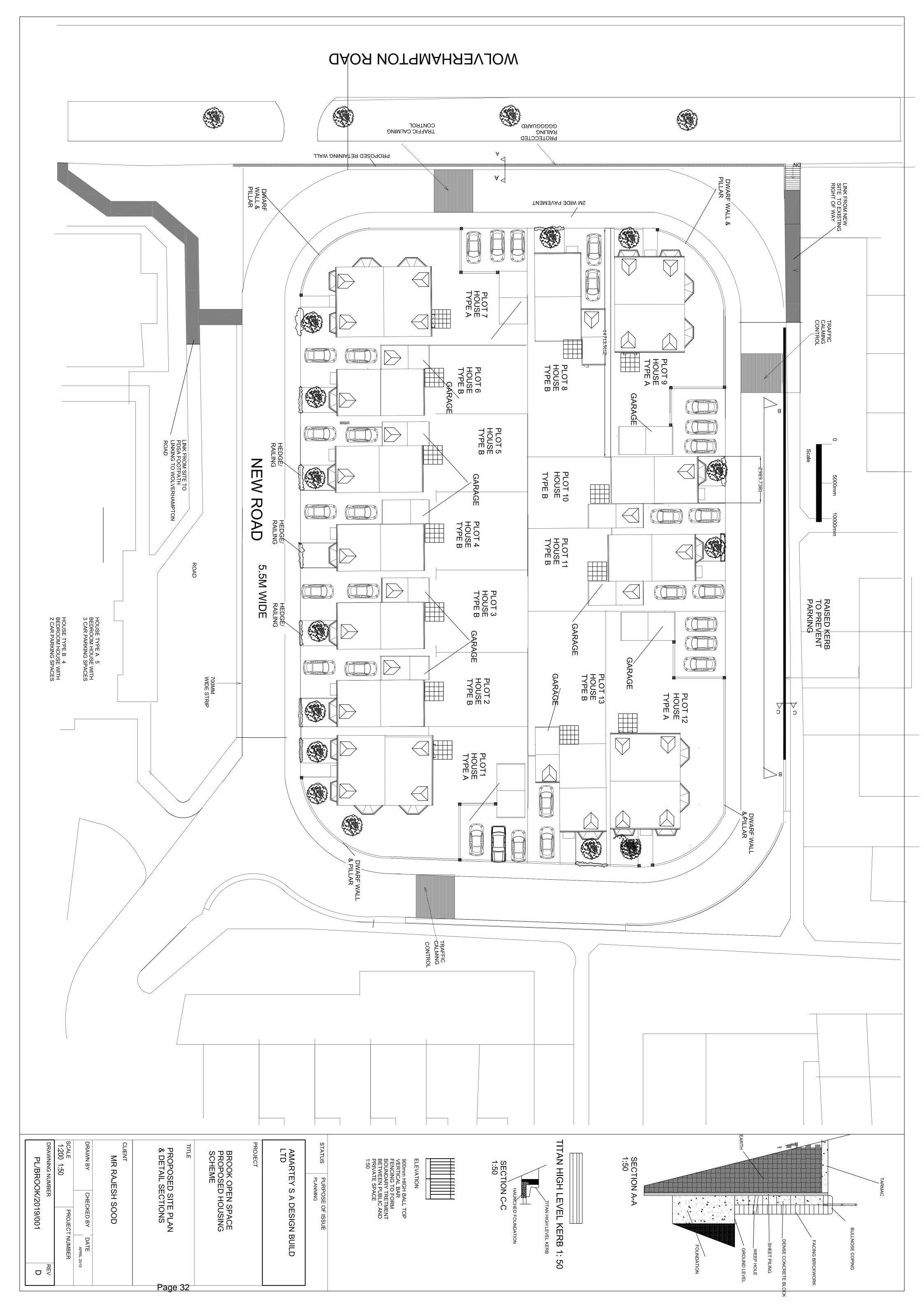
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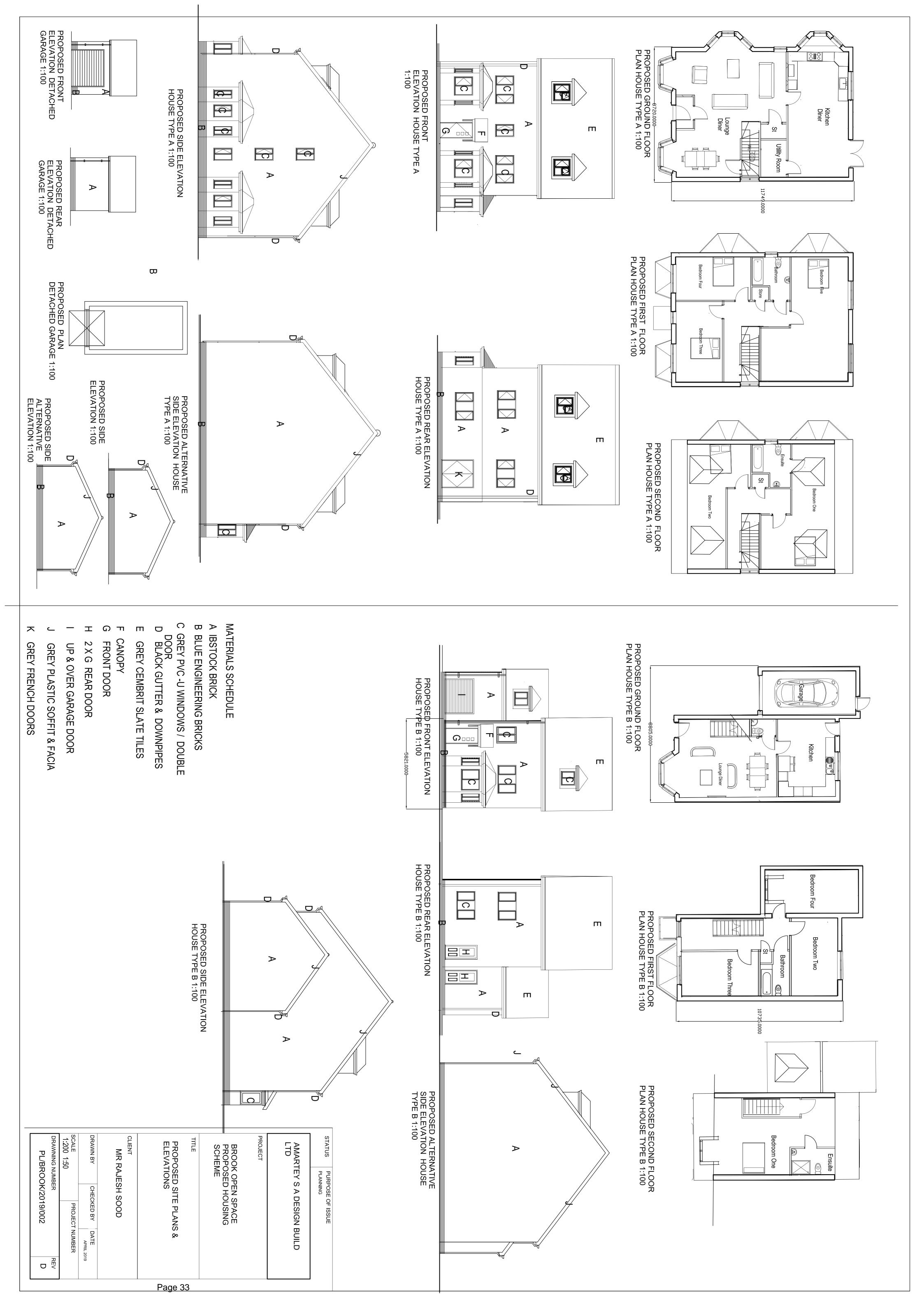
Page 31

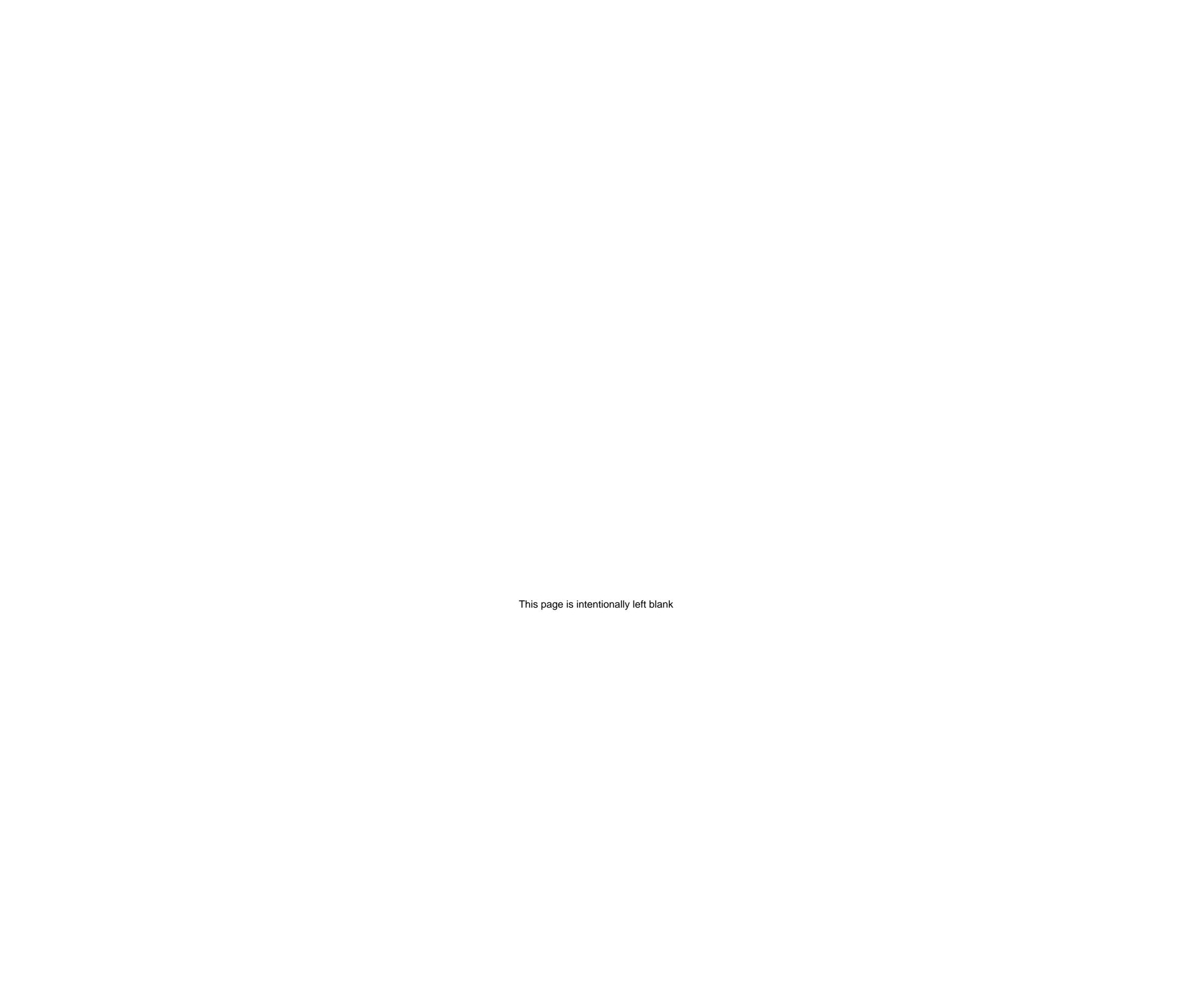


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TEL: 0114 268 7658 maps.sheffield@blackwell.co.uk









Report to Planning Committee

11 January 2023

Application Reference	DC/22/67124
Application Received	1 June 2022
Application Description	Proposed change of use and alteration of
	public house to create 21no. bedroom house in
	multiple occupation (HMO), erection of 2no.
	dwellings, car parking, access, cycle and
	refuse store and associated works.
Application Address	Holly Bush
	The Uplands
	Smethwick
	B67 6BL
Applicant	Mr G Dillon
Ward	Smethwick
Contact Officer	Alison Bishop
	Alison_bishop@sandwell.gov.uk

Recommendations 1

- 1.1 That planning permission is granted subject to the following conditions relating to:
 - (i) External materials;
 - (ii) Finished floor levels;
 - Contamination; (iii)
 - Drainage; (iv)



















- (v) Boundary treatments to include that visibility splays are retained;
- (vi) Landscaping;
- (vii) Cycle storage to be provided and retained;
- (viii) Waste storage to be provided and retained;
- (ix) Electric vehicle charging;
- (x) External lighting;
- (xi) Construction hours 8am until 6pm Monday to Friday; 8am until 2pm Saturdays; no working on Sundays or public holidays;
- (xii) Construction method statement;
- (xiii) Submission of management plan;
- (xiv) All shared areas in HMO to be provided and retained;
- (xv) Windows in northwest elevation of HMO to be obscurely glazed;
- (xvi) Removal of permitted development rights to the two dwellings for extensions (dormers and rear/side extensions);
- (xvii) Retention of parking;
- (xviii) New drop kerb to serve the new dwellings prior to occupation;
- (xix) That no boundary treatment/foliage within the visibility splays shown in the attached drawing are over 900mm in height and splays are retained as such; and
- (xx) Internal layout to retained as approved.

2 Reasons for Recommendations

2.1 The proposal raises no significant concerns from a policy, design or highway perspective and would deliver a range of housing in a sustainable location.

3 How does this deliver objectives of the Corporate Plan?



Quality homes in thriving neighbourhoods – The design of the proposal is acceptable in respect of national and local planning policy.





















4 Context

- 4.1 At the last committee meeting, members resolved to visit the site.
- 4.2 The application is being reported to your Planning Committee due to the volume of objections received.
- 4.3 To assist members with site context, a link to Google Maps is provided below:

Holly Bush, The Uplands, Smethwick

5 Key Considerations

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

Government policy (NPPF);

Design and overdevelopment;

Appropriateness of the use;

Internal layout and amenity of the HMO;

Access, highway safety, parking and servicing;

Anti-social behaviour;

Contamination by a previous use;

Noise;

Flood risk; and

Presumption in favour of sustainable development and housing supply.

6. The Application Site

6.1 The application relates to a vacant public house on the north side of The Uplands, Smethwick. A cricket ground lies to the rear of the site, but the surrounding area is otherwise residential.

















7. Planning History

7.1 None relevant.

8. Application Details

- 8.1 The development proposes a change of use and alteration of public house to create a 21-bedroom house in multiple occupation (HMO); erection of two, three bed semi-detached dwellings; car parking, access, cycle and refuse store and associated works.
- 8.2 The two dwellings would be situated adjacent to the public house and would have their own private amenity space with two off-street parking spaces per dwelling.
- 8.3 The HMO would incorporate 21 bedrooms (ranging from 10 sqm to 15 sqm) over three floors as follows:
 - Ground floor 8 bedrooms with ensuites and a shared kitchen/dining area (28 sqm)
 - First floor 7 bedrooms with ensuites and a shared kitchen/dining area (20 sqm)
 - Second floor 6 bedrooms with ensuites and a shared kitchen area (7.7 sqm)

A proposed layout includes 15 parking spaces with bin stores and cycle parking provision to the rear of the site.

9. Publicity

- 9.1 The application has been publicised by neighbour notification letter and site notice.
- 9.2 Two petitions of objection have been received one carrying 257 signatures and one carrying 41. A list of addresses is attached to your papers, unfortunately the petitions cannot be attached due to GDPR and

















postcodes were not provided; Fifteen individual objections have also been received from residents in the same area.

- 9.3 The main points of objection mainly relate to the HMO and may be summarised as follows:
 - i) The HMO would affect the character of the area;
 - ii) Internal layout and lack of amenity space;
 - iii) Overdevelopment;
 - iv) Anti-social behaviour;
 - v) Transient nature of HMO occupants;
 - vi) Traffic; and
 - vii) Noise and increased comings and goings.
- 9.4 Non-material objections regarding the impact of the proposal on property prices have also been received.
- 9.5 The objections will be discussed further under Material Considerations.
- 9.6 Three letters of support have been received along with a 63-signature petition. This is attached and redacted to include just post codes. This welcomes the new housing and the regeneration of the site which retains a non-designated heritage asset. In addition, the use would prevent ongoing vandalism, generate investment into the area and bring an attractive building back into use.

10. Consultee responses

10.1 Planning and Transportation Policy

No overall objection. The new build element is a 'windfall', subject to SAD policy H2 of the same name. The proposal meets the H2 policy requirements as it is previously developed land suitable for residential use, and capable of meeting other development plan requirements. The officer has noted parking provision and the lack of amenity space for HMO residents. Both matters can be addressed via amended plans.

















10.2 Highways

Highways raised no concern to the parking provision associated with the HMO or dwellings. In particular the parking provision for the HMO exceeds Sandwell's parking standards of 1 space for every 3 rooms.

10.3 Severn Trent

No objection subject to condition.

10.4 Public Health (Air Quality)

No objection. Electric vehicle charging, low NOx boilers and construction method statement required by condition.

10.5 **Public Health (Contaminated Land)**

No objection subject to condition.

10.6 Public Heath (Noise)

No objection subject to conditions relating to hours of construction and a construction method statement.

10.7 West Midlands Police

No objection. The officer's comments refer to general design and security principals for HMOs (which are covered under licensing regulations). Whilst the officer states that large HMOs can cause conflict between residents, no overall objection has been made.



















10.8 Private Sector Housing

No objection the facilities with the proposed HMO meet the standards under HMO licensing subject to various fire protection measure which would be dealt with through building regulations and the licensing.

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.
- 11.2 Presumption in favour of sustainable development is engaged. This is discussed further below.

12. Local Planning Policy

12.1 The following polices of the council's development plan are relevant:

BCCS

CSP4 – Place Making

DEL1 - Infrastructure Provision

HOU1 - Delivering Sustainable Housing Growth

HOU2 - Housing Density, Type and Accessibility

TRAN4 - Creating Coherent Networks for Cycling and for Walking

ENV3 – Design Quality

ENV5 - Flood Risk, Sustainable Drainage Systems / Urban Heat Island

ENV8 – Air Quality

SADD -

SAD H2 - Housing Windfalls
SAD EOS 9 - Urban Design Principles

















- 12.2 In respect of CSP4 the design of the new houses would enhance the attributes the area offers in terms of its local character. Additionally, the conversion of the public house would retain a building of considerable character, having a positive impact on the visual appearance of the wider area.
- 12.3 Infrastructure provision, in this case EVC bays, would be ensured by condition (DEL1). The proposal is CIL liable.
- 12.4 Whilst land is identified and allocated in the development plan to meet the borough's sustainable housing growth, under policy HOU1 additional housing capacity will also be sought elsewhere through planning permissions on suitable sites. As such, this proposal would assist with providing much needed housing within the borough.
- 12.5 The proposal meets the requirements of policy HOU2 in that it proposes a range of types and sizes of accommodation which would be accessible by sustainable transport to residential services. The dwellings would also achieve high quality design with minimal amenity impact.
- 12.6 Sufficient amenity space is provided to allow for cycle parking provision (TRAN4).
- 12.7 The proposal raises no significant concerns in respect of design and is therefore compliant with policy ENV3 and SAD EOS 9.
- 12.8 Drainage can be addressed by the submission of further information by condition (ENV5).
- 12.9 In respect of air quality (ENV8), electric vehicle charging points can be ensured by condition.
- 12.10 The proposed dwellings would be a windfall, subject to SAD H2. The proposal meets the requirement of the policy as it is previously developed land, suitable for residential development, and capable of meeting other plan policies.

















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 Design and overdevelopment

With regards to the new dwellings, the internal living space would exceed the national standard. The site is large enough to provide adequate external amenity space and provide sufficient space for such purposes as well as for cycle and waste storage. The massing and scale of the dwellings raise no concerns and the scale of the dwellings respond well to the existing public house – the design of which has been careful not to compete with this building. With regards to overdevelopment, the proposals have been scaled back to remove one dwelling and two HMO rooms. Whilst a large HMO is still proposed, this now has sufficient private and shared space to accommodate residents and provide for amenity space, waste and cycle storage.

13.3 Appropriateness of the use

I note objector's concerns regarding the character of the area; however, the HMO proposes a residential use in a residential area. It must be noted that the application has been submitted to judge the appropriateness of the proposed residential use in this location, not the character of its potential residents. Anti-social behaviour is discussed further below. The building would also be set apart from other dwellings.

13.4 Internal layout and amenity of the HMO

Council design guidance, derived from housing regulations, states that for one-person units of accommodation each bedroom should be 10m² except where a separate living room is provided which is not a kitchen or a kitchen/dining room, in which case the bedroom shall be 6.51m². All



















rooms exceed 10m² which is appropriate as there are no separate living rooms provided. Concern was raised due to the possibility of twin occupancy in each room; however, twin occupancy rooms in this instance requires an internal space of at least 15m² and only three of the rooms exceed this floor area. On this basis, I do not consider the potential for twin occupancy to be a significant concern. The kitchen/diner space at ground and first floor is sufficient to serve residents of those floors in accordance with the standards; however, the second-floor kitchen is below the standard (7.7m² provided versus 10m² required), nevertheless this is deemed acceptable as residents can use the first-floor kitchen also as travel distances are deemed to be appropriate. In addition, the room sizes at this floor all exceed 10m² which also offsets the smaller kitchen. All bedrooms have a window to allow for natural light.

13.5 Access, highway safety, parking and servicing

The development meets with the approval of the highway authority and parking spaces are in accordance with the requirements meet Council's design guidance for the new housing and exceeds parking standards for HMO provision.

13.6 Anti-social behaviour

Whilst I note the concerns raised by objectors and the police regarding the matter, appeal decisions have tended to allude to the fact that responsible management of HMOs is the paramount 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. I note that the transient nature of HMO occupants has also been raised by the police and objectors, but again, I find no reason to recommend refusal based on this factor.



















13.7 Contamination by a previous use

No significant issues anticipated. The matter can be addressed by condition.

13.8 **Noise**

The previous use was a public house. There is no evidence before me that the occupiers of the HMO are any more or less likely to create noise issues than any other form of residential accommodation. The building is set apart from other dwellings in the immediate area and amenity space is to the rear. It seems unlikely that excessive noise from general comings and goings would significantly impact on the noise environment and would likely be less noisy than activities associated with the existing use as a public house. Furthermore, the noise officer does not object on this basis.

13.7 Flood risk

Further information awaited but can be addressed by condition.

13.8 Presumption

The Council cannot currently demonstrate a five-year housing land supply. The development plan cannot therefore be considered as being up to date. Paragraph 11d of the NPPF and the presumption in favour of sustainable development is engaged and permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the framework as a whole. The site is sustainably located, and the proposal makes a modest contribution towards the council's housing targets without any evidenced detriment to the local area.

13.9 Other matters

During the determination of the application it was reported to the council that a break in had occurred at the premises and that the roof was



















unsafe. The applicant was notified to secure the premises and Building Consultancy acted in respect of the roof issue. The applicant has confirmed that these issues are now resolved, but the event highlights the need to bring the building back into beneficial use to avoid further dereliction.

13.10 It is worthy of note that the HMO will be licensed and inspected by the council and any issues regarding anti-social behaviour and other matters such as maintenance can be addressed moving forward. To demonstrate the good will of the applicant, a draft management plan has been submitted to the council detailing a management schedule for the premises, which can be conditioned to be finalised and complied with.

14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. Whilst the objectors raise credible concerns, the benefits in providing the range of accommodation, the reuse of a noteworthy building and no significant objections from consultees, it is considered that refusal of the application would not be easily defensible at appeal.

15 Implications

Resources:	When a planning application is refused the applicant
	has a right of appeal to the Planning Inspectorate, and
	they can make a claim for costs against the Council.
Legal and	This application is submitted under the Town and
Governance:	Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal
	and therefore an equality impact assessment has not
	been carried out.
Health and	None.
Wellbeing:	
Social Value	None.























Climate Change

Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.

16. Appendices

Location Plan

Context Plan

(30)001 S10

(40)001 S4

(30)002 S5

(30)002 S1

(40)003 S3

Petition 1 - list of addresses

Petition 2 – list of addresses

Petition in support – redacted (to include post codes only)

















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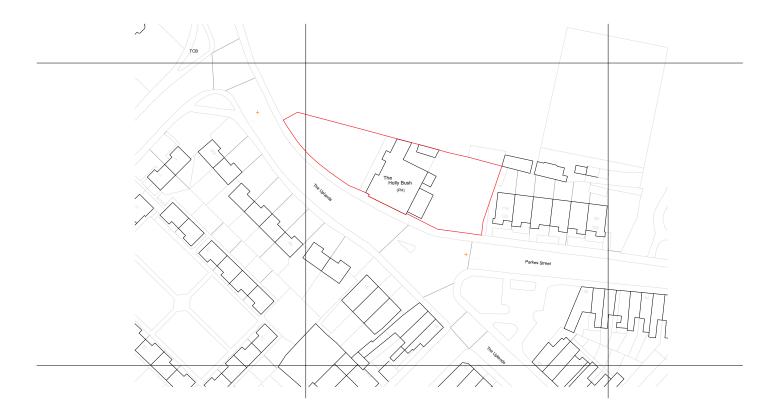
All dimensions are to be checked on site and the Architect is to be notified of any

discrepancies prior to commencement.

