

Agenda Planning Committee

**Wednesday 10 January 2024 at 5.00 pm
in the Council Chamber, Sandwell Council House, Oldbury**

- | | | |
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| 2 | Declarations of Interest | 9 - 10 |
| | Members to declare any interests in matters to be discussed at the meeting. | |
| 3 | Minutes | 11 - 30 |
| | To confirm the minutes of the meeting held on 29 November 2023 as a correct record. | |
| 4 | Planning Application - DC/23/68497 - 10
Jowetts Lane, West Bromwich, B71 2RA | 31 - 46 |
| | Retention of replacement boundary treatment, removal of external rear wall, single storey rear extension, and raising of existing roof height. | |



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| 5 | Planning Application - DC/23/68498 - 2A
Franchise Street, Wednesbury, WS10 9RE | 47 - 66 |
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Walsall Road, West Bromwich, B71 3LH | 67 - 74 |
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Chatsworth Avenue, Great Barr, Birmingham, B43 6QH | 75 - 86 |
| | Proposed single storey outbuilding to rear with associated excavation and retaining wall. | |
| 8 | Planning Application - DC/23/68797 - 41
Warwick Road, Oldbury, B68 0NE | 87 - 98 |
| | Retention of outbuilding in rear garden (Re-submission of refused planning permission DC/23/68475). | |
| 9 | Proposed Site Visits | 99 - 108 |
| | To consider and note the planning applications to be visited by the Committee on 21 February 2024. | |
| 10 | Applications Determined Under Delegated Powers | 109 - 136 |
| | To consider and note the Applications Determined Under Delegated Powers | |

Shokat Lal
Chief Executive
Sandwell Council House
Freeth Street
Oldbury
West Midlands

Distribution

Councillor Millar (Chair)
Councillors Chidley, Chapman, Fenton, Fisher, S Gill, Kaur, Kordala, Loan,
Pall, Preece, N Singh, Tromans, Uppal, J Webb and Younis

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Planning Committee

Apologies for Absence

To receive any apologies for absence from the members of the Committee.



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Planning Committee

Declarations of Interest

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



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Minutes of Planning Committee

**Wednesday 29 November 2023 at 5.00pm
in the Council Chamber, Sandwell Council House, Oldbury**

Present: Councillor