Do not scale. If an accurante dimension is required, please contact the Architect

Note

No. XXX Description: XXX



2908

0m 10m 50m 1:1250 Client

Project

Conversion of pub and new dwellings
Location
The Hollybush, Smethwick
Drawing Title
Site Location Plan

Project Number Scale Date Drawn Checked

(10)001

Revision S2

Revision Date

Pinnegar Hayward Design 33a Powell Street

Description

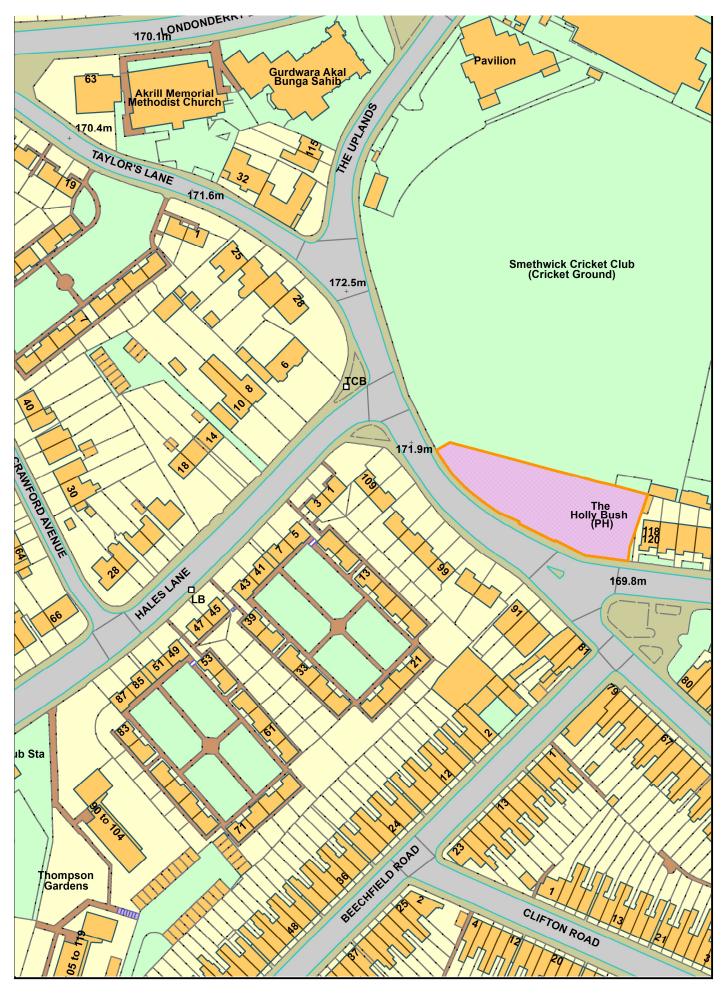
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Tel: 0121 236 7009 Email: design@p-h-d.co.uk Web: www.p-h-d.co.uk

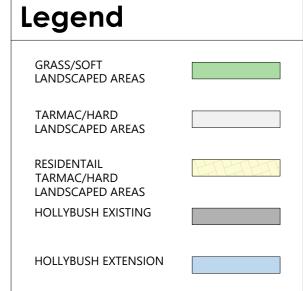
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 Stage
 Sheet Number

 Project Status
 2908_PHD_X_XX_DR_A_(10)001







Area Schedules

HMO UNIT AREAS

TOTAL(HMO) -408.8m² /4400.3sqft

TOWNHOUSE

Unit 2

TYPE E2

TOTAL(DWELL) -218m² /2346.3 sqft

-109m²/1173.3sqft

-109m² /1173.3sqft

TOTAL (Accom) -627m² /6747sqft

Pinnegar Hayward Design

Project
The Hollybush HMO
Conversion to HMO + New dwellings

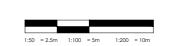
The Upland, Birmingham Smethwick

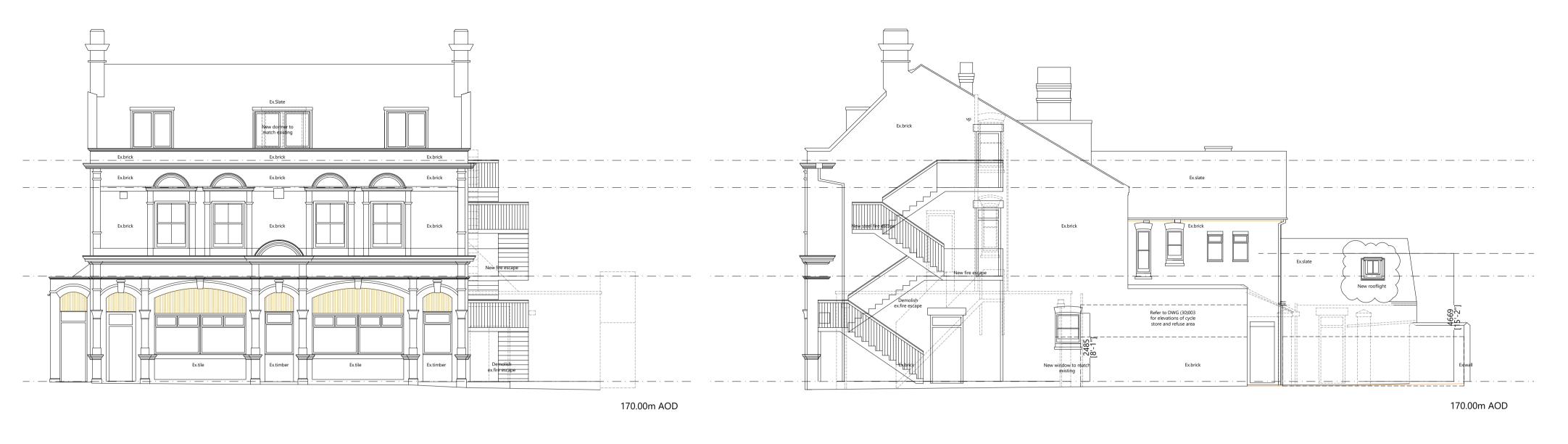
Drawing Title Proposed Sketch Site Layout

Shoot Number	2908 PHD	A YY DP A (30)	
Checked	JW		
Drawn	CF		
Date	NOV 22	(00)001	310
Scale	As Shown	(30)001	S10
Stage	Feasibility	Drawing No.	Revision
Project Number	2908		

Proposed Site Layout

Scale 1:200





Proposed Front Elevation

Scale 1:100



Proposed Rear Elevation

Scale 1:100

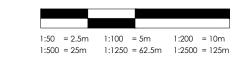
Proposed Side Elevation

Scale 1:100



Proposed Side Elevation

Scale 1:100



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All dimensions are to be checked on site and the Architect is to be notified of any discrepancies prior to commencement.

Do not scale. If an accurate dimension is required, please contact the Architect

No. XXX Description: XXX



-Project

The Hollybush HMO Conversion to HMO + New dwellings

Location The Upland, Birmingham Smethwick

Smethwick

Drawing Title
Proposed Elevations

Project Number 2908
Stage Feasibility Drawing No. Revision
Scale As Shown
Date NOV 22
Drawn CF
Checked JW

Sheet Number 2908_PHD_A_XX_DR_A_(40)001

Scale 1:100

EN-SUITE AREAS

GROUND FLOOR

Unit 01

Unit 02

Unit 03

Unit 04

Unit 05

Unit 06

Unit 12

SECOND FLOOR

Sub-Total -16.4m²

-62.8m²

 $-3m^2$

 $-3m^2$

 $-3m^2$

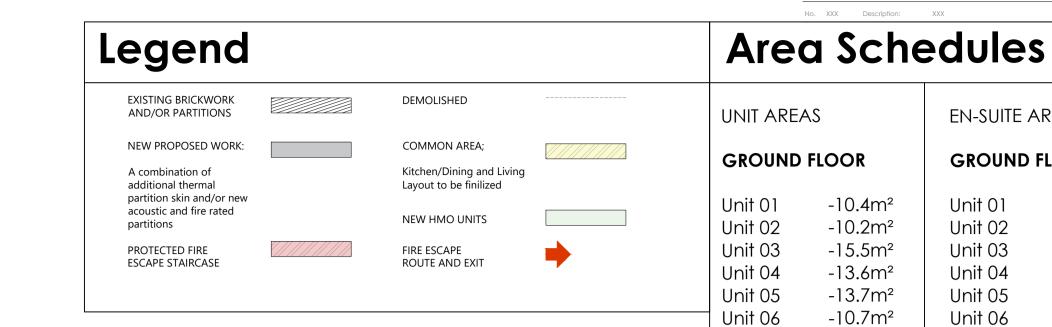
 $-3m^2$

 $-3m^2$

 $-3.4m^{2}$

 $-3m^2$

 $-3m^2$



_ _UNIT_22_ _

EN-SUITE 22

EN-SUITE 2° 2.6m²

New fire escape

UNIT 21 ___11.9m²__

Kitchen Dining Living Unit 11 Unit 12 Unit 13 Unit 14 Unit 15 Unit 16 Unit 17 COMMON AREAS Living

Unit 07 $-15.2m^{2}$ Unit 07 -3.4m 2 Unit 08 -11.2m² Unit 08 -3.6m² $-10.4m^{2}$ Unit 09 Unit 09 $-3m^2$ Unit 10 $-12.4m^{2}$ Unit 10 $-3m^2$ Sub-Total -25.4m² -100.5m² Sub-Total COMMON AREAS

-10.4m²

-10.2m²

 $-15.5m^{2}$

-13.6m²

 $-13.7m^{2}$

-10.7m²

-28.7m² FIRST FLOOR FIRST FLOOR $-15.8m^{2}$ Unit 11

-12.8m²

Unit 13 -12.8m² $-14.7m^{2}$ Unit 14 $-3m^2$ -10.2m² Unit 15 -10.2m² Unit 16 Unit 17 $-3m^2$ $-10.4m^{2}$

Sub-Total -21m² Sub-Total

Kitchen Dining

SECOND FLOOR

Unit 18 -2.6m²Unit 18 -13.6m² $-2.6m^{2}$ Unit 19 Unit 19 -11.4m² -2.6m²-11.9m² Unit 20 Unit 21 -2.6m²Unit 21 -11.9m² Unit 22 $-3m^2$ -12.3m² Unit 22 Unit 23 -12.3m² Unit 23

COMMON AREAS

Sub-Total -73.4m²

Kitchen Dining Living

-7.7m² **TOTAL TOTAL** -317m²

> Pinnegar Hayward Design 33a Powell Street Birmingham

Tel: 0121 236 7009 Email: design@p-h-d.co.uk Web: www.p-h-d.co.uk

The Hollybush HMO Conversion to HMO + New dwellings

The Upland, Birmingham Smethwick

Drawing Title Proposed Floor Layouts

Checked

Sheet Number 2908_PHD_A_XX_DR_A_(30)002



KITCHEN / DINING LANDING UNIT 16 EN-SUITE 1 Existing structure to be demolished PASSAGE ENI-SUITE 1 EN-SUITE 12 3m² New fire escape UNIT 12 12.8m² UNIT 13 12.8m² UNIT 11 15.8m² UNIT 14 14.7m²

Proposed First Floor Plan

Scale 1:100

Proposed Second Floor Plan

Scale 1:100

KITCHEN 7,7m²

EN-SUITE 18 2.6m²

EN-SUITE 23

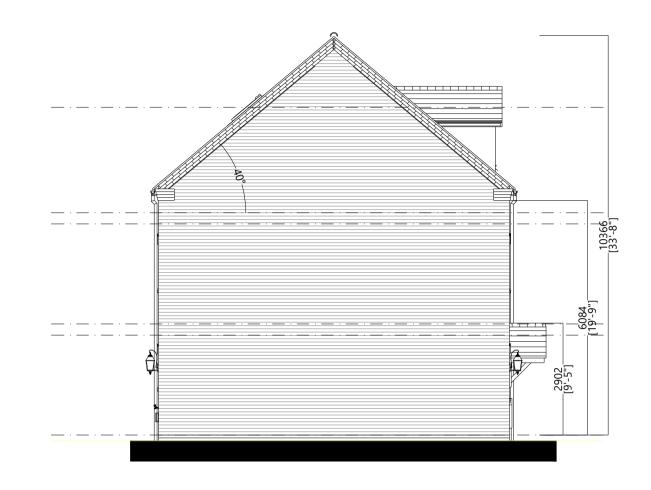
UNIT 19 11.4m²

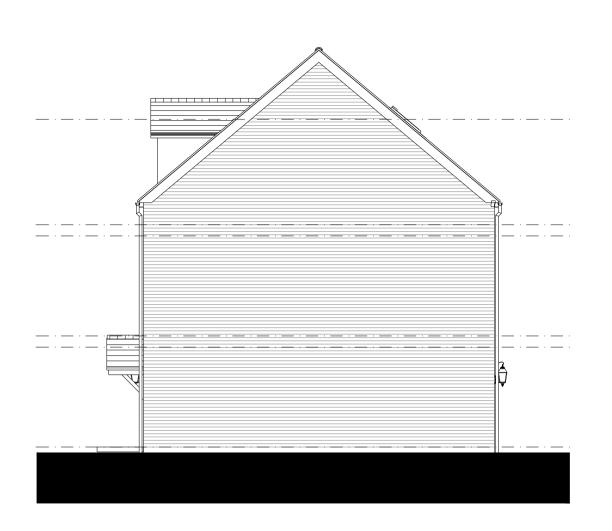
EN-SUITE 19 EN-SUITE 20 2.6m² 2.6m²

Semi-Detached Dwelling









Proposed Front Elevation

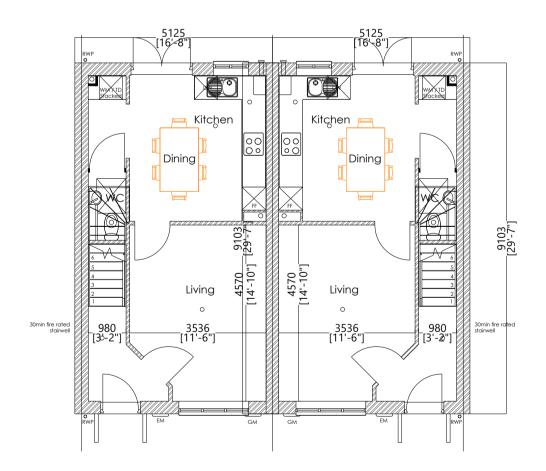
Scale 1:100

Proposed Rear Elevation

Scale 1:100

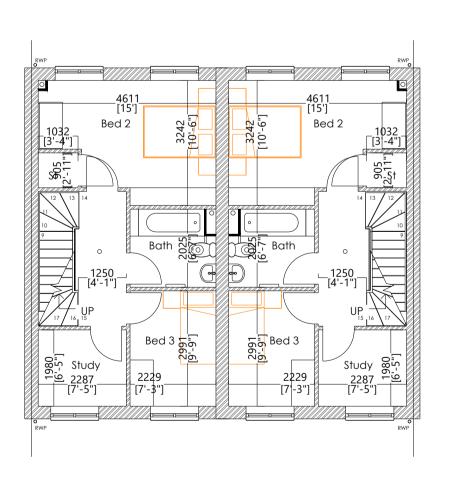
Proposed Side Elevations

Scale 1:100



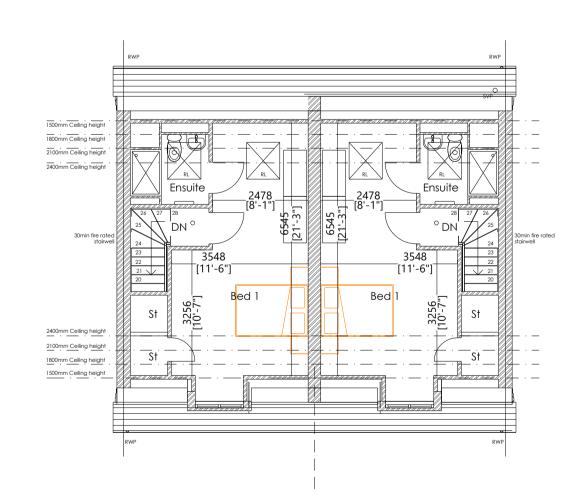
Proposed Ground Floor Plan

Scale 1:100



Proposed First Floor Plan

Scale 1:100



Proposed Second Floor Plan

Scale 1:100



Project
The Hollybush HMO
Conversion to HMO + New dwellings

Location The Upland, Birmingham Smethwick

Drawing Title
Proposed Dwellings Plan and Elevations

Project Number	2908		
Stage	Feasibility	Drawing No.	Revision
Scale	As Shown	(41)002	S 1
Date	MAY 22	(41)002	31
Drawn	CF		
Checked	JW		
Sheet Number	2908_PHD	_A_XX_DR_A_(41)	002

No. XXX Description: XXX



Proposed Site Elevation

Scale 1:100



The Upland, Birmingham Smethwick

Drawing Title Proposed Site Elevations

Project Number	2908		
Stage	Feasibility	Drawing No.	Revision
Scale	As Shown	(40)003	S3
Date	NOV 22	(40)000	30
Drawn	CF		
Checked	JW		

Sheet Number 2908_PHD_A_XX_DR_A_(40)003

Street Name	No. of signatures
Katherine Road	1
Barker Street	1
Radnor Road	1
Old Acres	1
The Uplands	61
Bowden Road	1
South Road	1
Clarendon Road	25
Davison Road	1
Oakwood	38
Starkie Drive	1
Beechwood	2
Hales Lane	48
	40
Old Chapel Road Parkes Street	14
Londonderry Lane	1
Thompson Gardens	6
Moore Crescent	1
c/o Smethwick Cricket Club	4
St Matthews Road	1
Thimblemill Road	1
Beakes Road	1
Trinder Road	1
Thomas Crescent	1
Wheatley Road	1
Ferndale Road	1
Avery Road	2
Southhurst Court	1
Dorothy Road	1
Cemetery Road	1
Farm Road	1
Manor Road	8
Lea Gardens	1
Queens Road	1
Marlbourne Road	1
Rosefield Road	1
Ramsey Road	1
Salop Road	1
Drake Road	1
Edwards Road	1
Mansion Crescent	2
Norman Road	2
Barrett Street	1
Eva Road	2
Galton Road	1
Margaret Gardens	1
Hillifields	1
Unknown	9
Total	257

Street Name	No. of signatures
Broomfield Road	10
Green Street	4
Arden Road	1
Hales Lane	25
Langley Crescent	1
Total	41

LOCATION: The former Hollybush, The Uplands, Smethwick, B69 6BL

PETITION TOPIC: Supporting change of use of former Public House to 23 HMO and 3 new dwellings. To improve local environment and support the need for local accommodation. Is it not time we supported all types of community housing?

- 1. To retain the use of a non-designated heritage asset.
- 2. Addressing the need for housing.
- 3. Discouraging acts of vandalism.
- 4. Encourage more local investment.
- 5. Bring an empty property back into use.

Name (Printed)	Address including postcode (this must be an address in the Sandwell Borough)	ignature
	B67 6BT	
	G68 OD1.	
	BES ODL	
	7 B68 ODL	
	B67 6DJ	
	B676DU.	
	B676BT	
	B67 6BT	
	- B676AY	
	B676AX	
	B676BX	
	BG76AW	
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LOCATION: The former Hollybush, The Uplands, Smethwick, B69 6BL

PETITION TOPIC: Supporting change of use of former Public House to 23 HMO and 3 new dwellings.

To improve local environment and support the need for local accommodation. Is it not time we supported all types of community housing?

- 1. To retain the use of a non-designated heritage asset.
- Addressing the need for housing.
- 3. Discouraging acts of vandalism.
- 4. Encourage more local investment.
- 5. Bring an empty property back into use.

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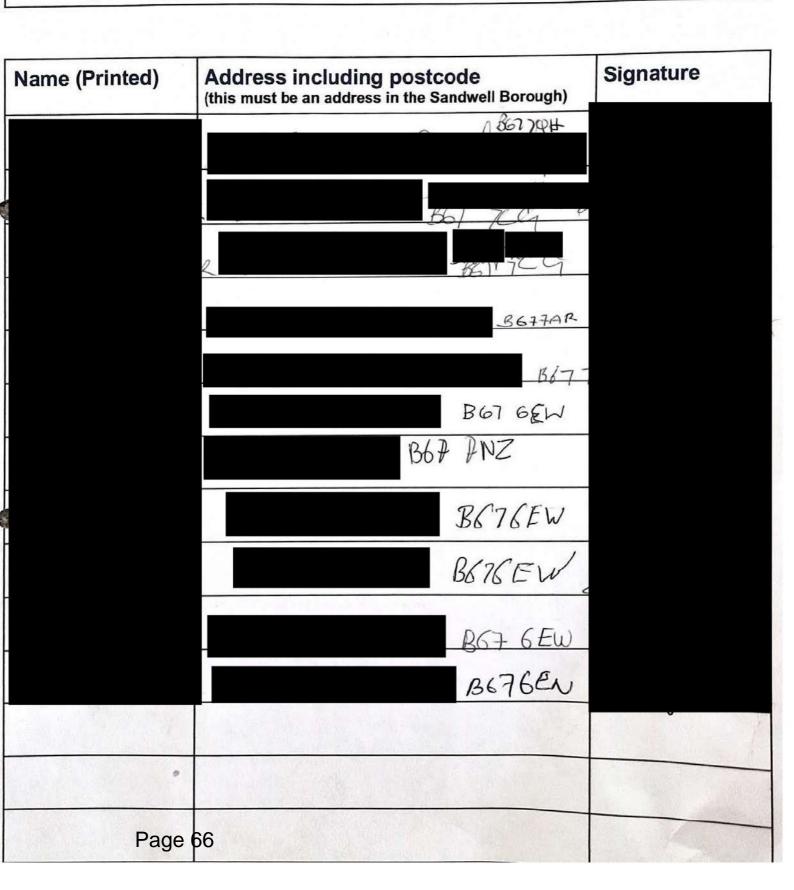
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Report to Planning Committee

11 January 2023

Application Reference	DC/22/67165
Application Received	14 June 2022
Application Description	Proposed erection of a residential led, mixed use building of between 7 and 14 storeys to include 392 dwellings (Use Class C3) and 555sqm (GIA) commercial floorspace (flexible within Use Class E, drinking establishments (sui generis) and hot food takeaway (sui
	generis), plus associated amenity space, access, parking and demolition of existing buildings.
Application Address	PJ House London Street Smethwick B66 2SH
Applicant	Metropolitan Holdings (Birmingham) Ltd
Ward	Soho and Victoria
Contact Officer	Alison Bishop Alison_bishop@sandwell.gov.uk

1 Recommendations

1.1 That subject no further objections from Highways, the application being reported to Full Council as a departure and the negotiation of a s106 agreement planning permission is granted with conditions relating to:















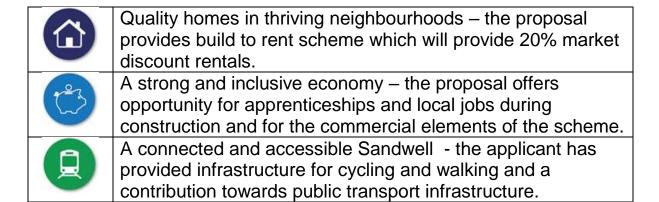


- (i) External materials;
- (ii) Drainage details (LLFA and Severn Trent);
- (iii) Implementation of Air quality measures:
 - a. Travel plan
 - b. Electric charge points
 - c. Dust management plan
 - d. Low NOx boilers
- (iv) Noise mitigation (glazing and mechanical ventilation);
- (v) Ground contamination and remediation;
- (vi) Parking layout and retained;
- (vii) Details of refuse management strategy;
- (viii) Use class order limiting retail element;
- (ix) Secure by design package of measures:
 - a. Lighting
 - b. CCTV
 - c. Security access control
- (x) Hard and soft landscaping details;
- (xi) Employment and skills plan;
- (xii) Implementation of renewable energy solutions

2 Reasons for Recommendations

2.1 The proposal introduces an innovative design adjacent to the MMUH site and within the Grove Lane master plan area, whilst also making a significant contribution to Sandwell's housing shortfall.

3 How does this deliver objectives of the Corporate Plan?





















4 Context

- 4.1 The application is being reported to your Planning Committee because it is a departure from the development plan and due to the major nature of the proposal.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

PJ House, London Street, Smethwick

5 Key Considerations

- 5.1 The site is allocated for employment use in the Development Plan.
- 5.2 The material planning considerations which are relevant to this application are:-

Government policy (NPPF);

Proposals in the Development Plan and planning balance;

Impact on residential amenity;

Public visual amenity;

Design, layout and appearance;

Access, highway safety, parking and servicing;

Traffic generation and sustainable travel;

Contamination by a previous use;

Noise and disturbance from the scheme;

Flood risk; and

Planning gain;

6. The Application Site

6.1 The application site is 0.8ha in size, rectangular in shape, and bounded by Grove Lane to the southwest, London Street to the southeast and Cranford Street to the northeast. The site is currently occupied by a



















- commercial vehicle sales/hire business, with associated single and two storey buildings and extensive hard standing areas.
- 6.2 The character of the surrounding area is mixed, and although industrial premises are still evident within the site vicinity, a housing development lies opposite the site across Cranford Street. The Midland Metropolitan University Hospital (MMUH) site is situated on the other side of London Street.

7. Planning History

7.1 Planning permission was refused in October 2021 for proposed erection of a multi-storey car park (sui generis) and a mixed-use development.

The reason for refusal related to the multi-storey car park element of the scheme. The detailed refusal was as follows:-

The application proposes excessive and unjustified levels of parking, contrary to the sustainable travel objectives of paragraph 124 of the NPPF and TRAN2 of the BCCS. In addition, SAD TRAN 3 sets maximum standards for parking which this development considerably exceeds. Furthermore, supporting information fails to adequately demonstrate that the impact on the surrounding highway network would not be severe with regard to safe and effective movement within the highway network for all users; contrary to the provisions of paragraphs 110 and 111 of the NPPF and TRAN2 of the BCCS. The proposal would therefore be an unsustainable development, would encourage the use of the car and would give rise to congestion and resultant unacceptable impacts on highway safety, and a loss of amenity, without commensurate mitigation.

7.3 Relevant planning applications are as follows:

















DC/19/63045	Proposed erection of a multi-storey	Refused
	car park (sui generis) and a mixed-	08.10.2021
	use building of between 6 and 9	
	storeys to include 201 dwellings (Use	
	Class C3) and commercial floorspace	
	(flexible within Use Classes A1	
	(shops), A2 (financial and	
	professional), A3 (restaurants), A4	
	(drinking establishments), A5 (hot	
	food takeaways), D2 (assembly and	
	leisure) or mix thereof), office (Use	
	Class B1) plus associated amenity	
	space and demolition of existing	
	buildings.	

8. **Application Details**

- 8.1 The proposal is a predominately residential scheme over 15 floors which provides a total of 392 apartments, namely 240 (2 beds) and 152 (1 beds) and would be an 'E' shape in its footprint. Vehicular access would be provided from Cranford Street and pedestrian access from London Street.
- 8.2 The floor arrangement would be as follows:-
 - The ground floor would incorporate a retail unit of 180 sqm, 3 office (i) units ranging from 75 sqm, 115 sqm and 181 sqm. These would be situated around the perimeter of the site facing towards Cranford Street. The remaining ground floor would include 5 apartments (3 x 1 bed and 2 x 2 bed) on the perimeter facing London Street. The remainder of the ground floor would provide 212 parking spaces with associated bin storage and cycle storage. 30 parking spaces would be for the purpose of the retail use. 22 electric charge points and 13 disabled bays would be provided













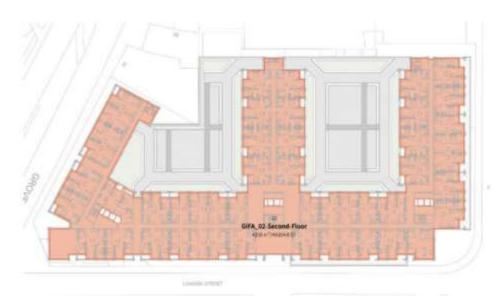






within the parking layout. A waste storage area for the residential component is also provided on this floor and bins would be brought out to the frontage of London Street within a layby for collection.

- (ii) The first floor would incorporate 25 flats (12 x 2 bed and 13 x 1 bed) surrounding the perimeter of Cranford Street, London Street and Grove Lane. The remainder of the first floor via a ramped access from the ground floor would provide a further 159 parking spaces and cycle storage. 14 electric charge points and 8 disabled bays would be provided within the parking layout. A blue roof system introduces sustainable drainage to reduce surface water discharge rates and a deck would be provided above this which would serve as the amenity space for residents.
- (iii) The second floor and up to the sixth floor would incorporate a projecting central arm block of apartments over the car parking area see image below:



Amenity spaces for communal use would be provided either side of this central arm. These floors would each create 28 (2 bed) and 21 (1 bed) apartments (2nd floor); 29 (2 bed) and 21 (1 bed) apartments (3rd floor); increasing to 30 (2 bed) and 21 (1 bed) (4th, 5th and 6th floors).









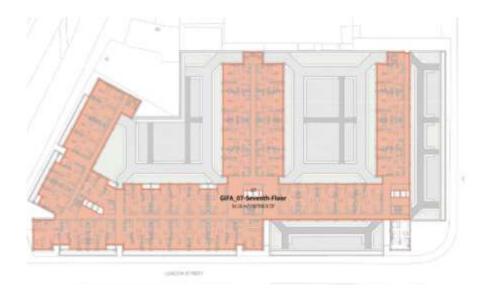






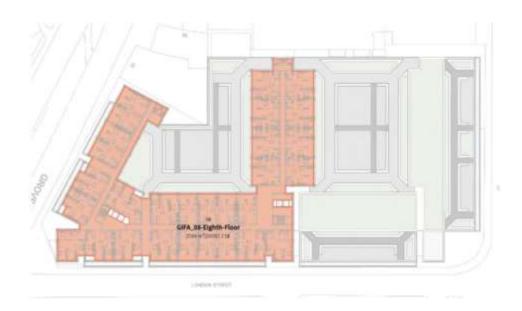


(iv) The seventh floor would marginally reduce in footprint along Cranford street see image below:-



This would provide 23 (2 bed) and 16 (1 bed) apartments

(v) The eighth floor would remove the block towards Cranford Street



This would provide 18 (2 bed) and 11 (1 bed) apartments with an area for solar panels of 298 sqm.

















- (vi) The ninth floor reduces further and provides 7 (2 bed) and 4 (1 bed) with additional green roofs.
- (vii) The remaining tenth to fourteenth floors only incorporate flats on the corner of Grove Lane and London street and provides 5 (2 beds) apartments to each floor. Solar panels with an area of 298sqm would situated on the tenth floor.
- 8.3 Design and appearance The design as can be seen from the floor plans is a build height of 15 storeys but these are articulated with reduced massing through the storey height with the final 4 storeys only forming the corner of Grove Lane and London Street. Aside from the courtyard space on the second floor, the seventh floor provides additional terraces which would step out of the building onto Cranford Street and London Street. With a further stepping out on the 9th floor of London Street to create additional terraces. The materials would be a buff brick with complementary rainwater cladding and black metal balustrades to the balconies with the black framed shopfronts at the ground floor. Specialised glazing would be provided to incorporate mechanical ventilation to ensure the comfort of residents. See image below:





















- 8.4 Highway matters A Transport Assessment and Residential Travel plan accompanied the application together with subsequent Technical notes during the negotiation of this proposed layout. As the plans above have indicated the scheme provides a total of 341 spaces for residential parking equating to a space for 87% of the flats. A further 30 spaces are provided for retail parking. No visitor spaces would be provided on site and residents would be advised to inform their visitors as such. The parking is considered to be more than adequate for residents based on census data for car ownership in the West Midlands region, combined with the type and tenure of this accommodation (namely built for rent). Furthermore, the applicant has agreed s106 contributions towards improvements to public transport infrastructure.
- 8.5 Planning Statement, summarises relevant documents submissions which are referred to above along with preliminary ecology appraisal, a fire statement, residential and workplace travel plans, air quality assessments, SuDS statement, acoustic planning report, phase 1 land contamination and energy statement. These documents have been reviewed by statutory consultees and their comments are summarised in section 10 below.

The document also refers to compliance with relevant policy and in particular refers to the proposed scheme being a build for rent scheme and providing 20% affordable private rent (this is usually 20% below the market rate) in accordance with national standards for this type of housing tenure.

9. Publicity

9.1 The application was publicised by neighbour notification letter and by site and press notice and one response was received. The concerns related to the retail component of the store and impact on nearby small retail business. The principle of a retail store within the development is discussed under policy considerations.

















10. Consultee responses

10.1 **Planning Policy**

Key policy considerations are:-

- As has been stated above, the application is departure from the development plan, with the land allocated for employment use;
- ii) Retail policy CEN6 and 7 restricts retail floor space outside of town centre locations;
- iii) Hot Food Takeaway policy limits the numbers grouped together;
- iv) Affordable Housing HOU3 and H3 requires 25% affordable homes.
- v) The proximity of existing/remaining employment uses and their capability with this proposal.

These matters will be returned to in Section 12 of the report.

Highways 10.2

The scheme as proposed does not meet the Council's parking standards, a degree of discretion has been given based on the type of accommodation and proposed tenure. The total number of spaces now equates to 341 residential parking spaces, representing a space for 87% of the number of flats. In principle the Highways Service is satisfied with this approach although some further details in relation to the layout have been requested to ensure that all bay sizes, columns and the vehicular ramp are properly dimensioned. Amended plans have been received and final comments will be tabled at your committee meeting.

If these matters are satisfied, then subject to planning obligations in the form of a contribution to public transport infrastructure and parking studies pre and post the development to identify any parking issues and fund any mitigation or remedies, the Highway Service would raise no objection.



















Other matters, regarding refuse collection remain of concern as the current proposal would create a layby into the existing pavement which would reduced the pavement width and is not deemed acceptable. The applicant must therefore consider a revised refuse strategy, such as deliveries limited to times away from peak traffic flows on London Street (which may differ to normal times due to main staff car park access for hospital being served off London Street). This can be conditioned.

10.3 **Public Health (Air Quality)**

No objections subject to conditions relating to a dust management plan during construction, Low NOx boilers, electric vehicle charging points, appropriate air intake/glazing and the implementation of residential/commercial travel plans.

10.4 Public Health (Contaminated Land)

No objection subject to standard site investigations and remediation conditions.

10.5 **Public Heath (Air Pollution and Noise)**

No objections subject to recommendations within the acoustic report being carried, namely mechanical ventilation and appropriate glazing specifications to London Street, Grove Lane and Cranford Street facades. These can be conditioned accordingly.

10.6 West Midlands Police

No objection subject to the implement of secure by design principles, such as laminated glazing, access-controlled entrances, lighting, CCTV and alarm systems. These can be conditioned as such.

















10.7 **Lead Local Flood Authority**

There are outstanding matters associated with the drainage strategy, namely connections, maintenance and exceedance flows, however these matters can be conditioned.

10.8 Severn Trent

No objection subject to standard drainage conditions.

10.9 **Urban Design Officer**

There have been concerns about the overall height of the proposed building compared to existing property on Cranford Street and the overall principles of the Grove Lane Masterplan for this area. It is an aspiration to see further regeneration of this area as the hospital completes its construction and opens. There are concerns about the relationship of the building to existing industrial development and whether it is in character with other residential property in terms of materials and scale. Further observation in terms of design will be considered in section 12.

10.10 Employment and skills

The development would provide significant opportunities for local employment/apprenticeships and as such this can be conditioned to ensure that local opportunities are secured.

10.11 Canals and River Trust

No objections but they consider that the choice of materials does not reflect the historic architectural characteristics of the area and they request that materials are conditioned as such.



















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.
- 11.2 The same guidance promotes sustainable transport options for development proposals and paragraph 111 states that developments should be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In this instance, parking is provided within the site, albeit not at 100% provision the final layout is under review by the Highway Services. Mitigation is however also proposed in the form of contributions towards future parking surveys/highway measures along with public transport infrastructure.
- 11.3 The scheme is of a good design incorporating enclosed amenity spaces, balconies, parking and cycle provision in accordance with paragraph 124 of the NPPF. In respect of paragraphs 128-130 of the NPPF, the Urban Design officer raised concerns about the scheme in terms of how it would assimilate with the overall form and layout of the site's surroundings. Whilst I understand these concerns the Grove Lane area is anticipated to change in the forthcoming years with the introduction of the new University Hospital and other surrounding development. The proposal would create an iconic building on the corner adjacent to the hospital which could generate an impetus for further innovation and change within the area.

12. Local Planning Policy

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

DEL1: Infrastructure provision

















CSP4: Place Making

HOU2: Housing Density type and Accessibility

HOU3: Affordable Housing

ENV3: Design Quality

ENV5: Flood Risk, Sustainable Drainage System and Urban Heat

Island Effect

ENV7: Renewable Energy

ENV8: Air Quality

EMP5: Improving Access to the Labour Market

CEN6: Meeting Local Needs for Shopping and Services

CEN7: Controlling Out -of-Centre Development

TRAN2: Managing Transport Impacts on New Development TRAN4: Creating Coherent Networks for Cycling and Walking.

SAD H3: Affordable Housing

SAD EOS9: Urban Design Principles SAD EMP2: Training and Recruitment.

SAD EMP4: Relationship between Industry and Sensitive Uses

- The site is allocated for employment uses within the Development Plan and as such the application will be required to be reported to Full Council as a departure if members are minded to approve it.
- 12.3 DEL1 refers to new development providing suitable on and off site infrastructure. The scheme incorporates electric charge points, cycle provision, solar arrays and also commits to a contribution to public transport infrastructure. In addition, the proposal will generate funds towards the community infrastructure levy.
- 12.4 CPS4 refers to understanding historic character and urban context, the scheme to some degree deviates from the local vernacular, however the Grove Lane area is evolving from its industrial heritage and therefore to some extent new design should be welcomed.
- 12.5 HOU2 refers to housing type and density, there is a need for small residential units (1 and 2 bed) within Sandwell. Whilst, the site is not wholly accessible at present through public transport, the applicant

















has agreed to provide additional financial contributions to support new infrastructure.

- 12.6 Affordable housing (HOU3 and SAD H3) sets a standard for 25% affordable homes, however national policy is changing and setting out other types of affordable housing. In this instance the applicant is choosing to provide a solely build for rent scheme but offering to provide affordable rents at 20% below the market rate for 20% of the total number of units. National Policy states that this is an appropriate standard for this type of residential offer. This can be controlled through a s106 agreement.
- 12.7 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed layout and design are considered to be acceptable providing a combination of quality amenity spaces, good pedestrian links and with a mix of different materials and architectural detailing.
- 12.8 Sustainable drainage solutions (ENV5) have been considered as part of the design with the inclusion of the blue roof and other details can be conditioned accordingly.
- 12.9 The scheme incorporates solar arrays at various heights within the development to offer renewable energy solutions as part of the built form (ENV7).
- 12.10 The scheme provides a package of measures towards air quality improvement (ENV8), such as a dust management plan during construction, travel plans (residential and commercial), electric vehicle charging and low NOx boilers.
- 12.11 CEN6 set a bar of no more 200sqm of retail space for the provision of local shopping services. This is aimed to provide local day to day need and for convenience of local residents. Given the scale of the residential component of this development it is considered that such a top up store would meet the needs of residents. Other matters have



















been raised in relation to proposed office spaces, and these being changed to retail without the need for planning permission. This is because all these uses fall within Class E of the use class order. This can be conditioned to limit floor area for retail. Concerns have also been raised about the introduction of hot food takeaways. In this instance planning permission would be required for such a change following implementation of the scheme.

- 12.12 CEN7 is aimed to control out-of-centre development to ensure that this does not compromise the retail offer within our town centres. In this instance the retail element is considered to provide only top up shopping and the proposed retail floor area complies with policy CEN6 above. As indicated above conditions can be attached to limit the increase in floor space.
- 12.13 The application was accompanied by a Transport Assessment and Travel Plans (commercial and residential) (TRAN2) which sets out the trip generation and likely impact upon the local highway network. No concerns are raised regarding trip generation. Furthermore, parking provision within the development has been accepted, subject to clarification of the final layout and planning obligations in the form of contributions toward public transport infrastructure and surveys of parking within the local area before and after development takes place.
- 12.14 TRAN 4 refers to cycling and walking, the scheme provides excellent secure cycle parking and identifies cycle and pedestrian routes in the locality of the site.
- 12.15 EMP5 and SAD EMP2 aim to secure job opportunities for local people and apprenticeships. This can be secured via condition.
- 12.16 The site forms part of an existing commercial operation and neighbouring uses could continue following this development. Policy SAD EMP4 considers whether there would have an adverse impact on future occupants that cannot be controlled/reduced/mitigated as

















part of the development. In this instance, it is considered that in the short-term mitigation has been identified through acoustic glazing and mechanical ventilation. In the longer term, the continued regeneration of the area through the Grove Lane Masterplan is likely to reduce these adverse impacts further.

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 Proposals in the development plan and planning balance

The site is allocated for employment use. However, it is acknowledged that the Council cannot currently demonstrate a five-year housing land supply. The development plan cannot therefore be considered as being up to date. Paragraph 11d of the NPPF and the presumption in favour of sustainable development is engaged and permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the framework as a whole. The site forms part of the Grove Lane Masterplan and other residential development is located nearby. Therefore, it is considered that the site, with appropriate mitigation, is a suitable location for new housing. Furthermore, the use of conditions and planning obligations will ensure that the scheme is acceptable in all other respects.

13.2 Impact on residential amenity

The development is situated adjacent to the recent residential development off Cranford Street. Firstly, the scheme is largely residential in nature so complimentary. Whilst the development provides a high number of new residential units, parking associated with the development is deemed to be acceptable. However, further survey work has been agreed should issues be identified post development.

















13.3 Public visual amenity

The development is 15 storeys in height, however the massing of the scheme is reduced adjacent to the residential built form on Cranford Street namely seven storeys and entirely removed from the 8th floor onwards. In addition, this development will also sit in context to the new hospital. It is therefore considered that it will visually assimilate into the built form of the area.

13.4 Design, layout and appearance

As has been indicated, the design introduced balconies, roof decks and glazed sections which will introduce a modern concept.

The layout is an E shape which reduces the massing of the building but incorporates, parking, cycle provision, bin store and amenity space within these spaces.

In terms of appearance, the development introduces modern materials, which are arguably different to the industrial heritage of area, however this is evolving and changing. The material finishes are modern and contemporary, and the final materials can also be conditioned to ensure that a quality finish is achieved.

13.5 Access, highway safety, parking and servicing

The access points for both vehicles and pedestrians are appropriate and well defined and raise no concerns. It is accepted that parking provision falls below Council standards. However, evidence submitted with the Transport Assessment supports lower car uses for this type or residential offer and has been agreed with the Highway Service. The remaining issue relates to servicing, particularly for refuse, but this can be conditioned, and an appropriate strategy agreed.

















13.6 Traffic generation and sustainable travel

The scheme raises no concerns regarding traffic generation. Cycle parking is also provided and planning obligations in the form of contributions towards public transport infrastructure will support improved sustainable travel in the future.

13.7 Contamination by a previous use

No concerns on review of the submitted phase 1 land contamination statement subject to appropriate conditions.

13.8 Noise and disturbance from the scheme

No objections have been raised subject to suitable conditions during construction and post construction.

13.9 Flood risk

The development falls with a low risk flooding area, however given the size of the development, management of surface water drainage is required and a strategy accompanied the application. Further, information in relation to the maintenance and exceedance flows associated with the development have been requested by the LLFA and can be conditioned as such.

13.10 Planning gain

The applicant has committed to provide a number of additional contributions through planning obligations/s106 agreement. These include:

- i) Public transport infrastructure;
- ii) 20% affordable rental properties;
- Parking surveys before and after development. iii)



















These measures will ensure that the development accords with sustainable development and relevant national and local policies

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 proposal is compliant with relevant polices and there are no material considerations that would justify refusal.

15 **Implications**

Resources:	When a planning application is refused the applicant
	has a right of appeal to the Planning Inspectorate, and
	they can make a claim for costs against the Council.
Legal and	This application is submitted under the Town and
Governance:	Country Planning Act 1990.
Risk:	None.
Equality: There are no equality issues arising from this propo	
	and therefore an equality impact assessment has not
	been carried out.
Health and	None.
Wellbeing:	
Social Value	None.
Climate Sandwell Council supports the transition to a low	
Change	carbon future, in a way that takes full account of the
	need to adapt to and mitigate climate change.
	Proposals that help to shape places in ways that
	contribute to radical reductions in greenhouse gas
	emissions, minimise vulnerability and improve
	resilience; encourage the reuse of existing resources,
	including the conversion of existing buildings; and
	support renewable and low carbon energy and
	associated infrastructure, will be welcomed.





















16. **Appendices**

Context Plan

Site Plan

Floor plans

Elevations

Visual Graphic







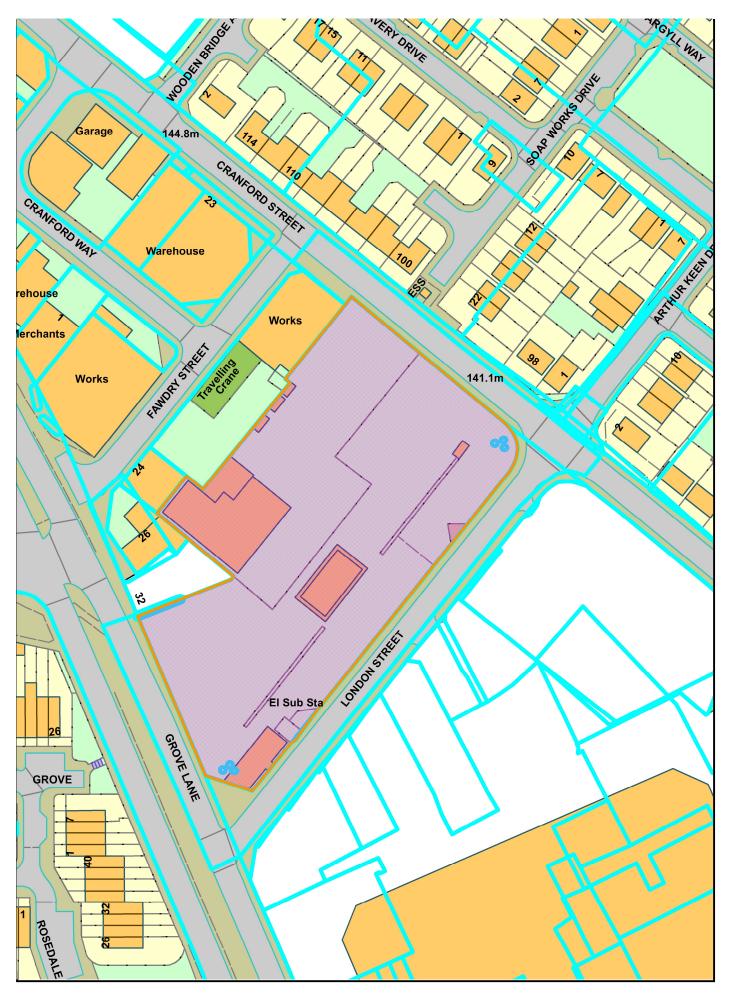
















0m 10m 20m 30m 40m

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Schedule_NIA - Residential (Whole Building)

Room Name

Occupancy Total Area (Imp.

Schedule_Residential_Whole-Building Mix				
Occupancy	Count	Percentage		
1B2P	152	38.8%		
2B4P	240	61.2%		

	Parking Schedule		
	Description	Count	Percentage
	Disabled Parking Bay	21	6%
	EV Charging Parking Space	36	10%
	Single Parking Space	314	85%
C ===	nd total, 271		•

Grand total: 371

Four Architects Limited (11613893)
Note:
This drawing is copyright.
Do not scale dimensions must be checked on site by contractor or suitable qualified individual.
Contractor to report any discrepancies, errors or omissions prior to commencing work.

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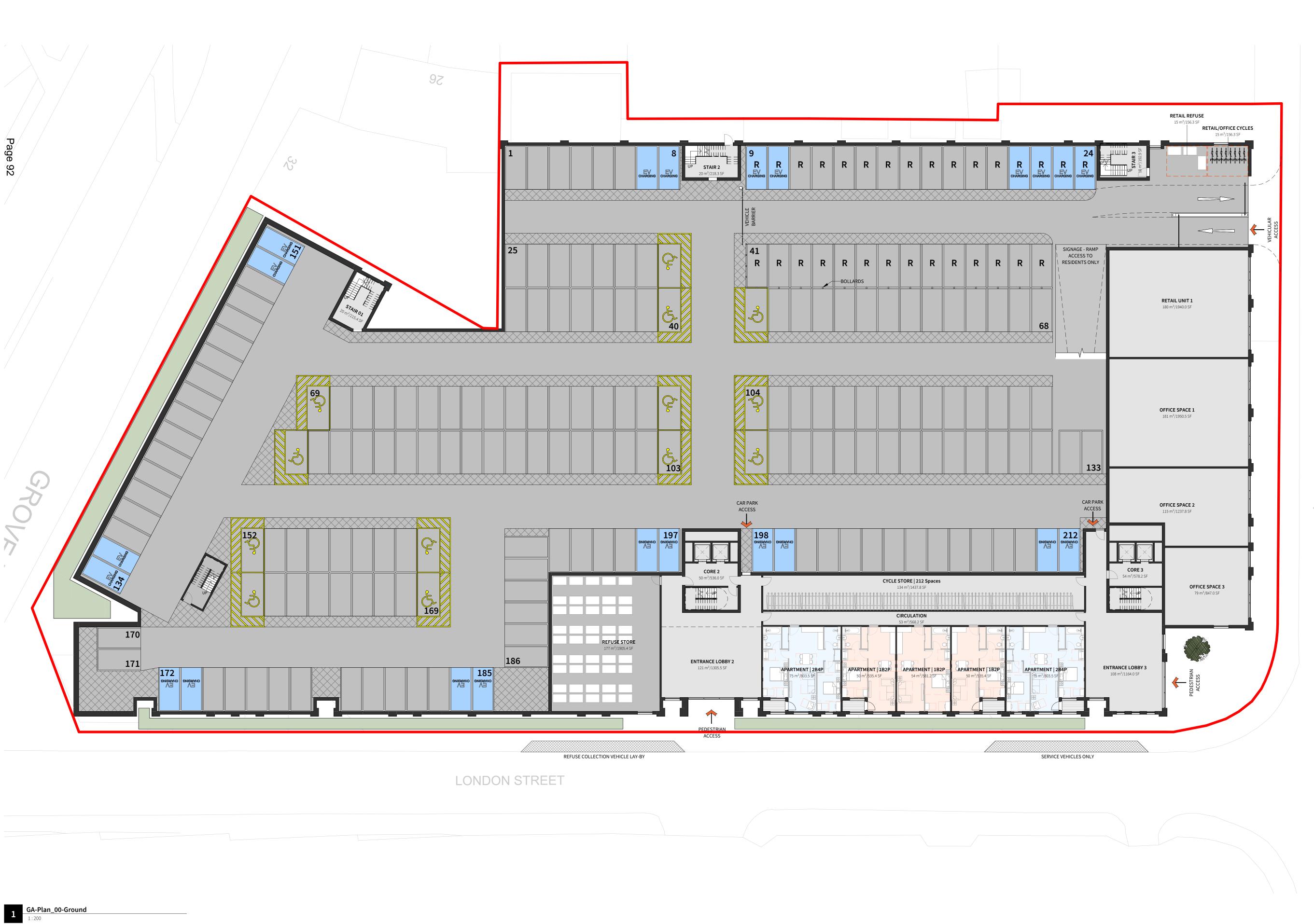
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GA-Plan_00-Site

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Schedule_NIA - Residential (Whole Building)

	Room Name	Occupancy	Total Area	Total Ar (Imperi
	APARTMENT	<varies></varies>	26076 m ²	280683
Tota	al Apartments: 392		26076 m ²	280683

Schedule_Re	esidential_	_Whole-B	uilding Mix	

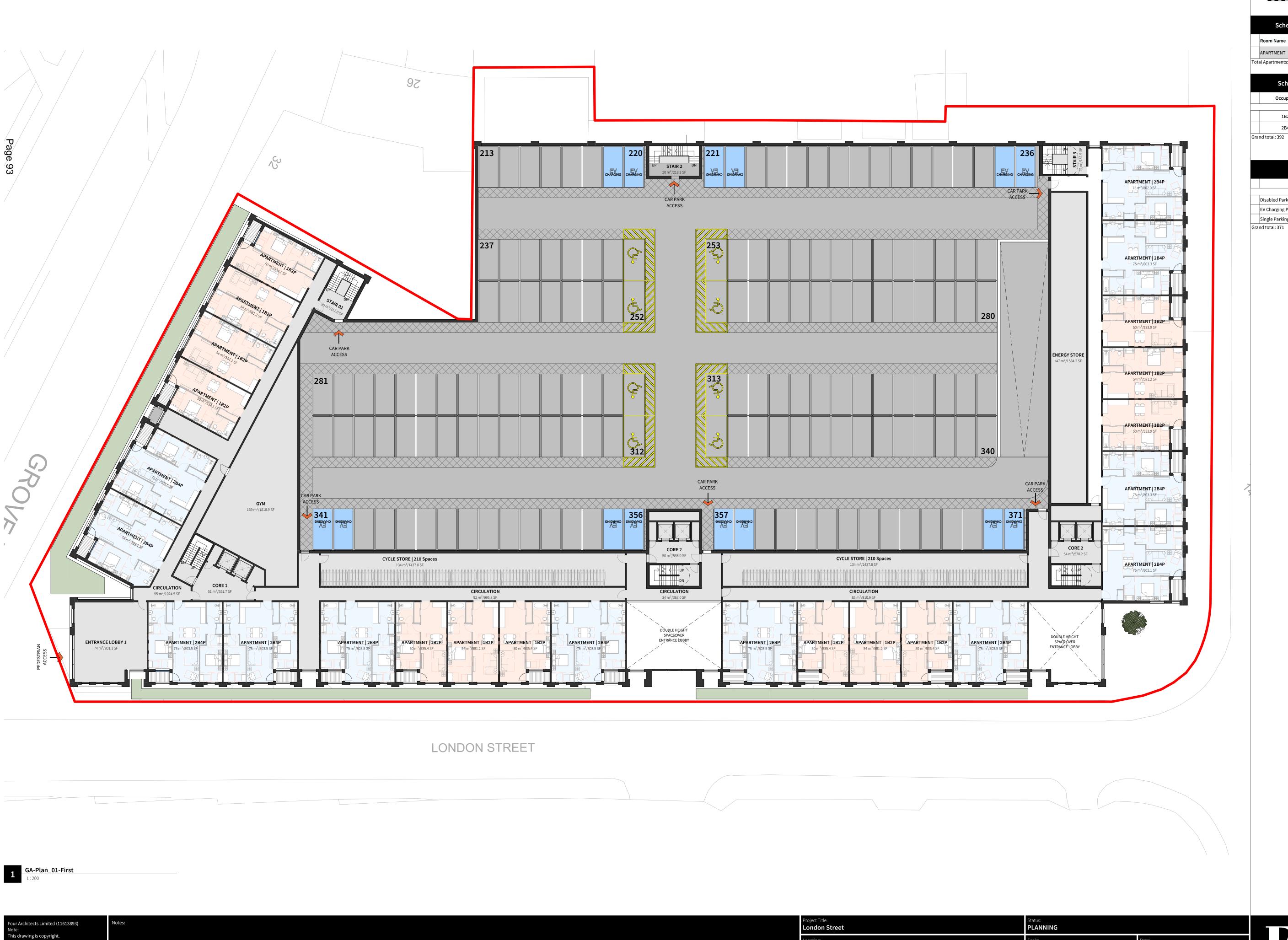
	Occupancy	Count	Percentage
	1B2P	152	38.8%
	2B4P	240	61.2%
Gra	nd total: 392		

Grand total: 392

Parking Schedule		
Description	Count	Percentage
sabled Parking Bay	21	6%
Charging Parking Space	36	10%
ngle Parking Space	314	85%
total: 371		•

R denotes allocated retail parking





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dimensions must be checked on site by ontractor or suitable qualified individual.

ontractor to report any discrepancies, errors omissions prior to commencing work.

Location: SMETHWICK

Drawing title:

GA-Plan_01-First

Scale: 1:200

Job Number: **21-019**

Drawing Number: **FA-DR-03-202**

05/12/2022

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Drawing Scale 1:200 @ A1

Schedule_NIA - Residential (Whole Building)

Room NameOccupancyTotal AreaTotal Area (Imperial)APARTMENT<varies>26076 m²280683 SFTotal Apartments: 39226076 m²280683 SF

Schedule_Residential_Whole-Building Mix	X
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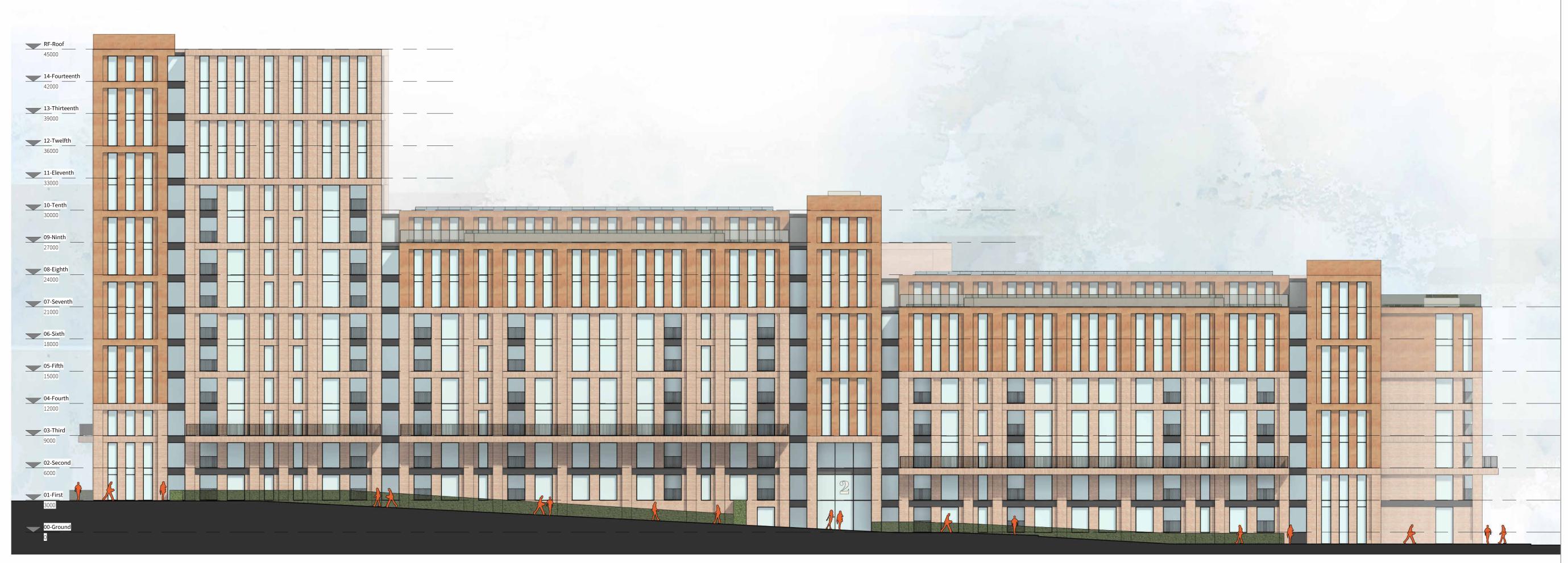
	Occupancy	Count	Percentage
	1B2P	152	38.8%
	2B4P	240	61.2%
Gra	and total: 392		

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Description	Count	Percentage
Disabled Parking Bay	21	6%
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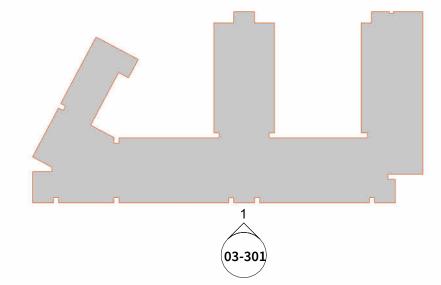






GA-Elevation_London Street Elevation

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2 Key-Plan_London Street Elevation

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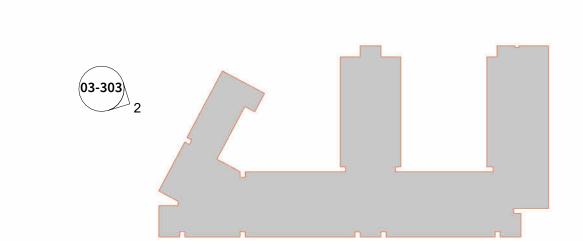
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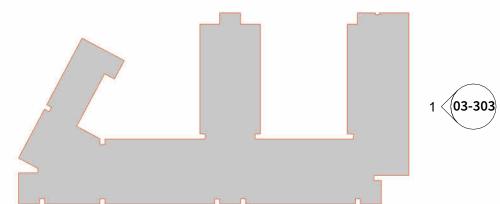
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Location: SMETHWICK	Scale: As indicated		Date: 31/05/2022	
Drawing title: General-Arrangement_Elevations_Sheet-01	Job Number: 21-019	Drawing Number: FA-DR-03-301		Revision: P3



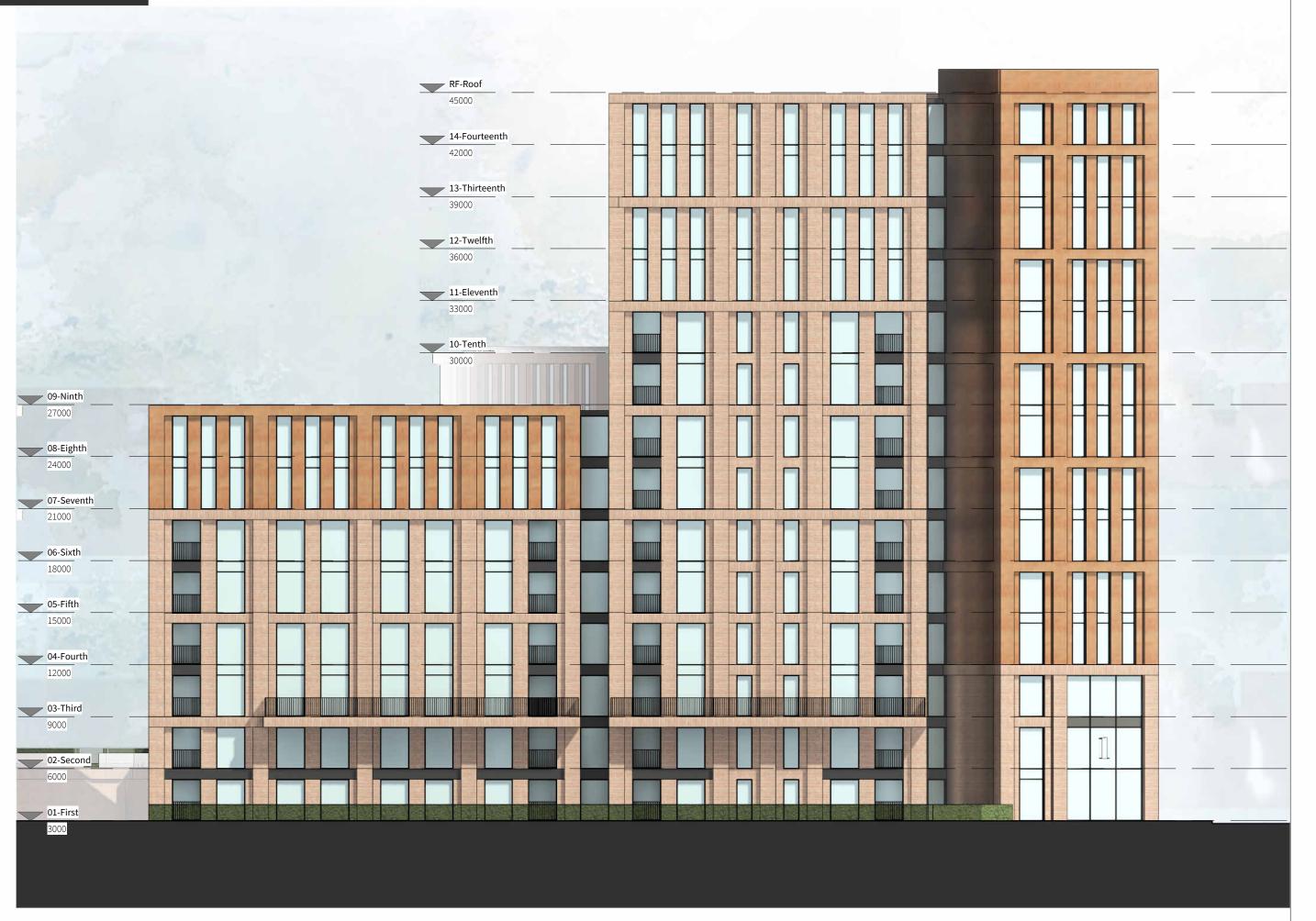








Key-Plan_Cranford Street Elevation1:1250



GA-Elevation_Grove Lane Elevation

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· ·	Status: PLANNING			
Location: SMETHWICK	Scale: As indicated		Date: 31/05/2022	
Drawing title: General-Arrangement_Elevations_Sheet-03	Job Number: 21-019	Drawing Number: FA-DR-03-303		Revision: P3



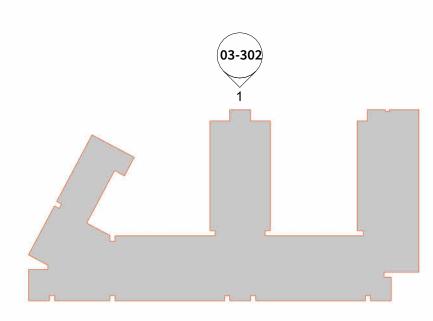


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GA-Elevation_Northern Elevation

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Key-Plan_Northern Elevation1:1250

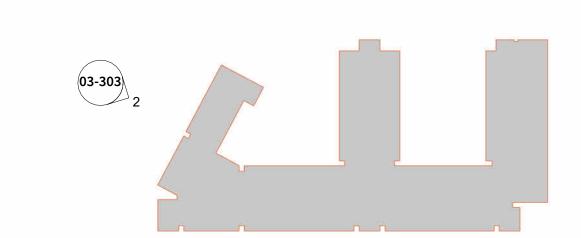
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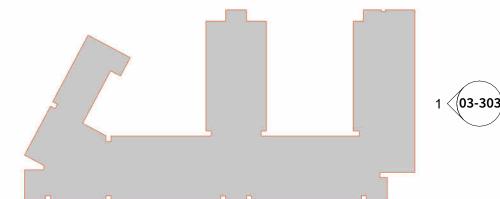
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Location: SMETHWICK	Scale: As indicated		Date: 31/05/2022	
		Drawing Number: FA-DR-03-302		Revision: P3











Key-Plan_Cranford Street Elevation1:1250



GA-Elevation_Grove Lane Elevation

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· ·	Status: PLANNING			
	Scale: As indicated		Date: 31/05/2022	
		Drawing Number: FA-DR-03-303		Revision: P3





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Four
Architects

113 Portland Street, Manchester, M1 6DW
Tel. 01614707969 Email. info@fourarchitects.co.uk

Drawing Number: **FA-DR-03-304**

21-019

General-Arrangement_Elevations_Sheet-04

Drawing Scale 1:200 @ A1





Report to Planning Committee

11 January 2023

Application Reference	DC/22/67234		
Application Received	4 July 2022		
Application Description	Proposed 4 No. storey detached building		
	comprising of 28 No. 2 bedroom flats and 2 No.		
	1 bedroom flats (30 flats in total) with basement		
	parking (Outline application all matters		
	reserved).		
Application Address	Land Adjacent 83		
	Dudley Port		
	Tipton		
Applicant	Sukhmani Ltd		
Ward	Oldbury		
Contact Officer	r Mr Andrew Dean		
	andrew_dean@sandwell.gov.uk		

1 Recommendations

- That, subject to the signing of a Section 106 agreement to ensure 1.1 affordable housing, outline planning permission for a residential development is granted subject to further approval of Reserved Matters relating to; Access, Appearance, Landscaping, Layout and Scale, and subject to the following conditions relating to:
 - Finished floor levels; i)
 - Ground contamination; ii)
 - iii) Noise survey and mitigation measures;



















- iv) Odour assessment;
- v) Drainage (foul);
- vi) Drainage (surface);
- vii) 10% renewable energy;
- viii) Electric vehicle charging points;
- ix) Low NOx boilers;
- x) Construction method statement;
- xi) Employment and skills statement;
- xii) The submitted plans are for indicative purposes only.

Other conditions usually associated with residential schemes are covered by a future Reserved Matters application.

2 Reasons for Recommendations

- 2.1 The proposed development would bring a derelict site back into use and provide much needed residential accommodation for Sandwell residents which would assist with meeting the Council's housing targets.
- 3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods
3	A strong and inclusive economy

4 Context

- 4.1 This application is being reported to your committee because the proposal is a major application and a Section 106 agreement is required to secure affordable housing.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

Dudley Port, Tipton





















Key Considerations 5

- 5.1 The site is unallocated in the Development Plan.
- 5.2 The material planning considerations which are relevant to this application are:-

Government policy (NPPF) Planning Gain (affordable housing) Planning history (including appeal decisions)

6. The Application Site

6.1 The application site relates to a vacant piece of land located on the south eastern side of Dudley Port, Tipton. The site is located between a pair of semi-detached dwellings to the north, a petrol station to south and an industrial estate to the east. The opposite side of Dudley Port is residential in nature. The site has an existing drop kerb which is accessed from Dudley Port.

7. **Planning History**

- 7.1 An outline application for a residential development of up to 8 No. dwellings (access only) was granted planning approval under application reference DC/20/64724.
- 7.2 Relevant planning applications are as follows:

	DC/20/64724	Proposed residential	Grant outline
		development of up to 8 no.	permission with
		dwellings (outline	conditions.
		application for access	
		only).	



















8. Application Details

- 8.1 The applicant is applying for outline consent (all matters reserved) for a 4 No. storey detached building comprising of 28 No. 2 bedroom flats and 2 No. 1 bedroom flats (30 flats in total) with basement parking. The applicant has provided an indicative site plan, floor plans and elevations. However, as the applicant has applied for outline consent with all matters reserved, these plans are for illustrative purposes only and are therefore not for your consideration.
- 8.2 In terms of this application, the suitability of the site for a residential development will be assessed and the indicative plans have been used to assess if spatially the site can accommodate the proposed development and number of units.

9. Publicity

9.1 The application has been publicised by neighbour notification letter and press notice with one letter of objection being received.

9.2 **Objections**

Objections have been received on the following grounds:

- i) The 4-storey height of the proposed building would be out of character with the surrounding area.
- ii) The proposal would result in a loss of privacy to the objector.
- iii) The proposal results in a development having 30 cars and 60 people in a small area.

9.3 Responses to objections

I respond to the objector's comments in turn:

i) Dudley Port contains a number of building types and heights, including flats up to 3 storeys in height with a relatively new

















development on Anchor Drive having flats up to 4 storeys in height. Although indicative, the submitted floor plans and elevations show a design which starts at two storey adjacent to the existing neighbour residential dwellings and steps up in height to the final height of 4 storeys which would reduce the overall massing and impact of a development. The Urban Design Officer has raised no objections to the scale and massing of the proposed development shown on the indicative floor plans. However, as the proposal is for outline approval with all matters reserved, appearance, layout and scale are details which would be dealt with via a Reserved Matters application.

- ii) The objector's property is located on the opposite side of Dudley Port approximately 40.8 metres from the application property. This is of a sufficient distance to raise no concerns regarding loss of privacy.
- iii) The indicative plans show 100% car parking for the development can be provided via a basement car park. The Head of Highways has raised no objections the application. However, as the proposal is for outline approval with all matters reserved, access, appearance, layout and scale are details which would be dealt with via a Reserved Matters application.

10. Consultee responses

10.1 Planning Policy

No objection. The application is on land that has been granted consent for a residential development under DC/20/64724 (Proposed residential development of up to 8 No. dwellings (outline application for access only). Therefore, the principle of residential has been established. The proposal triggers affordable housing policy for 25% of the units proposed to be affordable.





















10.2 Highways

No objections. Highways would require further detail in terms of the maximum gradient of the access ramp or details of transition lengths to reduce the risk of vehicles grounding and head room height confirmed at 2.5m. This detail can be submitted with the Reserved Matters application.

10.3 **Public Health (Air Quality)**

No objections subject to the standard conditions for electric vehicle charging points, a construction management plan and low NOx boilers. These have been included within the recommendation.

10.4 Public Health (Contaminated Land)

No objections subject to the standard contaminated land condition.

10.5 Public Heath (Air Pollution and Noise)

No objections. The development is situated on a busy road (A461) and will be subject to road traffic noise, including HGVs and buses. As well as from the rear where there is an industrial estate. Public Health have therefore recommended the inclusion of conditions for a noise survey with mitigation measures to protect proposed dwellings from undue noise and disturbance as well as an odour assessment to determine that the proposed development will not be adversely affected by odours from existing industrial premises to the rear that uses solvents.

10.6 West Midlands Police

No objection.



















10.7 Lead Local Flood Authority

The Lead Local Floor Authority comments regarding the proposed surface water drainage will be included within the drainage condition (surface) should the committee grant approval of this application,

10.8 Severn Trent

No objections subject to the standard drainage condition.

10.9 Urban Design Officer

No objection. The officer is comfortable with the scale and massing shown on the indicative floor plans and elevations as well as with the proposed levels of external and internal amenity space that can be provided within the development. The proposed units have been measured and comply or exceed with the Council's minimum internal standards stated within the Revised Residential Design Guide SPD (see below), however, as the proposal is for outline only with all matters reserved, floor plans and elevations would be re-assessed as part of a Reserved Matters application for Access, Appearance, Landscaping, Layout and Scale.

- 1 bed, 2-person unit measuring 50m2.
- 2 bed, 3-person unit measuring 60m2.
- 2 bed, 4-person unit measuring 65m2.

10.10 Transportation Planning

No objections subject to additional cycle parking being provided. A condition has been included within the recommendation.

















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 polices of the council's Development Plan are relevant:

DEL1: Infrastructure Provision

HOU1: Delivering Sustainable Housing Growth

HOU3: Delivering Affordable Housing

ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island

Effect

ENV7: Renewable Energy

ENV8: Air Quality

SAD H2: Housing Windfalls SAD H1: Housing Allocations SAD H3: Affordable Housing

SAD EMP4: Relationship between industry and sensitive uses.

- 2.2 DEL1 aims to ensure that large developments provide appropriate on and off-site infrastructure to serve the development and mitigate impacts of the development. In this instance, a s106 agreement for the provision of affordable housing, electric vehicle charging points and cycle storage conditions complies with this policy together with the community infrastructure levy (CIL) which will be calculated as part of the detailed reserved matters scheme and payable on commencement of the scheme.
- 12.3 With regards to Housing Policy HOU2, the development would bring forward a residential scheme to add to the range of property types available in the borough. In respect of policy SAD H2, the development site is not allocated for residential development in the local plan (although is directly adjacent to a large site at the rear which is allocated

















for residential development) and is therefore classed as a housing windfall site. The proposed residential development meets the guidance set out in this policy and would bring back an under used piece of land back into beneficial use.

- 12.4 HOU3 and SAD H3 sets out the requirement of 25% affordable housing. The applicant is entering into a Section 106 agreement for the affordable housing to be provided.
- 12.5 ENV5 seeks the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface water run-off. A condition for a surface water drainage scheme to be submitted and approved has been included within the recommendation.
- 12.7 A condition to ensure that at least 10% of the estimated residual energy demand of the development is generated by energy from renewable sources has been included within the recommendation and therefore accords with policy ENV7.
- 12.8 ENV8 refers to mitigation measures to offset air quality issues, in this instance a condition for electric vehicle charging points has been included within the recommendation.
- 12.9 Proposals that may adversely affect, or be adversely affected by existing industry operating in appropriate locations will not be permitted unless the adverse effects can be reduced to an acceptable level. Public Health have raised no objections to the application and are satisfied the conditions contained in the recommendation can reduced the effects of the adjacent industrial site to acceptable levels. The proposal is therefore compliant with SAD EMP4

Material Considerations 13.

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 Gain (affordable housing)

It has been requested by the Housing Investment & Development Officer that seven of the proposed units be affordable. The applicant has provided details of their legal representation and the Councils legal team have been instructed to begin the process of a Section 106 agreement.

13.3 Planning history (including appeal decisions)

The application is on land that has been granted consent a for residential development under DC/20/64724. Therefore, the principle of the use of the site for residential has been established.

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 proposal is compliant with relevant polices and there are no material considerations that would justify refusal.

15 Implications

Resources:	When a planning application is refused the applicant		
	has a right of appeal to the Planning Inspectorate, and		
	they can make a claim for costs against the Council.		
Legal and	This application is submitted under the Town and		
Governance:	Country Planning Act 1990.		
Risk:	None.		
Equality:	There are no equality issues arising from this proposal		
	and therefore an equality impact assessment has not		
	been carried out.		
Health and	None.		
Wellbeing:			
Social Value	None.		





















Climate Change

Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.

16. Appendices

BL-01 – Indicative Block Plan

BL-02 - Location Plan

07 REV A - Indicative Front Elevation Plan.

03 - Indicative Proposed Basement Parking Level Plan.

02 – Indicative Proposed Ground Floor Plan.

















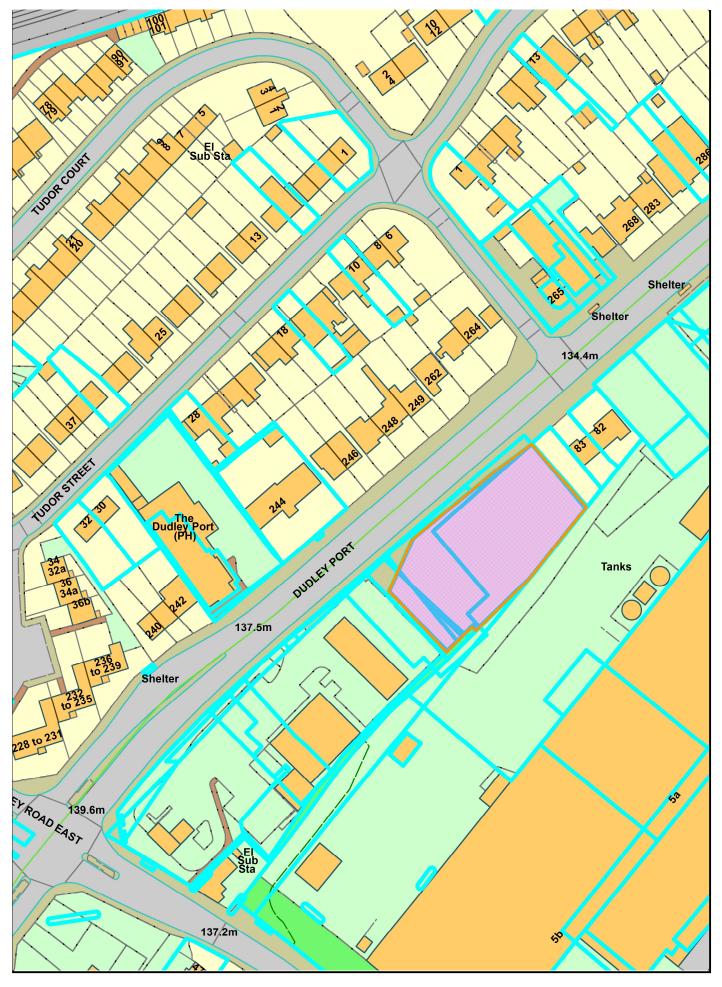




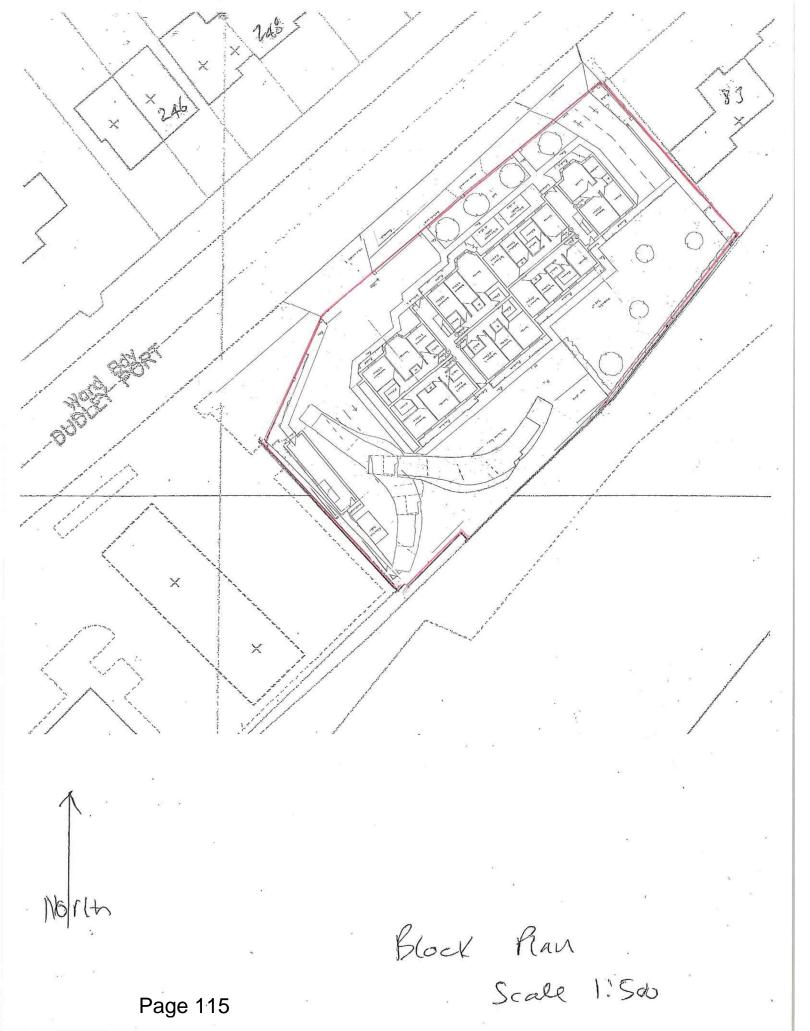
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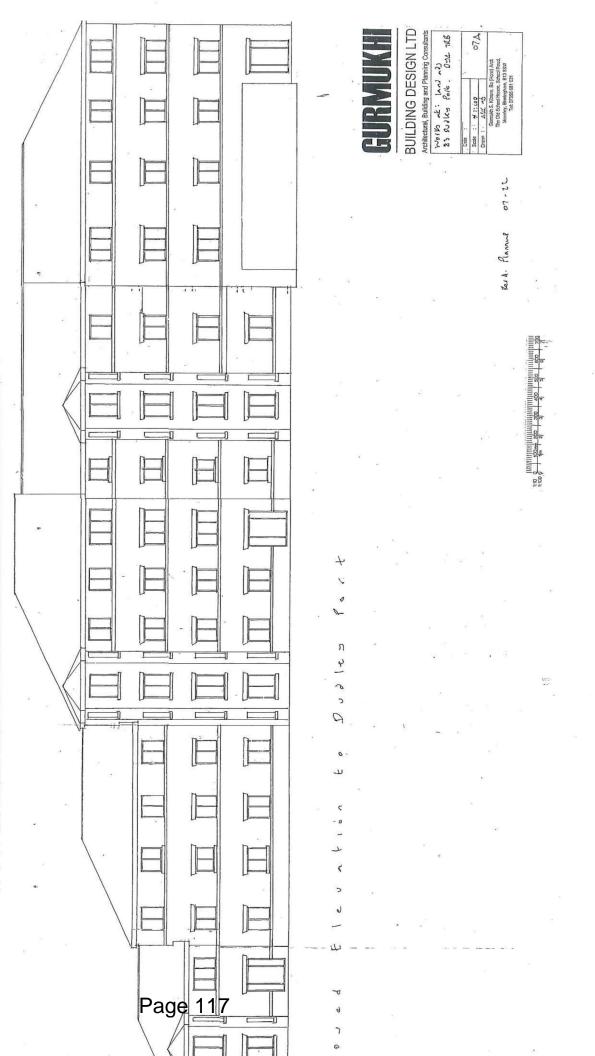




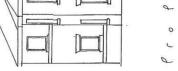


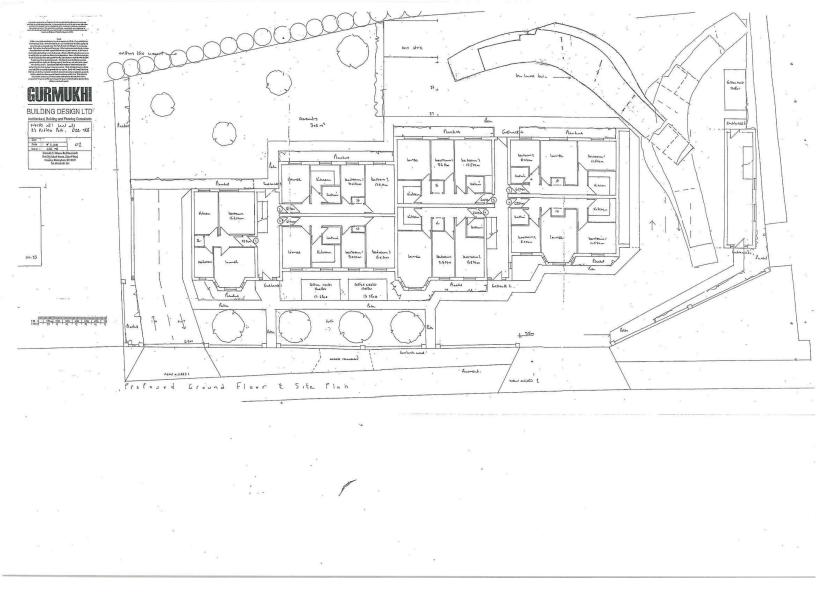
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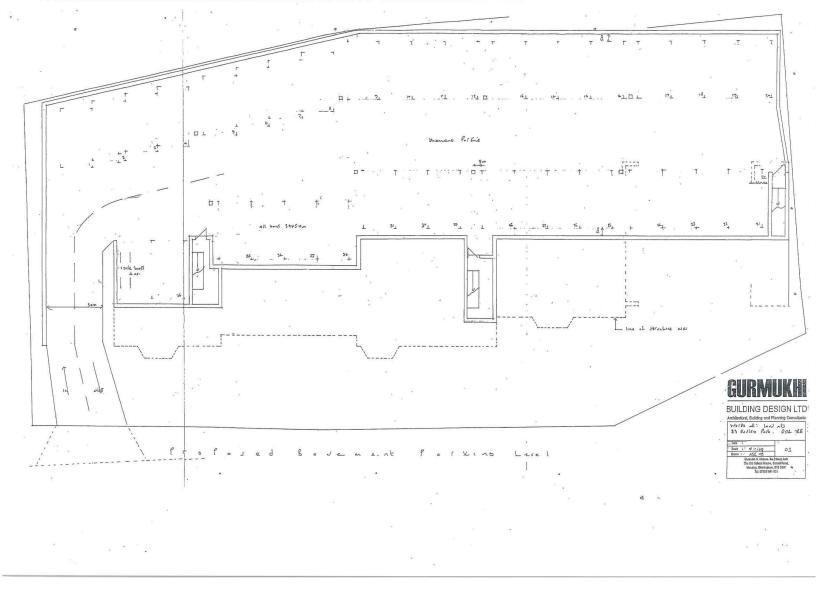
Plan - BL -0



1. 1









Report to Planning Committee

11 January 2023

Application Reference	DC/22/67250	
Application Received	7 July 2022	
Application Description Proposed single storey side/rear and first		
	rear extensions.	
Application Address	31 Lindsey Road, West Bromwich, B71 1JZ.	
Applicant	Mr Lakhwinder Singh	
Ward	Hateley Heath	
Contact Officer Mr Anjan Dey		
	anjan_dey@sandwell.gov.uk	

1 Recommendations

1.1 That planning permission is granted subject to external materials matching the existing property.

2 Reasons for Recommendations

- 2.1 The proposed development would be of satisfactory design and would not significantly impact the amenity of neighbouring properties.
- 3 How does this deliver objectives of the Corporate Plan?



Quality homes in thriving neighbourhoods

















4 Context

- 4.1 This application has been tabled to Committee because the agent is an employee of Sandwell MBC with the Regeneration and Growth Directorate.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

31 Lindsey Road, West Bromwich

5 Key Considerations

- 5.1 The site is unallocated with the development plan.
- 5.2 The material planning considerations which are relevant to this application are: -

Government policy (NPPF) Loss of light and/or outlook Overshadowing

6. The Application Site

6.1 The application site is situated on the northern western side of Lindsey Road, West Bromwich and relates to a semi-detached property, within a residential area.

7. Planning History

7.1 Planning was granted for a single storey rear extension under the 'Larger Homes Extension' process in June 2022 (ref: PD/22/02130). Building works have commenced on site but the extension has not been substantially completed as per government guidance.

















8. Application Details

- 8.1 The applicant proposes to construct a first-floor rear extension above the ground floor extension to form an additional 5th bedroom with ensuite. At ground floor level a single storey side/rear flat roof extension is proposed to form an extension to the utility room. The property has a driveway at the front that can accommodate 3 vehicles.
- 8.2 Proposed dimensions are: 5m (L) by 4.28m (W) by 6.5m high to the height of the dual pitched roof. (First floor rear extension)

4m (L) by 1.85m (W) by 3.5M high to the height of the mono pitched roof. (Single storey/side and rear extension)

Approved dimensions for the single storey rear extension under PD/22/01230 are 6.0m L x 3.95m H (2.95m to eaves).

9. Publicity

9.1 The application has been publicised by neighbour notification letters with one objection received.

9.2 **Objections**

Objections/concerns have been received on the following grounds:

 Possible loss of light/overshadowing of windows the side and rear of their property.

Non-material concerns relating to the construction process and access to the rear of the property for deliveries of materials (bricks etc.). Access to the rear of the property for deliveries of construction materials is a private matter. However, having visited the site it is noted that there is access to the rear garden through the existing side utility room.

















9.3 Responses to objections

I respond to the objector's comments:

i) The property has been visited the first-floor rear extension would impact on first windows contained at the nearest side return of the adjacent neighbour, and a first-floor window at the rear. However, it is noted that these windows are obscurely glazed and appear to be secondary windows that serve bathroom and possibly landing areas. In view of this, any loss of light to these windows does not warrant refusal.

Furthermore, the floor plans have been annotated to show compliance with the 45-degree code which is used for guidance in such matters. Therefore, it is my view that both extensions would not result in an appreciable loss of light or outlook to neighbouring/adjoining dwellings.



Obscurely glazed windows at the side return of adjacent neighbour.



















Rear elevation of adjacent neighbour

Submitted plans have now been updated to include the large single storey rear extension as that extension has not been substantially completed despite works having commenced on site. However, it is my view that the additional elements at ground floor level adjacent to the objector's dwelling would not result in any increased loss of amenity (light or outlook).

Although the 6 metre projection would breach the 45 degree code, that is used for guidance, in respect of the adjoining property, it is considered that the extension adjacent to no 29 would remain unchanged. Furthermore, the adjoining neighbour had not objected



















to the previous Permitted Development application and has not objected to the current proposal.

10. Consultee responses

None relevant.

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.
- 11.2 The same guidance refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts. I am of the opinion that the scheme is of a good design, in accordance with paragraph 124 of the NPPF.

12. Local Planning Policy

12.1 The following polices of the council's Development Plan are relevant:

ENV3: Design Quality

SAD EOS9: Urban Design Principles

12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed layout and design are considered to be acceptable and typical of these types of domestic extensions.

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 and/or outlook

As referred to above (9.3 (i)), the position of the extension complies with the 45-degree code and the nearest neighbouring windows are obscured glazed bathroom/landing windows.

The larger single storey rear extension that is being constructed breaches the 45 degree code, but it considered that the that this application had not been contested previously, and the additional elements at the side would not make any significant difference.

13.3 Overshadowing

The gardens are north-west facing meaning the existing rear property would be in shadow for the majority of the day. The proposals in addition to the 6 metre ground floor extension would (in my opinion) not make any significant difference.

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 proposal is compliant with relevant polices and there are no material considerations that would justify refusal.

15 Implications

Resources:	When a planning application is refused the applicant		
	has a right of appeal to the Planning Inspectorate, and		
	they can make a claim for costs against the Council.		
Legal and	This application is submitted under the Town and		
Governance:	Country Planning Act 1990.		
Risk:	None.		
Equality:	There are no equality issues arising from this proposal		
	and therefore an equality impact assessment has not		
	been carried out.		





















Health and	None.			
Wellbeing:				
Social Value	None.			
Climate	Sandwell Council supports the transition to a low			
Change	carbon future, in a way that takes full account of the			
	need to adapt to and mitigate climate change.			
	Proposals that help to shape places in ways that			
	contribute to radical reductions in greenhouse gas			
	emissions, minimise vulnerability and improve			
	resilience; encourage the reuse of existing resources,			
	including the conversion of existing buildings; and			
	support renewable and low carbon energy and			
	associated infrastructure, will be welcomed.			

16. Appendices

Location plan & existing plans 2022-1/ REV 01 Proposed floor plans 2022-2/02 REV 02 Proposed elevations 2022-2/03







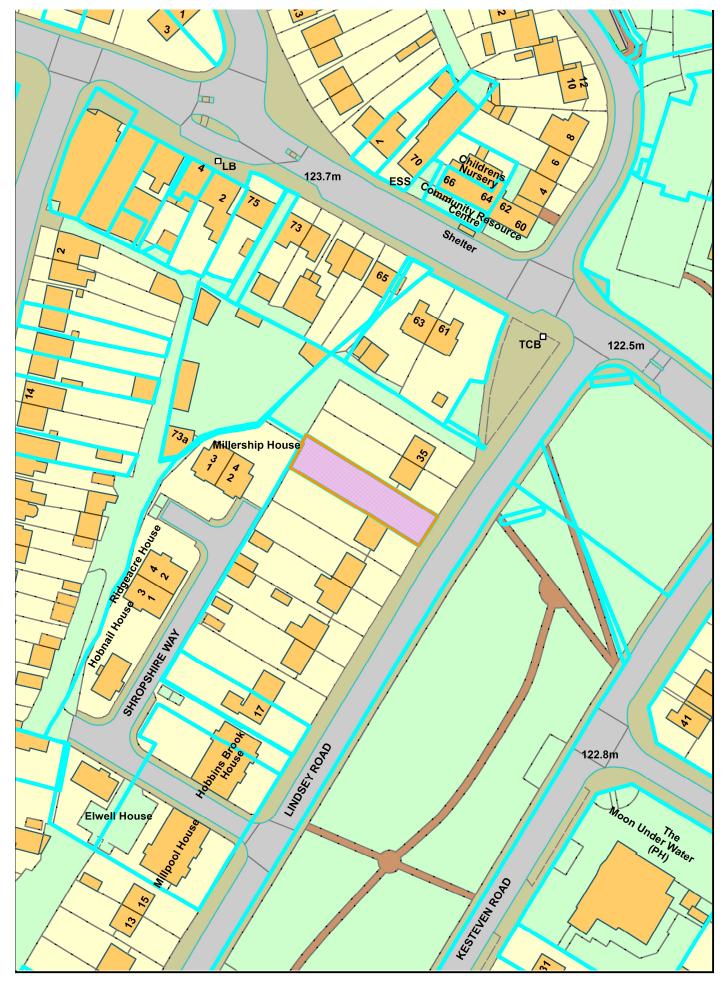














Existing Site Plans, Floor Plans & Elevations 31 LINDSEY ROAD Page 130 Millership House GROUND FLOOR APPROVED UNDER PD/22/02130 GROUND FLOOR @ 1:100 0 5 10 15 20 Site Plan - Proposed **Location Plan** Scale 1:500 Scale 1:1250 Elevations @ 1:100 10 Scale: 1:100 Meters Roof GROUND FLOOR APPROVED UNDER PD/22/02130

SIDE ELEVATION

@ 1:100

REAR ELEVATION

@ 1:100

FIRST FLOOR

@1:100

NOTES:

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drawing
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REVISIONS



CLIENT: Mr Lakwinder Singh

JOB: 31 Lindsey F

SIDE ELEVATION

@ 1:100

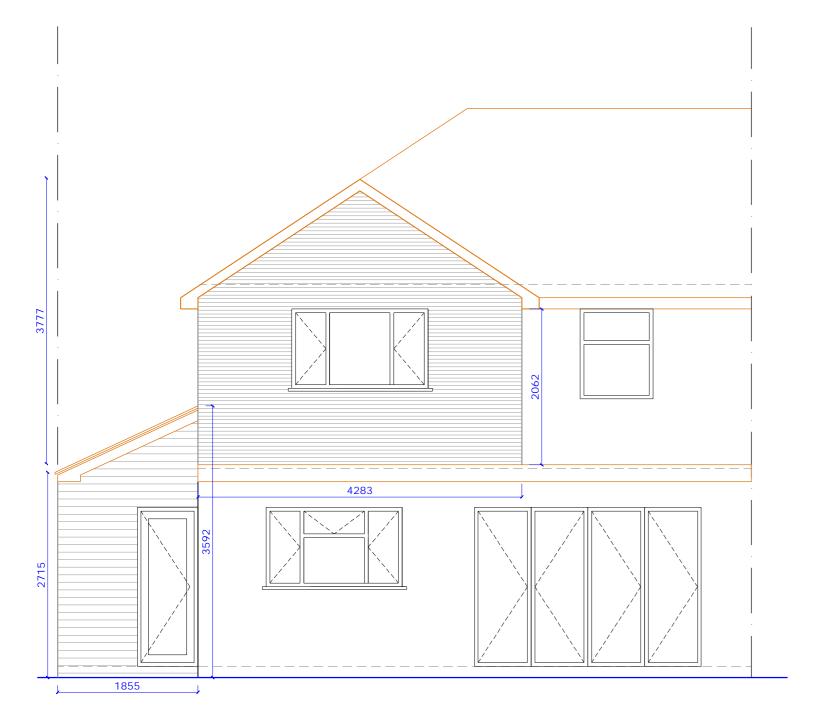
31 Lindsey Road, West Bromwich B71 1JZ

DRG TITLE: Site, Location & Existing Plans & Elevations

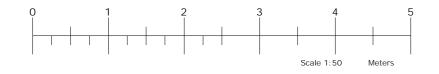
DRG NO.	REV.	Paper
2022-01/	01	A2
DATE: Jul' 2022	SCALE:	Varies

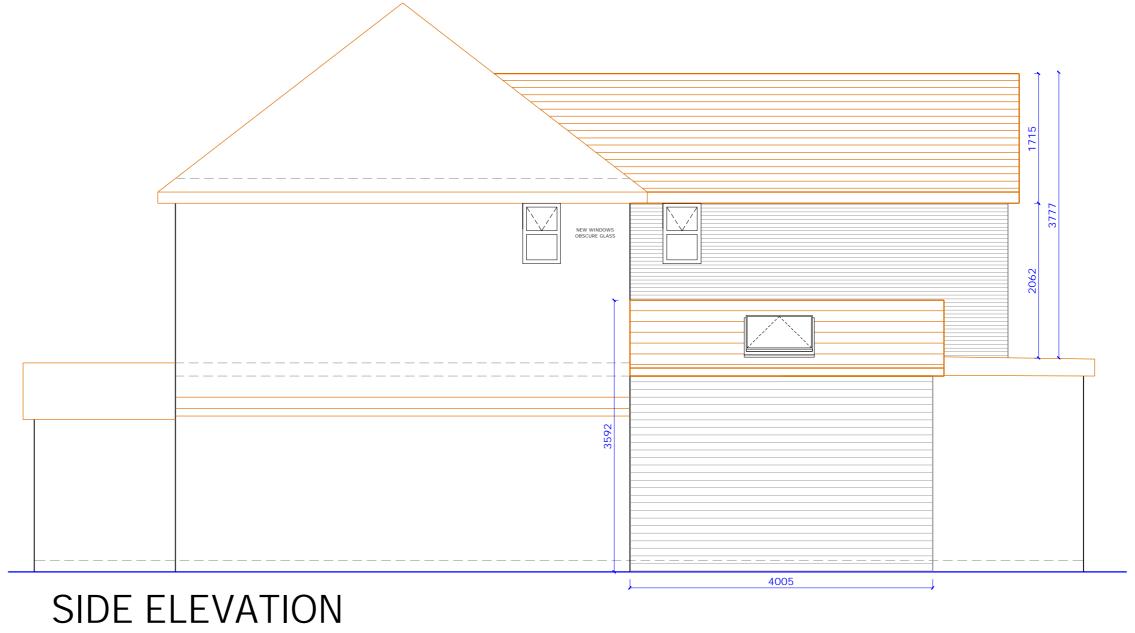
31 LINDSEY ROAD

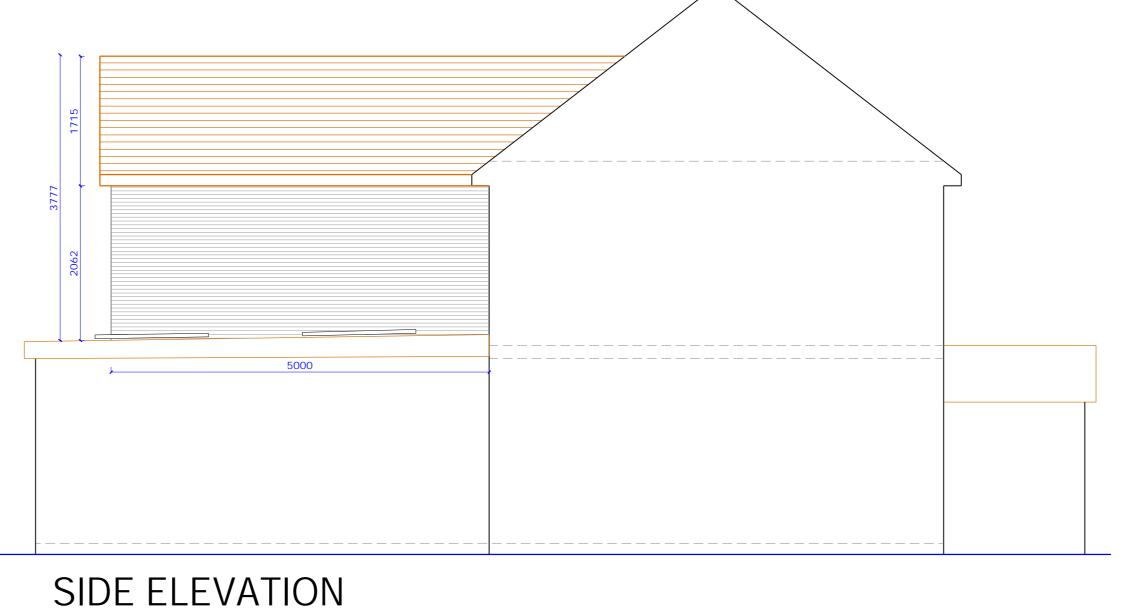
[⊃]age 131



REAR ELEVATION







JOB:

CLIENT:

NOTES:

Associates.

REVISIONS

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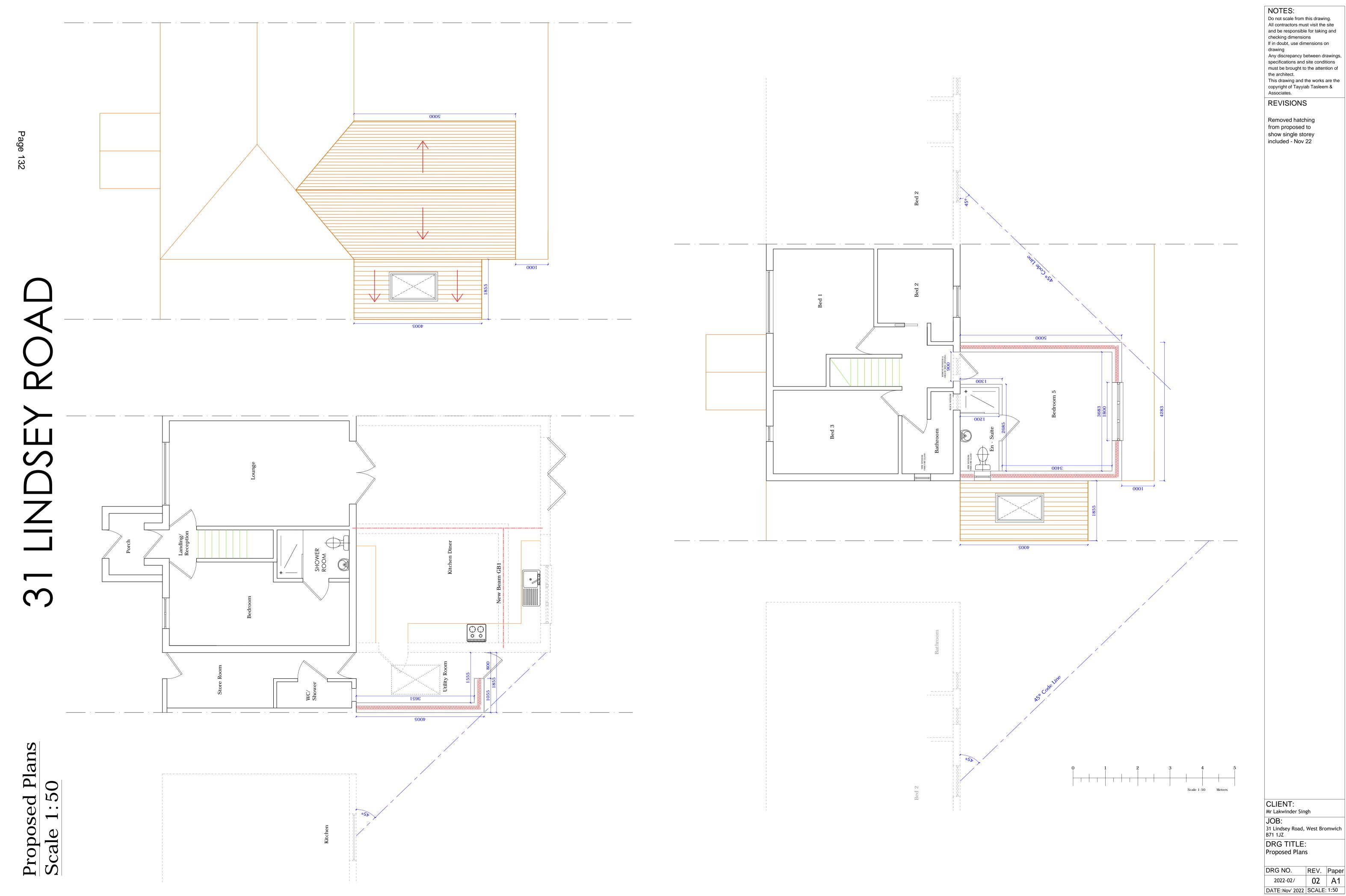
Any discrepancy between drawings specifications and site conditions must be brought to the attention of

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31 Lindsey Road, West Bromwich B71 1JZ

DRG TITLE:
Proposed Elevations

DRG NO.	REV.	Pape
2022-03/	01	A2
DATE: Jul' 2022	SCALE	1:50



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Removed hatching from proposed to show single storey included - Nov 22

DRG NO. REV. Paper 2022-02/ **02** A1 DATE:Nov' 2022 SCALE: 1:50



Report to Planning Committee

11 January 2023

Application Reference	DC/22/67532	
Application Received 22 September 2022		
Application Description Proposed single storey side extension.		
Application Address	23 Dilliars Walk, West Bromwich, B70 0BJ.	
Applicant	Mr Yousif Nazir.	
Ward	Greets Green & Lyng.	
Contact Officer	Richard Bradley.	
	richard_bradley@sandwell.gov.uk	

1 Recommendations

1.1 That planning permission is granted subject to conditions relating to external materials matching the existing property.

2 Reasons for Recommendations

- 2.1 The proposal is of a satisfactory design and it is anticipated that the proposal would not cause any significant loss of light, outlook, or privacy issues to the occupiers of the adjacent properties.
- 3 How does this deliver objectives of the Corporate Plan?



Quality homes in thriving neighbourhoods

















4 Context

- 4.1 The application is being reported to your planning committee because the Agent is an employee of Sandwell MBC and one objection has been received.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

Land at 23 Dilliars Walk, West Bromwich, B70 0BJ.

5 Key Considerations

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

Government policy (NPPF) Loss of light

6. The Application Site

6.1 The application site is located on the southern side of Dilliars Walk and relates to an end-terraced property within a Radburn layout. The application site is within a residential area.

7. Planning History

7.1 There is no planning history associated with the site.

8. Application Details

8.1 The applicant proposed to erect a single storey side extension, that would be of irregular shape, that would have a width of 1.6 metres at the front of the property, and a rear width of 5.4 metres.

















It would have a length of 7.8 metres, an eaves height of 2.6 metres, and a roof height of 4 metres.

9. Publicity

9.1 The application has been publicised by neighbour notification letters with one objection received.

9.2 **Objections**

Objections have been received on the following grounds:

- i) Loss of light to the objector's property.
- ii) Concerns over drainage and flooding to the objector's property.

Non-material objections have been raised regarding loss of property value, boundary ownership details, and concerns over footings.

9.3 Responses to objections

I respond to the objector's comments in turn:

- i) In my opinion there will be no loss of light as the extension would be built in-between two properties that are at right angles to one another. No windows would overlook the proposed extension, and combined with the orientation of the sun, it is anticipated that there will be no loss of light to the occupiers of the adjacent properties.
- ii) Drainage matters would be covered by building regulations should Members be minded to grant approval.

















10. Consultee responses

10.1 Highways

No objections received.

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.
- 11.2 The same guidance refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts. I am of the opinion that the scheme is of a good design, in accordance with paragraph 124 of the NPPF.

12. Local Planning Policy

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

ENV3: Design Quality

SAD EOS9: Urban Design Principles

12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed design is considered to be acceptable.

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

In my opinion there will be no loss of light to the occupiers of the adjacent properties as the extension would be built in between the two properties that are at right angles, meaning that there would be no windows directly overlooking the proposed extension.

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 proposal is compliant with relevant polices and there are no material considerations that would justify refusal.

15 Implications

Resources:	When a planning application is refused the applicant		
	has a right of appeal to the Planning Inspectorate, and		
	they can make a claim for costs against the Council.		
Legal and	This application is submitted under the Town and		
Governance:	Country Planning Act 1990.		
Risk:	None.		
Equality:	There are no equality issues arising from this proposal		
	and therefore an equality impact assessment has not		
	been carried out.		
Health and	None.		
Wellbeing:			
Social Value	None.		
Climate	Sandwell Council supports the transition to a low		
Change	carbon future, in a way that takes full account of the		
	need to adapt to and mitigate climate change.		
	Proposals that help to shape places in ways that		
contribute to radical reductions in greenhouse ga			
emissions, minimise vulnerability and improve			
resilience; encourage the reuse of existing resour			
	including the conversion of existing buildings; and		



















support renewable and low carbon energy and associated infrastructure, will be welcomed.

16. Appendices

Context plan

Location Plan - 2022-01/ REV 01 (A3).

Site Plan - 2022-02/ REV 01 (A3).

Existing Ground Floor, Roof and Elevations Plan - 2022-03/ REV 01 (A2) Proposed Ground Floor, Roof and Elevations Plan - 2022-04/ REV 01 (A2)







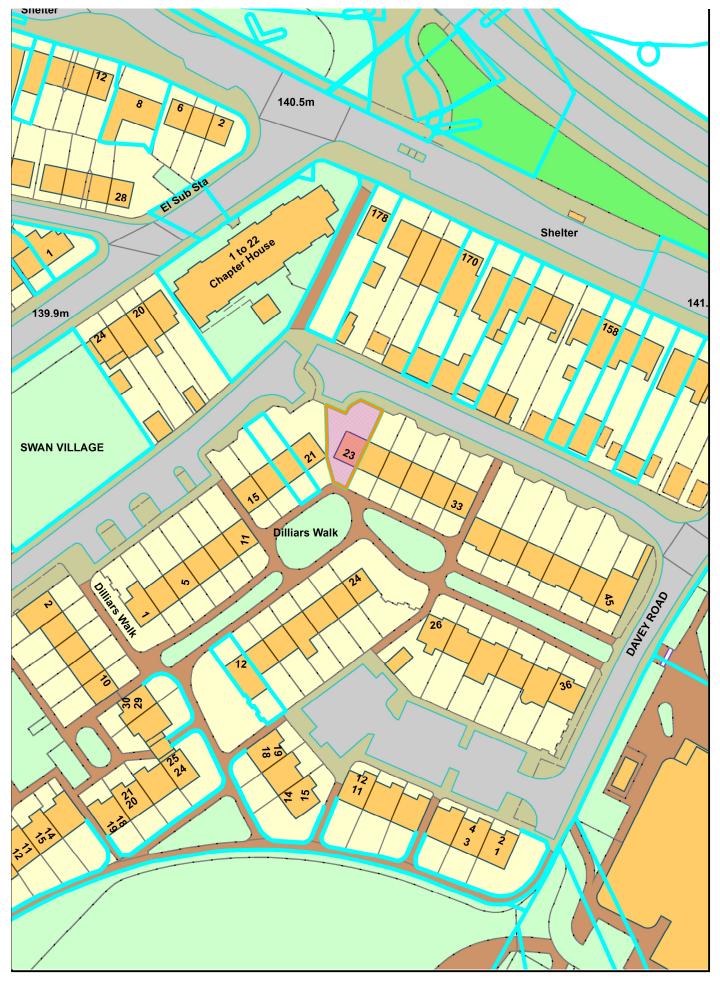














Location Plan 0 10 20 30 40 50 Scale 1:1250 Page 140 Carlyle Business Park Swan Bridge 15 13 BLACK COUN SWAN VILLAGE

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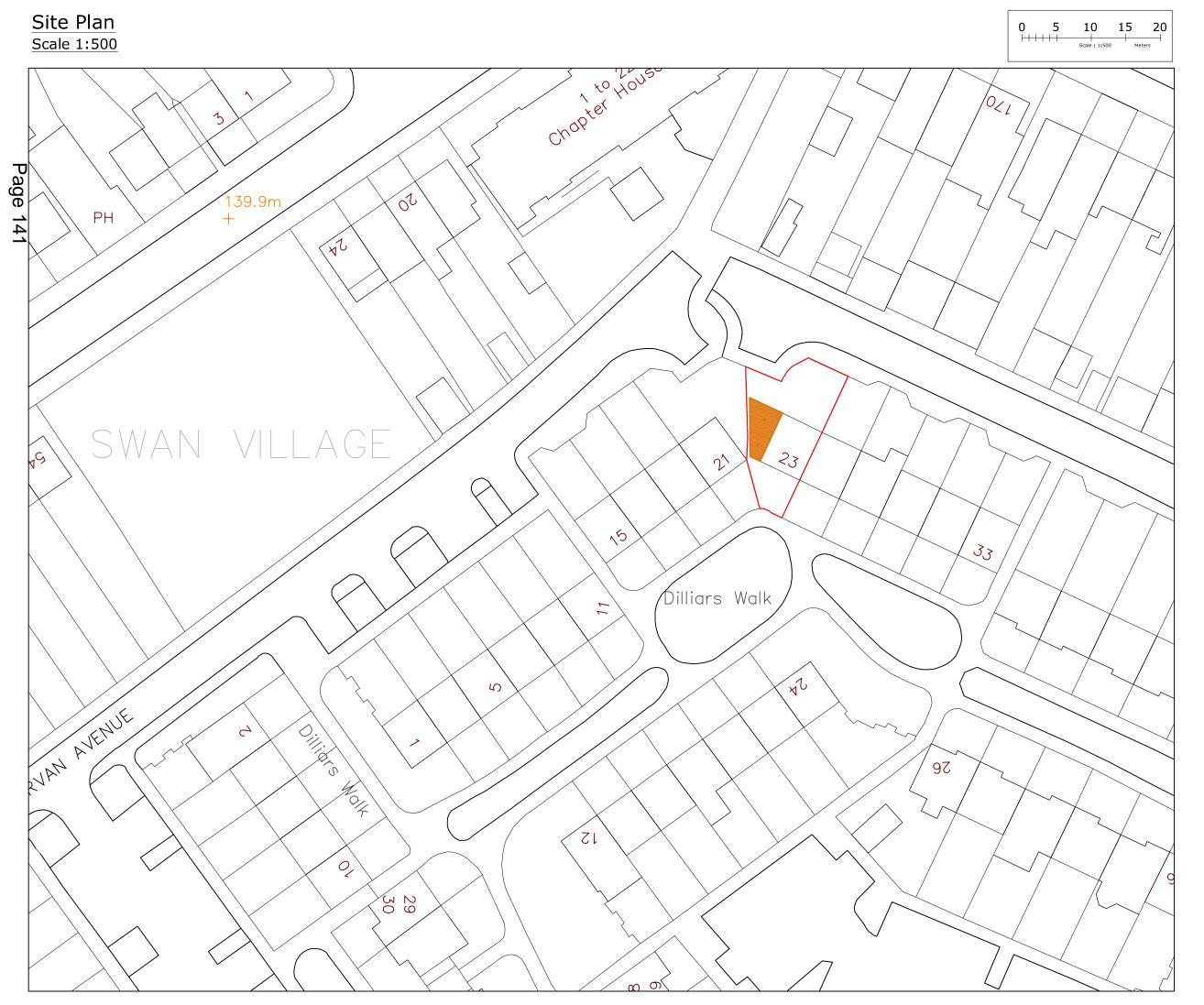
CLIENT: Mr Yousif Nasir

JOB:

23 Dilliars Walk, West Bromwich, B70 0BJ

DRG TITLE: Location Plan

DRG NO.	REV.	Paper
2022-01/	01	A3
DATE: Sept' 22	SCALE:	1.1250



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CLIENT:

Mr Yousif Nasir

JOB:

23 Dilliars Walk, West Bromwich, B70 0BJ

DRG TITLE: Site Plan

DRG NO.	REV.	Paper
2022-02/	01	A 3
DATE: Sept' 22	SCALE	1.500



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CLIENT: Mr Yousif Nasir

JOB:

23 Dilliars Walk, West Bromwich, B70 0BJ

DRG TITLE: Existing Plans & Elevations

DRG NO. REV. Paper 2022-03/ 01 A2 DATE: Sept' 22 SCALE: 1:100



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the architect.

CLIENT: Mr Yousif Nasir

JOB:

23 Dilliars Walk, West Bromwich, B70 0BJ

DRG TITLE: Proposed Plans & Elevations

 DRG NO.
 REV.
 Paper

 2022-04/
 01
 A2

 DATE: Sept' 22
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Report to Planning Committee

11th January 2023

Application Reference	DC/22/67610
Application Received	13 October 2022
Application Description	Proposed two storey side extension and single
	and two storey rear extension.
Application Address	19 Beechwood Road, Great Barr, B43 6JN.
Applicant	Mr Jamal Ahmed
Ward	Great Barr with Yew Tree
Contact Officer	Mr Anjan Dey
	anjan_dey@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to external materials matching the existing property.

2 Reasons for Recommendations

- 2.1 The proposed development would be of satisfactory design and would not significantly impact the amenity of neighbouring properties.
- 3 How does this deliver objectives of the Corporate Plan?



Quality homes in thriving neighbourhoods

















4 Context

- 4.1 This application is being reported to Members because Councillor Steve Melia has requested that it be determined at Planning Committee due to concerns relating to possible loss of light to neighbouring dwellings.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

19 Beechwood Road, Great Barr

5 Key Considerations

- 5.1 The site is unallocated with the development plan.
- 5.2 The material planning considerations which are relevant to this application are: -

Government policy (NPPF) Loss of light and/or outlook Overshadowing

6. The Application Site

6.1 The application site is situated on the southern side of Beechwood Road, Great Barr and relates to a semi-detached property, within a residential area.

7. Planning History

7.1 There is no previous planning history for the property.

8. Application Details

8.1 The applicant proposes are a two-storey side extension along with single and two storey rear extensions. The extensions would extend existing

















bedrooms and bathroom at the side and create a new 4th bedroom at the rear. The existing rear bedroom is to be extended. The ground floor extension would create a new kitchen/diner. The property has a driveway at the front that can accommodate 2 to 3 vehicles.

8.2 Proposed dimensions are: 6m (L) by 6.7m (W) by 2.7m high to the height of the flat roof. (Single storey rear extension)

7m (L) by 1.14m (W) by 6.6m high to the height of the pitched roof. (Two storey side extension)

A maximum of 4.3m (L) by 6.7m wide by 6m high to the maximum height of the dual-pitched roof. The depth along the boundary to no 17 is 1.4 metres. (Two storey rear extension)

9. Publicity

9.1 The application has been publicised by neighbour notification letters with two objections received.

9.2 **Objections**

Objections/concerns have been received on the following grounds:

- i) Possible loss of light/overshadowing of windows at the rear of their property. (no 17).
- ii) Impact of the side extension on side bathroom windows and extraction flue that are positioned along the western boundary of his extended property. (no 21).

9.3 Responses to objections

I respond to the objector's comments:

i) The submitted floor plans show that the first floor rear extension adjacent to no 17 would respect the 45 degree code that is used

















for guidance in such matters, and it is my opinion that the first floor extension would not result in any appreciable loss of light to adjacent primary windows. It is also considered that no 17 has a large ground floor extension and the single storey element would not result in any loss of amenity to rear ground floor windows.

ii) This matter and the neighbour's concerns would be dealt with under Party Wall legislation or civil/ legal channels. The neighbour at no 21 has implemented an approval for side extensions right along the boundary, with windows that open out over the applicant's property. The agent has confirmed that the proposed extensions are to be built on land within the sole ownership of his client, and that these matters would be dealt with directly through dialogue with the affected neighbour or Party Wall legislation.

It is also considered that the upper floor windows in the western side elevation of no 21 are secondary windows that serve ensuite/bathrooms, and therefore any loss of light/overshadowing does not warrant refusal.

In view that the objector's property has been extended right up to the boundary it would not be appropriate for the Planning Authority to refuse the application as the applicant has sought planning consent for a similar first floor side extension at his own property.



Side windows & flue at 21 Beechwood Rd



















10. Consultee responses

None relevant.

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.
- 11.2 The same guidance refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts. I am of the opinion that the scheme is of a good design, in accordance with paragraph 124 of the NPPF.

12. Local Planning Policy

12.1 The following polices of the council's Development Plan are relevant:

ENV3: Design Quality

SAD EOS9: Urban Design Principles

12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed layout and design are considered to be acceptable and typical of these types of domestic extensions.

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 and/or outlook

As referred to above (9.3 (i)) the agent has annotated floor plans to show that the first floor rear extension would respect the 45 degree code, that is used for guidance, and therefore the first floor element would not result in any appreciable loss of light to the nearest primary windows at the rear of no 17.

Furthermore, both flanking properties have been extended with substantial ground floor extensions, and in view of this the proposed single storey element would not result in any significant loss of light at ground floor level either.

Although the first-floor rear extension would project beyond the rear elevation of the objector's extension at no 21, the agent has shown that it would respect the 45-degree code that it used for guidance. In view of this it is my opinion that the two-storey rear element would not result in any appreciable loss of light or outlook to/from primary windows at the rear of no 21.

It is also considered that the rear elevations of these properties are also south-east facing and benefit of good levels of natural light throughout daytime hours.

13.3 Overshadowing

The gardens are south-east facing meaning the existing rear property would be in exposed to good light levels throughout the day. The proposals at the rear of the property would (in my opinion) not make any significant difference. The first-floor side extension would overshadow upper floor windows in the side return of the extension at no 17 but it considered that these are secondary windows and refusal is not warranted.

















13.4 Poor design

Amended plans have been submitted to show a pitched roof above the first-floor rear extension instead of the flat roof that was originally proposed. This improves the overall design of the rear extensions with all elements now having pitched roofs.

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 proposal is compliant with relevant polices and there are no material considerations that would justify refusal.

15 Implications

Resources:	When a planning application is refused the applicant
	has a right of appeal to the Planning Inspectorate, and
	they can make a claim for costs against the Council.
Legal and	This application is submitted under the Town and
Governance:	Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal
	and therefore an equality impact assessment has not
	been carried out.
Health and	None.
Wellbeing:	
Social Value	None.

16. Appendices

Location plan & existing plans 2022 101 01 A Proposed floor plans & elevations 2022 101 02 B











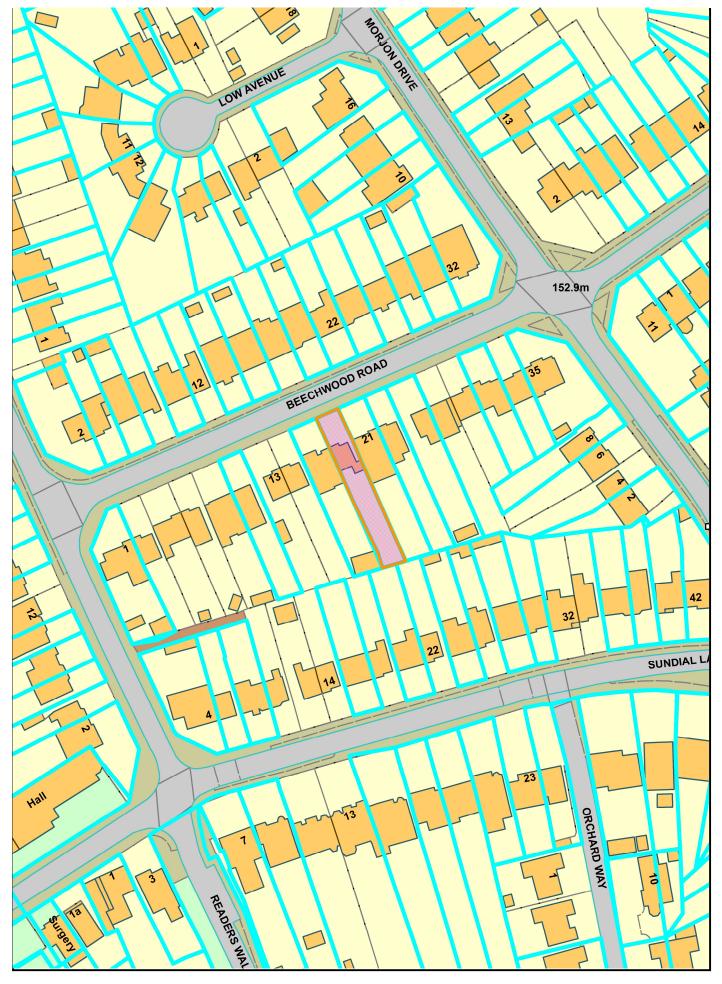




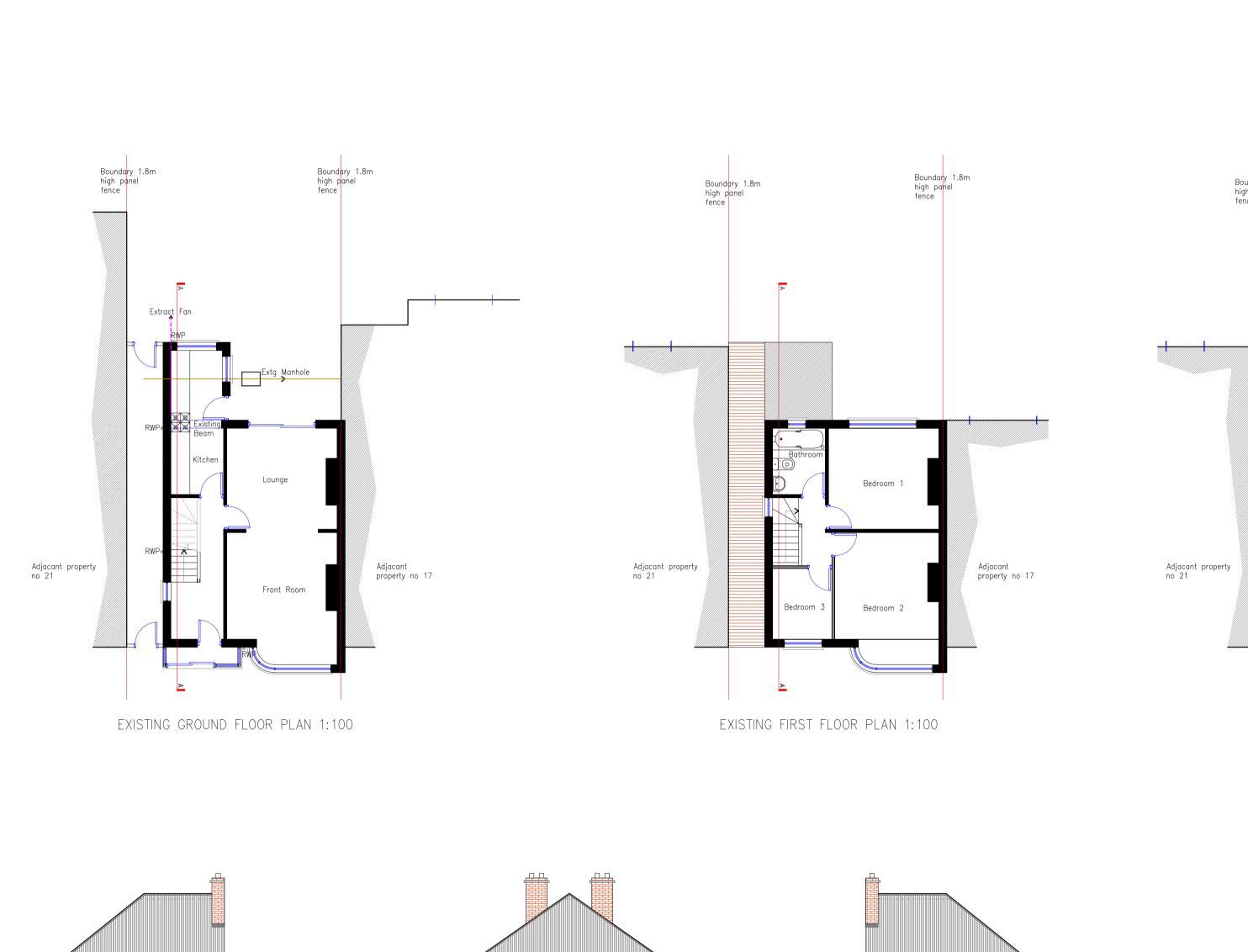


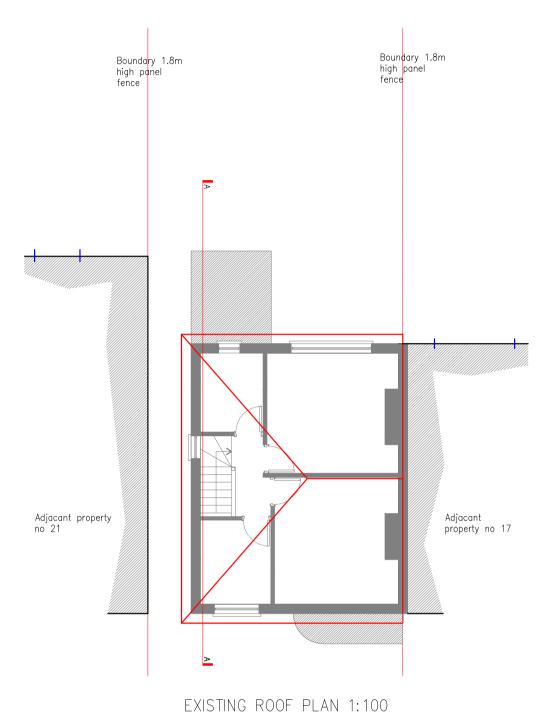






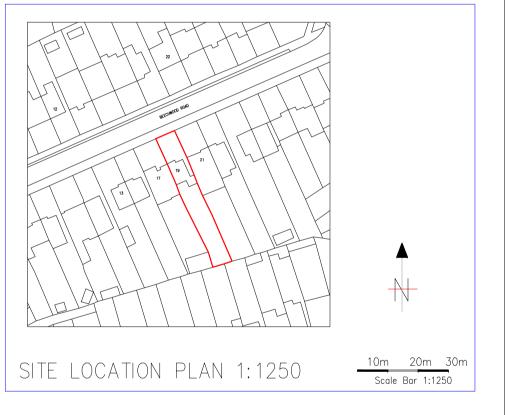














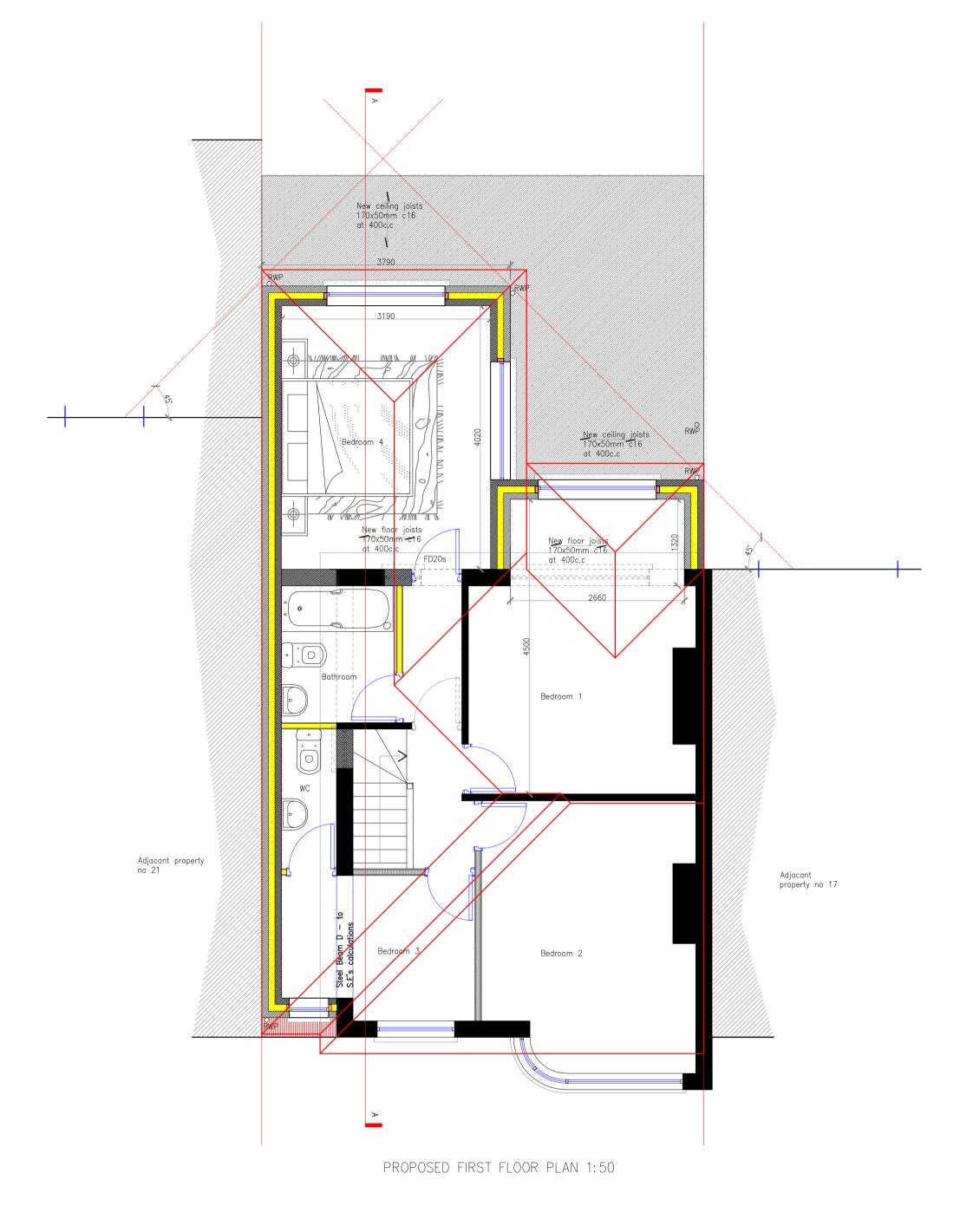
EXISTING SIDE ELEVATION_A 1:100

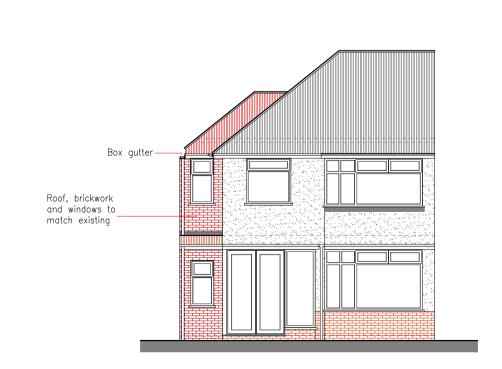
EXISTING FRONT ELEVATION 1:100

1 m	3	5 	Scale Bar 1:100	EXISTIN
2	4		 10m	19 Beechwood Road Birmingham

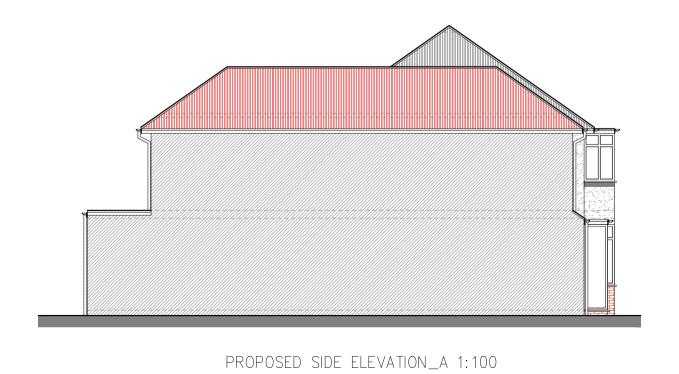
Rev: Date:				Descri	ptions:	
EXISTING PLANS		ΔNS	Drawn:	Submission: Building Regulations/Plant	ning submission	
	11011111	<i>)</i> L	./ (\)	MB	Scale: 1:100 /1:1250@A1	Date: 17/09/22
19 Beechwood Birmingham	Road		TWO STOREY SIDE AND RESTOREY REAR EXTENSION	EAR, & SINGLE	Drawing No: 2022_101_01	Sheet: Rev A

EXISTING REAR ELEVATION 1:100

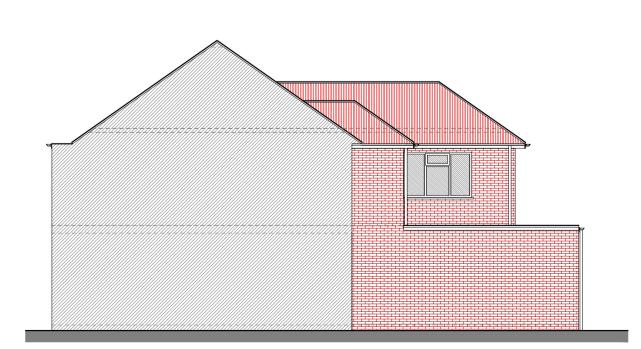




PROPOSED FRONT ELEVATION 1:100







, , , , , , , , , , , , , , , , , , ,	100 x 50mm or 75 x 50mm stud wall with 30min FP from both sides
	New Cavity Wall
	Existing Wall 215mm or 100mm
N N N N N N	100 x 50mm or 75 x 50mm insulated stud wall
	New 100mm load bearing internal wall
	Indicates removed walls/structure
Beam A	Steel Beams to Engineers Calculations
>	110mm FWD
>	110mm SWD
	Indicates Boundary line

Scale						
	3m		2m		1 m	
Scale		5		3	1m	1
			1		2	

PROPOSED SIDE ELEVATION_B 1:100

Rev:	Date:		Descri	ptions:	
Rev B 01.12	2.22	Flat roof changed to	pitched		
PROPOSED PLANS			Drawn:	Submission: Planning submission	
1 1101	UJLD	ILANS	MB	Scale: 1:100 /1:50@A1	Date: 17/09/22
19 Beechwood Road Birmingham		TWO STOREY SIDE AND RESTOREY REAR EXTENSION	EAR, & SINGLE	Drawing No: 2022 101 02	Sheet: Rev B



Report to the Planning Committee

11 January 2023

Subject:	Decisions of the Planning Inspectorate	
Director:	Director – Regeneration and Growth	
	Tony McGovern	
Contact Officer:	John Baker	
	Service Manager - Development Planning and	
	Building Consultancy	
	John baker@sandwell.gov.uk	
	Alison Bishop	
	Development Planning Manager	
	Alison bishop@sandwell.gov.uk	

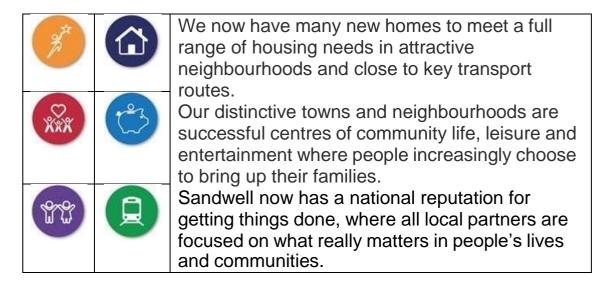
1 Recommendations

1.1 That Planning Committee notes the decisions of the Planning Inspectorate as detailed in the attached appendices.

2 Reasons for Recommendations

2.1 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.

3 How does this deliver objectives of the Corporate Plan?



4 Context and Key Issues

- 4.1 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.
- 4.2 Appeals must be submitted within 3 months (householder proposals) six months (commercial developments) of the date of the local authority's decision notice.
- 4.3 Decisions on the following appeals are reported, with further detailed set out in the attached decision notice:-

Application Ref	Site Address	Inspectorate
DC/22/66837	102 Apsley Road Oldbury B68 0QU	Dismissed

5 Alternative Options

5.1 There are no alternative options.

6 Implications

	T
Resources:	There are no direct implications in terms of the
	Council's strategic resources.
	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.
Legal and	The Planning Committee has delegated powers to
Governance:	determine planning applications within current Council
	policy.
	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
Risk:	There are no risks associated with this report.
Equality:	There are no equality implications associated with this
	report.
Health and	There are no health and wellbeing implications
Wellbeing:	associated with this report.
Social Value	There are no implications linked to social value with
	this report.
Climate	Sandwell Council supports the transition to a low
Change	carbon future, in a way that takes full account of
	the need to adapt to and mitigate climate change.
	Proposals that help to shape places in ways that
	contribute to radical reductions in greenhouse gas
	emissions, minimise vulnerability and improve
	resilience; encourage the reuse of existing
	resources, including the conversion of existing
	buildings; and support renewable and low carbon
	energy and associated infrastructure, will be
	welcomed.
<u> </u>	•

7. Appendices

Appeal Decision

Site visit made on 22 November 2022

by K Townend BSc MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7th December 2022

Appeal Ref: APP/G4620/D/22/3302292 102 Apsley Road, Sandwell, Oldbury, West Midlands B68 0QU

- 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 Pavinder Rattu against the decision of Sandwell Metropolitan Borough Council.
- The application Ref DC/22/66837, dated 14 March 2022, was refused by notice dated 1 June 2022.
- The development proposed is a ground and first floor side extension, single storey rear and front extensions with new porch, hipped roof to gable roof, loft conversion with rear dormer windows, velux windows to front, single storey pitched roof across frontage, flat roof to single storey rear extension and fenestration alterations.

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of

Reasons

- 3. The appeal property forms one half of a pair of semi-detached dwellings within a residential area. The pleasant character of Apsley Road is a result of the pairs of houses and their hipped roofs which can be seen sloping down from Kingsway. The general uniformity of the roofscape makes a positive contribution to the character and appearance of the area.
- 4. Most of the properties in the wider area are also hip roofed but interspersed with gable roofs and a greater variety of frontage design than Apsley Road. Some of the properties in the area have been altered and extended with various shaped and sized extensions. However, these changes, in the main, have not substantially altered the character or appearance of the area and it is still possible to identify the houses as being from the same period and to appreciate the character of the area which has not been eroded or changed beyond recognition. The lack of a Conservation Area designation does not reduce the importance of the character of an area, nor does it alter the aims of the local plan in seeking to protect the area.
- 5. I accept that the proposal would use matching materials to the existing dwelling and not increase the overall height of the roof. Nevertheless, the appeal proposal would result in a gable roof which would be visible from Apsley Road and noticeably unsymmetrical and unbalanced with the hipped roof

extension completed at No 100. The hipped roofs currently contribute positively to the area and the previously approved schemes complimented each other and preserved the symmetry of the block. Whereas the appeal proposal would substantially alter the appearance of one half of the pair of semi-detached houses resulting in harm to the appearance of the pair of houses and the character of the area.

- 6. The appellant has noted the hip to gable roof alterations approved at 139 and 141 Apsley Road which, I noted from my site visit, is partially under construction. However, it is apparent from the appellant's submission that the approval at No 141 is to mirror, and re-instate symmetry with, the scheme approved at No 139 as this is currently an unbalanced pair with only No 139 extended to date. In any event, the hip to gable extension at No 139 does not make a positive contribution to the character of the area and therefore does not justify further harm to the character and appearance of the area.
- 7. The appellant has referenced other hip to gable roof alterations, at 11 Monckton and 48 and 145 Kingsway, which were all carried out under permitted development rights and were therefore not approved by the Council. Permitted development alterations do not need to comply with adopted policy and may include alterations which Councils would not support through the planning application process. However, permitted development alterations do not set a precedent for consideration of proposals which require assessment against policy. The existing hip to gable alterations in the immediate area, where it is only one of a pair, highlight that this change unbalances the pairs of houses detrimental to the character of the area.
- 8. Several other examples of hip to gable alterations, in the wider Sandwell region, are also listed within the appellant's statement. There is no evidence before me that these are in the same context as the appeal proposal, or whether these were permitted development alterations or assessed under the Council's adopted development plan. The character of the area immediately around the appeal property is different further along Apsley Road, in Monckton Road and along Kingsway due to the different designs of the frontages. The other examples are some distance away from the appeal property and are therefore not determinative in this decision. Other two-storey flat roof extensions are also noted, but these are materially different in design to the appeal proposal and do not have the same impact as the hip to gable alteration. Therefore, I cannot draw any direct comparison between these examples and the appeal proposal that would weigh in its favour.
- 9. I therefore find the appeal proposal would have a harmful effect on the character and appearance of the area. The proposal would be contrary to Policy ENV3 of The Black Country Core Strategy 2011 and Policy EOS9 of The Sandwell Metropolitan Borough Council Site Allocations and Delivery Development Plan Document 2012, which both seek to deliver high quality design and promote the characteristics of an area.
- 10. Furthermore, the proposal would not comply with the Sandwell Metropolitan Borough Council Revised Residential Design Guide Supplementary Planning Document 2014 (SPD), which supports the above policies, nor the National Planning Policy Framework. The SPD advises that the roof appearance and size should respect established design codes. It also reflects Policy EOS9 in terms of resisting poor design for residential extensions.

Other Matters

11. The wider benefits of homeowners extending and altering their homes is not quantified and, even if I were to accept that there was a benefit, this does not outweigh the harm identified above.

Conclusion

12. For the above reasons, having had regard to the development plan as a whole, along with all other relevant material considerations, I conclude that the appeal should be dismissed.

K Townend

INSPECTOR



Report to the Planning Committee

11 January 2023

Subject:	Applications Determined Under Delegated
	Powers
Director:	Director of Regeneration and Growth
	Tony McGovern
Contact Officer:	John Baker
	Service Manager – Development Planning and
	Building Consultancy
	John Baker@sandwell.gov.uk
	Alison Bishop
	Development Planning Manager
	Alison Bishop@sandwell.gov.uk

1 Recommendations

1.1 That the Planning Committee notes the applications determined under delegated powers by the 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 Director – Regeneration and Growth.









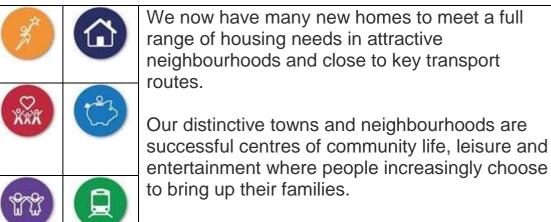








3 How does this deliver objectives of the Corporate Plan?



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

There are no alternative options.

6 Implications

Resources:	There are no implications in terms of the Council's
	strategic resources.
Legal and	The Director – Regeneration and Growth has taken
Governance:	decisions in accordance with powers delegated under Part 3 (Appendix 5) of the Council's Constitution.
Risk:	There are no risk implications associated with this report.
Equality:	There are no equality implications associated with this
	report.



















Health and Wellbeing:	There are no health and wellbeing implications associated with this report.
Social Value	There are no implications linked to social value with this report.
Climate Change	Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.

7 Appendices

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

SANDWELL METROPOLITAN BOROUGH COUNCIL PLANNING COMMITTEE

<u>Applications determined under delegated powers by the Director – Regeneration and Growth since your last Committee Meeting</u>

REPORT FOR INFORMATION PURPOSES ONLY

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/22/02263 Bristnall	77 Brandhall Road Oldbury B68 8DT	Proposed single storey rear extension measuring: 6.00m L x 3.00m H (3.00m to eaves).	P D Householder required and refused
DC/22/67223 Hateley Heath	2 Salop Close West Bromwich B71 2SB	Proposed garage to front of property.	Refuse permission 9th November 2022
DC/22/67300 West Bromwich Central	Intersection House 110 Birmingham Road West Bromwich	Proposed external alterations.	Grant Permission 9th November 2022
DC/22/67346 Great Barr With Yew Tree	10 Queslett Road Great Barr Birmingham B43 6PL	Proposed single storey front extension and first floor front and rear extensions.	Grant Permission Subject to Conditions 9th November 2022
DC/22/67470 Princes End	Land Adjacent 80 Upper Church Lane Tipton	Proposed 1 No. detached dwelling.	Refuse permission 9th November 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67480 Tipton Green	12 Richmond Aston Drive Tipton DY4 8GD	Proposed single and two storey rear extension, raising of roof height and loft conversion with dormers to front, side and rear.	Refuse permission 9th November 2022
DC/22/67484 Bristnall	72 Bristnall Hall Lane Oldbury B68 9PB	Proposed single storey front and rear/side extensions.	Grant Permission Subject to Conditions 9th November 2022
DC/22/67510 Wednesbury North	21 Ash Road Wednesbury WS10 9NN	Proposed caravan for ancillary use to rear (Lawful Development Certificate).	Grant Lawful Use Certificate 9th November 2022
DC/22/67514 West Bromwich Central	5 Kiniths Way West Bromwich B71 4BP	Proposed single storey rear extension.	Grant Permission with external materials 9th November 2022
DC/22/67528 Abbey	24 Anderson Road Smethwick B67 5DR	Proposed single storey rear extension.	Grant Permission with external materials 9th November 2022

Application No.	Site Address	Description of Development	Decision and Date
PD/22/02237 Blackheath	Telecommunication Mast 1190 Cakemore Road Rowley Regis	Proposed upgrade to existing telecommunications base station and new 25m CS5S lattice tower including 18 No. RRUs, 9 No. Antennas, GPS Module, 2 No. 300mm dishes and associated ancillary works.	Prior Approval is Required and Granted 9th November 2022
DC/22/6820A Wednesbury North	Portway Road/Dudley Street Wednesbury	Proposed 2 No. 48 sheet digital posters.	Grant Conditional Advertisement Consent 9th November 2022
DC/22/67147 Great Bridge	Unit 2 Horseley Road Industrial Estate 26 Horseley Road Tipton DY4 7QG	Retention of site to dismantle category B vehicles and sell salvaged items via the Internet and additional parking.	Refuse permission 10th November 2022
DC/22/6812A Hateley Heath	37 Heath Lane West Bromwich B71 2BN	Retention of an internally-illuminated free-standing sign.	Refuse permission 10th November 2022
DC/22/67469 Princes End	16 Steven Drive Bilston WV14 8YS	Proposed single storey orangery to rear.	Grant Permission with external materials 10th November 2022

Application No. Ward DC/22/6816A West Bromwich Central	Site Address Next 1 New Square West Bromwich B70 7PP	Description of Development Proposed 3 No. internally-illuminated fascia signs.	Decision and Date Grant Conditional Advertisement Consent 10th November
DC/22/6817A Wednesbury North	Next Unit A Gallagher Retail Park Axletree Way Wednesbury WS10 9QY	Proposed 4 No. internally-illuminated fascia signs.	Grant Conditional Advertisement Consent 10th November 2022
DC/22/67529 Newton	1 Garston Way Great Barr Birmingham B43 5JT	Proposed single storey rear extension.	Grant Permission with external materials 10th November 2022
DC/22/67278 Greets Green & Lyng	The Eight Locks 1 Ryders Green Road West Bromwich B70 0AN	Proposed single storey rear extension, change of use of part of ground floor to a studio flat, 7 bedroom HMO on first and second floors, dormer windows to front and rear, and associated parking.	Grant Permission Subject to Conditions 11th November 2022
DC/22/67402 Charlemont With Grove Vale	175 Newton Road Great Barr Birmingham B43 6HN	Proposed two storey side, rear and front extension and front porch.	Grant Permission Subject to Conditions 11th November 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67464 Newton	26 Amberley Green Great Barr Birmingham B43 5TJ	Proposed single storey front extension and tiled canopy.	Grant Permission with external materials 11th November 2022
DC/22/67518 Old Warley	17 Parsons Hill Oldbury B68 9BS	Proposed single storey side and rear extension.	Grant Permission Subject to Conditions 11th November 2022
PD/22/02227 Great Barr With Yew Tree	18 Poole House Road Great Barr Birmingham B43 7SJ	Proposed single storey rear extension measuring: 6.00m L x 4.00m H (3.00m to eaves)	P D Householder not required 11th November 2022
PD/22/02239 Hateley Heath	7 Pembroke Way West Bromwich B71 2SR	Proposed single storey rear extension measuring: 5.00m L x 4.00m H (2.70m to eaves).	P D Householder not required 11th November 2022
PD/22/02240 Great Bridge	80 Hudson Road Tipton DY4 7PY	Proposed single storey rear extension measuring: 4.38m L x 3.10m H (2.70m to eaves).	P D Householder not required 11th November 2022
PD/22/02241 Newton	95 Green Lane Great Barr Birmingham B43 5LG	Proposed single storey rear extension measuring: 6.0m L x 4.0m H (2.5m to eaves)	P D Householder not required 11th November 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/22/02245 Old Warley	141 Brennand Road Oldbury B68 0SH	Proposed single storey rear extension measuring: 3.94m L x 3.302m H (2.79m to eaves)	P D Householder not required 11th November 2022
DC/22/6827A Cradley Heath & Old Hill	19 - 20 Market Square High Street Cradley Heath B64 5HH	Proposed 1 No. internally illuminated fascia and projecting sign to front and 1 No. non-illuminated fascia sign to rear.	Grant Advertisement Consent 11th November 2022
DC/22/6809A Newton	143 Hamstead Road Great Barr Birmingham B43 5BB	Retention of internally- illuminated fascia sign.	Grant Advertisement Consent 14th November 2022
DC/22/67482 West Bromwich Central	Sandwell District General Hospital Lyndon West Bromwich B71 4HJ	Proposed 1 No. MRI Exam Room, internal redesign, external alterations, external air handling unit to side, air vent ducting feeding into new dormer on roof to side and new entrance, canopy, roller shutters and external ramp to front.	Grant Permission 14th November 2022
DC/22/67606 Great Barr With Yew Tree	14 Beacon Close Great Barr Birmingham B43 6PG	Retention of raised garden by 600mm with retaining fencing.	Grant Permission 14th November 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/6824A Tipton Green	11 Unity Walk Tipton DY4 8QL	Proposed 7 No. externally illuminated fascia signs.	Grant Advertisement Consent
			14th November 2022
DC/22/67406 Charlemont With Grove Vale	58 Hollyhedge Road West Bromwich B71 3AB	Proposed first floor side extension and roof extension with rear dormers.	Grant Permission with external materials
			16th November 2022
DC/22/67468 Newton	57 Gorse Farm Road Great Barr Birmingham B43 5LS	Proposed first floor side extension and porch to front.	Grant Permission with external materials 16th November 2022
DC/22/67473 Greets Green & Lyng	41 Wheatley Street West Bromwich B70 9TJ	Proposed two storey side extension to create a 2 bed dwelling with associated parking (previously approved application DC/19/62977).	Grant Permission Subject to Conditions 16th November 2022
DC/22/67513 Oldbury	26 Palmerston Drive Tividale Oldbury B69 3NA	Proposed single storey rear extension.	Grant Permission with external materials 16th November 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67540 Abbey	7 Bishopton Road Smethwick B67 5DS	Proposed single storey side/rear extension with new steps to patio.	Grant Permission Subject to Conditions 16th November 2022
DC/22/67548 Newton	902 Walsall Road Great Barr Birmingham B42 1TG	Retention of existing use of premises as a children's home for 3 children living together as a single householder with emotional and behavioural difficulties and/or learning difficulties (Lawful Development Certificate).	Refuse Lawful Use Certificate 16th November 2022
DC/22/67305 Bristnall	48 Barnfordhill Close Oldbury B68 8ES	Proposed single storey side/rear extensions, front porch and canopy (Revision to refused planning permission DC/21/65807).	Grant Permission with external materials 18th November 2022
DC/22/67340 Smethwick	43 Milton Road Smethwick B67 7HT	Retention of fencing and retaining walls to front, side and rear gardens with reduction in ground levels.	Refuse permission 18th November 2022
DC/22/67349 Oldbury	EMR Oldbury Union Road Oldbury B69 3EL	Proposed 1 No. pre chop bay, 1 No. granulation bay with canopies and new vehicle access.	Grant Permission Subject to Conditions 18th November 2022

Application No.	Site Address	Description of Development	Decision and Date
DC/22/67401 Tipton Green	67 Castle Road Tipton DY4 8DZ	Proposed single and two storey side extension, two storey rear extension, single and two storey front extension with porch and roof alteration to the front.	Grant Permission Subject to Conditions 18th November 2022
DC/22/67415 Wednesbury North	19 King Street Wednesbury WS10 7PQ	Proposed front garage extension, single storey rear extension, first floor side extension and boundary wall.	Grant Permission Subject to Conditions 18th November 2022
DC/22/67425 Newton	79 Greenfield Road Great Barr Birmingham B43 5AR	Proposed access ramp with handrails to front, side and rear.	Grant Permission 18th November 2022
DC/22/67467 Tividale	20 Oak Crescent Tividale Oldbury B69 1RL	Proposed two storey side/rear and single storey rear extensions with new front porch.	Grant Permission with external materials 18th November 2022
DC/22/67496 Hateley Heath	122 Ruskin Street West Bromwich B71 1LW	Proposed two storey side, single and two storey rear extension, and porch and tiled canopy to front.	Grant Permission Subject to Conditions 18th November 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67516 Blackheath	Sandwell Homes Property Shop Payne Street Rowley Regis B65 0DH	Proposed demolition of office buildings and construction of 8 No. dwellings with associated parking and landscaping.	Grant Permission Subject to Conditions 18th November 2022
DC/22/67537 Cradley Heath & Old Hill	15 High Haden Road Cradley Heath B64 7PG	Proposed garage conversion into habitable room with new steps and handrails to rear lower ground garden.	Grant Permission with external materials 18th November 2022
DC/22/67539 Wednesbury South	6 Anson Road West Bromwich B70 0NA	Proposed access ramp and handrails to front.	Grant Permission 18th November 2022
DC/22/67550 Langley	27 Windsor Avenue Oldbury B68 8PA	Demolition of conservatory and proposed single storey rear/side extension.	Grant Permission with external materials 18th November 2022
PD/22/02246 Tividale	151 Tower Road Tividale Oldbury B69 1NE	Proposed single storey rear extension measuring: 3.825m L x 3.23m H (2.7m to eaves).	P D Householder not required 18th November 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67626 Tipton Green	18 Leasowe Road Tipton DY4 8PW	Proposed two storey and first floor side extensions and front porch and canopy.	Grant Permission with external materials
			18th November 2022
DC/22/67164 Hateley Heath	31 Kesteven Road West Bromwich B71 1JQ	Proposed one and two storey side/rear, single storey front and rear extensions with canopy to front and detached outbuilding to rear garden.	Grant Permission Subject to Conditions 21st November 2022
DC/22/67544 Tividale	48 City Road Oldbury B69 1QZ	Proposed two storey side/rear and single storey front/side/rear extensions.	Grant Permission with external materials
			21st November 2022
PD/22/02249 Soho & Victoria	23 Bishops Close Smethwick B66 2RD	Proposed single storey rear extension measuring: 6.0m L x 3.8m H (2.8m to eaves).	P D Householder not required
		,	21st November 2022
DC/22/67515 Old Warley	160 Bleakhouse Road Oldbury B68 0LU	Retention of automated teller machine (ATM).	Grant Conditional Retrospective Consent
			23rd November 2022

Application No.	Site Address	Description of Development	Decision and Date
DC/22/6818A Old Warley	160 Bleakhouse Road Oldbury B68 0LU	Retention of 1 No. non- illuminated surround sign and 1 No. internally illuminated logo panel sign.	Grant Advertisement Consent 23rd November 2022
DC/22/67542 Wednesbury North	100 Hales Road Wednesbury WS10 9BS	Proposed first floor rear extension.	Grant Permission with external materials 23rd November 2022
DC/22/67561 West Bromwich Central	6 New Street North West Bromwich B71 4AG	Proposed single storey rear extension.	Grant Permission with external materials 23rd November 2022
PD/22/02255 Hateley Heath	Telecommunications Mast SWL13334 Opposite 9-11 Vicarage Road West Bromwich	Proposed 15.0m phase 8 monopole c/w wrapround cabinet at base and associated ancillary works.	Prior Approval is Required and Granted 23rd November 2022
DC/22/67199 Soho & Victoria	Units 1-3 Halberton Street Smethwick B66 2QP	Proposed single storey side extension to existing unit and raising of roof height.	Grant Permission with external materials 25th November 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67249 St Pauls	76 West Park Road Smethwick B67 7JH	Proposed demolition of existing dwelling and erection of a new dwelling.	Grant Permission Subject to Conditions 25th November 2022
DC/22/67380 Charlemont With Grove Vale	67 Pear Tree Road Great Barr Birmingham B43 6HX	Demolition of existing rear conservatory and proposed single and two storey rear extension and first floor side dormer.	Grant Permission Subject to Conditions 25th November 2022
DC/22/67558 Charlemont With Grove Vale	143A Newton Road Great Barr Birmingham B43 6BE	Proposed single storey side/rear extension.	Grant Permission with external materials 25th November 2022
PD/22/02238 Wednesbury South	Tansun Limited Spectrum House Brickhouse Lane West Bromwich B70 0DX	Proposed solar PV system up to 195.20kWp in size and will be installed on the rooftops. The installation will be installed via a pitched roof clamp system on the rooftops.	P D Solar Panels not required 25th November 2022
DC/22/67560 Cradley Heath & Old Hill	77 Elbow Street Cradley Heath B64 6JP	Proposed single storey rear extension.	Grant Permission with external materials 25th November 2022

Application No.	Site Address	Description of Development	Decision and Date
DC/22/67562 Tividale	66 Aston Road Oldbury B69 1TN	Proposed two storey side, single storey front/side/rear extensions, loft conversion, rear dormer window, front porch and canopy.	Grant Permission with external materials 25th November 2022
DC/22/67564 Wednesbury South	20 Poultney Street West Bromwich B70 0LD	Proposed ramped access at front.	Grant Permission 25th November 2022
DC/22/67569 Hateley Heath	73 Coles Lane West Bromwich B71 2QL	Demolition of garage and proposed single and two storey side extension.	Grant Permission with external materials 25th November 2022
DC/22/67605 St Pauls	158 Great Arthur Street Smethwick B66 1DG	Proposed two storey side/rear extension.	Grant Permission with external materials 25th November 2022
PD/22/02251 Wednesbury South	13 Holloway Bank West Bromwich B70 0QQ	Proposed single storey rear extension measuring: 4.50m L x 3.20m H (2.95m to eaves).	P D Householder not required 25th November 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67651 West Bromwich Central	59-61 Birmingham Road West Bromwich B70 6PY	Retention of use as 5 flats: 59 Birmingham Road - 1 no. ground floor 1 Bedroom flat & 1 no. 2 Bedroom first floor flat. 61 Birmingham Road - 1 no. ground floor 1 Bedroom flat & 1 no. 2 bedroom first floor flat & 1 no. second floor 1 bedroom flat (Lawful Development Certificate).	Grant Lawful Use Certificate 25th November 2022
PD/22/02236 Wednesbury South	Units 25 & 26 Spartan Industrial Centre Brickhouse Lane West Bromwich B70 0DH	Proposed solar PV system on rooftop.	P D Solar Panels not required 28th November 2022
DC/22/67568 West Bromwich Central	6 Lewisham Street West Bromwich B71 4FE	Proposed single storey rear extension.	Grant Permission with external materials 28th November 2022
DC/22/67499 Old Warley	8A Castle Road West Oldbury B68 0EW	Proposed two storey rear and single storey side/rear extensions with front porch and canopy.	Grant Permission with external materials 30th November 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67508	22 Farmer Way Tipton	Proposed two storey side and single storey	Grant Permission with
Princes End	DY4 0BE	front/rear extensions with front canopy.	external materials
			30th November 2022
DC/22/67522 Blackheath	237 - 241 Oldbury Road Rowley Regis B65 0PP	Proposed single storey side and rear extensions.	Grant Permission Subject to Conditions
			30th November 2022
DC/22/67547 Hateley Heath	135 Hall Green Road West Bromwich B71 2DY	Proposed single storey rear extension.	Grant Permission with external materials
	B71 2D1		30th November 2022
DC/22/67551 Hateley Heath	9 Denbigh Crescent West Bromwich B71 2RU	Proposed single storey side and rear extension.	Grant Permission with external materials
			30th November 2022

Application No.	Site Address	Description of Development	Decision and Date
DC/22/67556 West Bromwich Central	98 Beeches Road West Bromwich B70 6HJ	Proposed change of use of a residential care home (Class C2) to 5 self-contained residential apartments (consisting of 2 x 1 bedroom 1 person studio flats, 2 x 1 bedroom 1 person flats and 1 x 2 bedroom 2 person flat) (Class C3) and associated parking.	Grant Permission Subject to Conditions 30th November 2022
DC/22/67573 Tipton Green	34 Castle Road Tipton DY4 8DZ	Proposed rear dormer loft conversion (Lawful Development Certificate).	Grant Lawful Use Certificate 30th November 2022
DC/22/67574 West Bromwich Central	Site Of Former Guns Village School Earl Street West Bromwich	Proposed erection of 4 No. 2 bed houses and associated external works, car parking and landscaping.	Grant Permission Subject to Conditions 30th November 2022
DC/22/67580 Abbey	56 Lightwoods Road Smethwick B67 5BD	Proposed loft conversion with front velux rooflights and rear dormer window (Lawful Development Certificate).	Grant Lawful Use Certificate 30th November 2022
DC/22/67583 Rowley	28 Wylde Crescent Rowley Regis B65 9HY	Proposed single storey rear extension.	Grant Permission with external materials 30th November 2022

Ward DC/22/67584 1 Howard Road Great Barr Birmingham B43 5DT Proposed single storey front and side and two storey side extension (Revision to approved planning application DC/22/66935). 30th November 2022	Application No.	Site Address	Description of	Decision and
Smethwick Smethwick B67 7QQ Smethwick B68 0AQ Smethwick B67 7QQ Smethwick B17 7QQ Smethwich B17 7QQ Smethwick B17 7QQ Smethwich B17 7QQ Smethwick B17 7QQ Smethwick B17 7QQ Smethwich B20 12 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	DC/22/67584	Great Barr Birmingham	Proposed single storey front and side and two storey side extension (Revision to approved planning application	Grant Permission with external materials 30th November
Tividale Oldbury B69 1LD The Shrubbery Rest Home Wednesbury North Wednesbury North Tividale Oldbury B69 1LD The Shrubbery Rest Home Additional bedrooms. The Shrubbery Permission The Shrubber		Road Smethwick	storey rear extension with raised access platform and ramp to rear garden (No. 71 Devonshire Road) and proposed two/single storey side/rear extensions (No.73 Devonshire Road) (Resubmitted	Permission Subject to Conditions 30th November
Wednesbury North Home 33 Wood Green Road Wednesbury WS10 9QL DC/22/67599 81 - 83 Perry Hill Road Old Warley Old Warley Home 33 Wood Green Road Wednesbury WS10 9QL Retrospective change of use from 1 No. 4 bed dwelling to 2 No. 3 bedroom dwellings. Retrospective Consent 30th November 30th November		Tividale Oldbury	platform and ramp with steps and handrails to	Permission 30th November
Old Warley Road Oldbury B68 0AQ Use from 1 No. 4 bed dwelling to 2 No. 3 bedroom dwellings. Conditional Retrospective Consent 30th November	Wednesbury	Home 33 Wood Green Road Wednesbury	extension to provide two	Permission with external materials 30th November
		Road Oldbury	use from 1 No. 4 bed dwelling to 2 No. 3	Conditional Retrospective Consent 30th November

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/22/02247 Great Bridge	64 Hudson Road Tipton DY4 7PY	Proposed single storey rear extension measuring: 4.00m L x 4.00m H (3.00m to eaves)	P D Householder not required 30th November 2022
PD/22/02248 West Bromwich Central	26 - 28 Carters Green West Bromwich	Proposed additional storey to provide 4 no. self contained flats.	PD Office to Resi Granted with condition 30th November 2022
DC/22/67616 St Pauls	1 - 7 Crystal Drive Smethwick B66 1QG	Proposed paladin fencing with vehicular and pedestrian access gates to front boundary, paladin fencing above existing boundary wall to front/side boundary and increase in height to existing fencing to rear boundary.	Grant Permission 30th November 2022
PD/22/02252 Langley	56 New Henry Street Oldbury B68 8RQ	Proposed single storey rear extension measuring: 4.35m L x 3.80m H (2.64m to eaves).	P D Householder not required 30th November 2022
DC/22/67636 Rowley	Telecommunication Mast B0157 St Giles Church Church Road Rowley Regis	Proposed additions to existing rooftop telecommunications base station and raising the roof height of existing ground floor cabinet compound.	Grant Permission with external materials 30th November 2022

Application No.	Site Address	Description of Development	Decision and Date
DC/22/67220	209 Hamstead Road	Demolition of the existing	Grant
Newton	Great Barr Birmingham B43 5BD	side/rear outhouses. Proposed single storey side/rear extensions, raising of garden levels for parking area, retaining wall to front, and steps with galvanised railings.	Permission with external materials 2nd December 2022
DC/22/67272 Oldbury	Land Rear Of 40 Birmingham Road	Proposed 2 No. 2 bedroom houses (Outline application for access	Grant Outline Permission with Conditions
	Oldbury B69 4BT	and layout only).	2nd December 2022
DC/22/67358 Oldbury	Site Of 158 To 170 West Bromwich Street Oldbury	Proposed new access and dropped kerb.	Grant Permission Subject to Conditions 2nd December 2022
DC/22/67494 West Bromwich Central	350 High Street West Bromwich B70 8DJ	Proposed 2 no. canopies to rear courtyard, 2 no. windows to rear elevation, new surface treatment and seating (including low level planters) to existing roof top play area	Grant Permission 2nd December 2022
DC/22/67524 Wednesbury North	3 Rooth Street Wednesbury WS10 9QP	Retention of dormer loft conversion (Lawful Development Certificate).	Grant Lawful Use Certificate 2nd December 2022

Application No.	Site Address	Description of Development	Decision and Date
DC/22/67523 Great Barr With Yew Tree	15 Scott Road Great Barr Birmingham B43 6JS	Proposed single storey front, single and two storey rear extension, and loft conversion with dormer to rear.	Grant Permission with external materials 2nd December 2022
DC/22/67530 Wednesbury North	21 Brunswick Park Road Wednesbury WS10 9HH	Proposed conversion of house into 2 flats.	Grant Permission Subject to Conditions 2nd December 2022
DC/22/67549 Wednesbury North	68 Myvod Road Wednesbury WS10 9QE	Proposed two storey side extension, loft conversion and rear dormer window.	Refuse permission 2nd December 2022
DC/22/67552 Wednesbury North	35 Churchfields Road Wednesbury WS10 9DX	Proposed first floor side/rear extension.	Grant Permission with external materials 2nd December 2022
DC/22/67571 Old Warley	63 Harvington Road Oldbury B68 0JG	Proposed single storey side/rear extension.	Grant Permission with external materials 2nd December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67589 Great Barr With Yew Tree	5 Dewberry Drive Walsall WS5 4RZ	Retention of replacement boundary wall, and outbuilding at rear.	Grant Retrospective Permission
			2nd December 2022
DC/22/67623 Smethwick	Former Resource Centre Lowry Close Smethwick	Proposed variation of condition 1 of planning permission DC/19/63392 (Proposed 20 No. dwellings) alteration to boundary fencing and car	Grant Permission Subject to Conditions 2nd December
		parking to plot No.1	2022
DC/22/67624 Soho & Victoria	172 - 176 Cape Hill Smethwick B66 4SJ	Proposed 2 No. rear dormer windows to create an additional bedroom to each existing	Grant Permission with external materials
		flat.	2nd December 2022
DC/22/6826A Cradley Heath & Old Hill	59 Reddal Hill Road Cradley Heath B64 5JT	Proposed externally illuminated fascia sign.	Grant Advertisement Consent
& Old I IIII			2nd December 2022
PD/22/02257 Old Warley	13 Romsley Road Oldbury B68 9BT	Proposed single storey rear extension measuring: 6.0m L x 4.0m H (3.0m to eaves).	P D Householder not required
		4.01111 (S.0111 to caves).	2nd December 2022
DC/22/67658 Great Barr With Yew Tree	345 Birmingham Road Great Barr Birmingham	Retention of single storey front extension and tiled canopy.	Grant Retrospective Permission
1000 1100	B43 7AR		2nd December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67565 Tipton Green	8 Park Street Tipton DY4 8SP	Proposed first floor side extension.	Grant Permission Subject to Conditions 5th December 2022
DC/22/67597 Greets Green & Lyng	88 Clifford Road West Bromwich B70 8JS	Proposed single storey rear extension and ramped access at front.	Grant Permission with external materials 6th December 2022
DC/22/67489 West Bromwich Central	Site Of 51 Beeches Road West Bromwich	Proposed 3 no. 7 bedroom dwellings.	Grant Permission Subject to Conditions 7th December 2022
DC/22/67521 West Bromwich Central	Land At Junction Thomas Street/George Street West Bromwich	Proposed Gurdwara on part of existing car park (Outline application for access, appearance, layout and scale).	Grant Outline Permission with Conditions 7th December 2022
DC/22/67591 Wednesbury South	69 Lakeside Road West Bromwich B70 0PN	Retention of extension to rear existing outbuilding for shower/utility room.	Refuse permission 7th December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67541 Bristnall	71 Pryor Road Oldbury B68 9QJ	Proposed single storey rear extension.	Grant Permission with external materials 7th December 2022
DC/22/67557 Soho & Victoria	St Philips Catholic Primary School Messenger Road Smethwick B66 3DU	Proposed paladin mesh fencing with timber infills to site boundary, infill to front boundary wall, 1 No. sliding gates, 2 No. double gates, 5 No. pedestrian gates, new pedestrian access to front with ramp, handrails and retaining wall and pedestrian access to rear with ramp, handrails and fencing, 1 No. pergola with seating area to rear, car park alterations and landscaping.	Grant Permission Subject to Conditions 7th December 2022
DC/22/67575 Oldbury	Shri Venkateswara Balaji Temple UK 101 Dudley Road East Tividale Oldbury B69 3DU	Proposed detached single storey café and visitors centre with fencing to rear compound	Grant Permission Subject to Conditions 7th December 2022
DC/22/67601 Wednesbury South	Unit 1 Jubilee Buildings 99 Holloway Bank Wednesbury WS10 0PA	Proposed change of use of showroom/offices to warehouse to provide retail.	Grant Permission Subject to Conditions 7th December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67603 Great Barr With Yew Tree	395 Birmingham Road Great Barr Birmingham B43 7AR	Proposed loft conversion with dormers to rear.	Grant Permission with external materials 7th December 2022
DC/22/67609 Tipton Green	48 Oval Road Tipton DY4 9RU	Retention of outbuilding (Lawful Development Certificate)	Refuse Lawful Use Certificate 7th December 2022
DC/22/6822A Wednesbury North	Storagebase Axletree Way Wednesbury WS10 9QY	Proposed 4 No. internally illuminated flex fascia signs.	Grant Advertisement Consent 7th December 2022
DC/22/6823A Langley	Former Toys R Us Wolverhampton Road Oldbury B69 4RJ	Proposed 1 No. internally illuminated flex fascia sign, 1 No. non-illuminated flex fascia sign and 1 No. lettering sign with halo illumination.	Grant Advertisement Consent 7th December 2022
DC/22/67612 Bristnall	115 Dog Kennel Lane Oldbury B68 9NA	Proposed single storey side/rear extension.	Grant Permission with external materials 7th December 2022
PD/22/02256 Princes End	27 Lichfield Street Tipton DY4 9NE	Proposed single storey rear extension measuring: 4.38m L x 3.42m H (2.88m to eaves)	P D Householder not required 7th December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67650 West Bromwich Central	35 Roebuck Lane West Bromwich B70 6QP	Single storey rear and side extension, first floor side and rear extension and loft conversion with dormer to rear (previously approved application DC/22/67119).	Grant Permission with external materials 7th December 2022
PD/22/02258 Charlemont With Grove Vale	21/23 Grove Vale Avenue Great Barr Birmingham B43 6DB	Proposed single storey rear extension measuring: 5.00m L x 3.95m H (2.70m to eaves)	P D Householder not required 7th December 2022
DC/22/67664 Oldbury	Shri Venkateswara Balaji Temple UK 101 Dudley Road East Tividale Oldbury B69 3DU	Proposed new maintenance storage building.	Grant Permission Subject to Conditions 7th December 2022
DC/22/67683 Langley	310 Oldbury Road Rowley Regis B65 0QJ	Proposed ramp and handrail to front.	Grant Permission 7th December 2022
DC/22/67160 Oldbury	164 Birmingham Road Oldbury B69 4EH	Retrospective change of use to chicken slaughter business in rear yard and retention of canopy structure to rear.	Refuse permission 9th December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67216 Friar Park	Vacant Land Off Friardale Close/School Road/Carrington Road Wednesbury	Proposed 10 no. 2 bed bungalows, three storey building comprising of 5 no. 2 bed flats and 12 no. 1 bed flats, supermarket with 3 no. 2 bed flats above and associated parking.	Grant Permission Subject to Conditions 9th December 2022
DC/22/67275 Wednesbury South	Land At Danks Way Tipton	Proposed battery storage facility.	Grant Permission Subject to Conditions 9th December 2022
DC/22/67474 Friar Park	Friar Park Inn 103 Crankhall Lane Wednesbury WS10 0EF	Proposed demolition of Public House.	Grant Demolition Consent 9th December 2022
DC/22/67492 Friar Park	68 Oxford Street Wednesbury WS10 0PY	Proposed single storey rear/side extension and front porch.	Grant Permission with external materials 9th December 2022
DC/22/67506 Princes End	Richards And Jerrom Limited Princes Foundry Bradleys Lane Tipton DY4 9EZ	Proposed single storey extension, relocation of existing oil tank with new fencing enclosure and 2 No. palisade gates.	Grant Permission Subject to Conditions 9th December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67534 Bristnall	49 Pinkney Place Oldbury B68 9PE	Proposed installation of access platform lift and load bearing wall to front of property.	Grant Permission 9th December 2022
DC/22/67576 Tipton Green	90 Owen Street Tipton DY4 8ET	Proposed 1.80m high gates to the rear.	Grant Permission 9th December 2022
DC/22/67629 Princes End	Gospel Oak Service Station Gospel Oak Road Tipton DY4 0DS	Proposed creation of charging zone, erection of EV chargers, substation enclosure and associated forecourt works.	Grant Permission 9th December 2022
DC/22/67634 Oldbury	Malthouse Engineering Co Limited 3 - 5 Hainge Road Tividale Oldbury B69 2NN	Proposed demolition of existing single storey building and construction of two storey side extension, new front staff entrance with canopy, fenestration alterations and rollers shutters to existing ground floor offices, ramp/handrails to new main entrance, external cladding and 2 No. double gates.	Grant Permission Subject to Conditions 9th December 2022
DC/22/67585 Greets Green & Lyng	26 Clifford Road West Bromwich B70 8JY	Proposed single storey side (to replace existing external store) and first floor rear extension.	Grant Permission with external materials 12th December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67617 Hateley Heath	15 Drake Street West Bromwich B71 1PA	Retention of outbuilding in rear garden to be used as storage/home gym.	Grant Conditional Retrospective Consent
			13th December 2022
DC/22/67093 Newton	35 Farlands Grove Great Barr Birmingham B43 5PY	Retention of boundary walls/fencing to front and side with new gates to front.	Grant Retrospective Permission 14th December 2022
DC/22/67538 Tipton Green	Land Adjacent 1 Anderson Road Tipton DY4 8SD	Proposed detached 2 bedroom dwelling.	Grant Permission Subject to Conditions 14th December 2022
DC/22/67554 Newton	116 Newton Road Great Barr Birmingham B43 6BS	Proposed dropped kerb.	Grant Permission 14th December 2022
PD/22/02243 Greets Green & Lyng	Site Of 169 Oldbury Road West Bromwich	Proposed installation of 729.58 kWp system comprising of 1895 No. roof mounted JA Solar Holdings Modules and 7 Ginlong (Solis inverters).	P D Solar Panels not required 14th December 2022

Application No.	Site Address	Description of	Decision and
Ward		Development	Date
DC/22/67604 Great Barr With Yew Tree	4 Pages Lane Great Barr Birmingham B43 6LL	Proposed hip to gable loft extension, loft conversion, rear dormer window, alterations and raising of roof height to ground floor side/rear, new front bay window with pediment, porch and garage conversion into habitable room.	Refuse permission 14th December 2022
DC/22/67615 Smethwick	131 Thimblemill Road Smethwick B67 6NR	Retention of front driveway with raised levels, retaining wall, steps and handrails, front canopy, conservatory and detached building in rear garden (Revision to refused planning permission DC/22/67102).	Grant Conditional Retrospective Consent 14th December 2022
DC/22/67625 Soho & Victoria	118 Beech Way Smethwick B66 3RF	Retention of outbuilding in rear garden.	Grant Conditional Retrospective Consent 14th December 2022
PD/22/02253 Great Bridge	Unit 1 Olympus Drive Tipton DY4 7HY	Proposed rooftop solar PV system.	P D Solar Panels not required 14th December 2022

Application No. Ward PD/22/02254	Site Address Unit 2 Olympus Drive	Description of Development Proposed rooftop solar PV system.	Decision and Date P D Solar Panels not
Great Bridge	Tipton DY4 7HY		required 14th December 2022
DC/22/67632	3 Queens Road Smethwick	Proposed outbuilding in rear garden for home	Grant Permission with
Smethwick	B67 7HQ	gym/office use.	external materials
			14th December 2022
DC/22/67653	55 Primrose Hill Smethwick	Proposed single storey side/rear extensions,	Grant Permission
Smethwick	B67 6RD	fenestration alterations, reduction in ground level to rear garden to create patio area and new fencing to front/side/rear gardens (Revision to refused planning permission DC/22/67356).	Subject to Conditions 14th December 2022
DC/22/67668 Newton	144 Newton Road Great Barr Birmingham	Retention of part change of use to tuition classes (Lawful Development	Grant Lawful Use Certificate
	B43 6BT	Certificate)	14th December 2022
PD/22/02260 St Pauls	25 Darby Road Oldbury B68 9SG	Proposed single storey rear extension measuring: 6.0m L x 3.90m H (2.90m to eaves).	P D Householder not required 14th December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67566 Tipton Green	44 Sycamore Road Tipton DY4 9RW	Proposed single storey rear extension, level access platform and ramp with handrails to side.	Grant Permission with external materials 16th December 2022
DC/22/67596 Newton	164 Spouthouse Lane Great Barr Birmingham B43 5QA	Proposed two storey side extension.	Grant Permission with external materials 16th December 2022
DC/22/67630 Wednesbury North	12 Franchise Street Wednesbury WS10 9RE	Proposed first floor rear extension.	Refuse permission 16th December 2022
DC/22/67682 Smethwick	80 Coopers Lane Smethwick B67 7DJ	Proposed demolition of existing house and construction of 4 No. bedroom care home with parking.	Grant Permission Subject to Conditions 16th December 2022
DC/22/67693 West Bromwich Central	Sandwell And West Birmingham NHS Trust Sandwell General Hospital Lyndon West Bromwich B71 4HJ	Proposed Same Day Emergency Care building adjacent A & E entrance (Lawful Development Certificate).	Grant Lawful Use Certificate 16th December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/22/02265 West Bromwich Central	19 Priory Close West Bromwich B70 6TB	Proposed single storey rear extension measuring: 5.10m L x 4.00m H (3.00m to eaves)	P D Householder not required 16th December 2022
PD/22/02267 Hateley Heath	47 Sussex Avenue West Bromwich B71 1AY	Proposed single storey rear extension measuring: 4.0m L x 4.0m H (3.0m to eaves).	P D Householder not required 16th December 2022
DC/22/67727 Oldbury	94 Tividale Road Oldbury B69 2LQ	Proposed change of use from residential dwelling to care home for 2 No. children aged between 7 and 17 years old (Lawful Development Certificate).	Grant Lawful Use Certificate 16th December 2022
DC/22/67511 Great Bridge	24A Market Place Tipton DY4 7EL	Proposed single storey rear/side extension.	Grant Permission with external materials 19th December 2022
DC/22/67614 Langley	13 Swan Crescent Oldbury B69 4QG	Proposed two and single storey side and rear extensions with raised landing platform, retaining walls and steps to rear.	Grant Permission with external materials 19th December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67635 Abbey	92 Galton Road Smethwick B67 5JS	Proposed single storey rear extension.	Grant Permission with external materials
			19th December 2022
DC/22/67641 Great Barr With Yew Tree	10 Rokeby Road Great Barr Birmingham B43 6EU	Proposed replacement of existing single garage with a double garage.	Grant Permission with external materials 19th December 2022
DC/22/6825A Abbey	Esso 477 Hagley Road Smethwick B66 4AU	Proposed internally illuminated fascia sign and halo illumination to ATM surround.	Grant Advertisement Consent 19th December 2022
DC/22/67642 Wednesbury South	22 - 24 Lower High Street Wednesbury WS10 7AQ	Proposed change of first floor use to create 5 no. 1 bed residential units, external alterations and 1.5m high timber fence to roof terrace.	Grant Permission Subject to Conditions 19th December 2022
PD/22/02262 Newton	139 Waddington Avenue Great Barr Birmingham B43 5JD	Proposed single storey rear extension measuring: 6.00m L x 3.60m H (2.50m to eaves)	P D Householder required and refused 19th December 2022

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/22/67708 Wednesbury North	4 Crew Road Wednesbury WS10 9QG	Proposed single and two storey side extension.	Grant Permission with external materials 19th December 2022
DC/22/67728 Charlemont With Grove Vale	1 Stanley Road West Bromwich B71 3JH	Retention of two storey side and rear extensions, porch and canopy to front, dormer to rear and rendering to all sides.	Grant Permission Subject to Conditions 19th December 2022
DC/22/67734 Great Barr With Yew Tree	29 Bramley Road Walsall WS5 4LF	Retention of wall with railings, carport shelter and side boundary fencing.	Refuse permission 19th December 2022
PD/22/02285 Bristnall	Beech Croft Residential Home Salop Drive Oldbury B68 9AG	Proposed demolition of front single storey building.	Grant Demolition Consent 19th December 2022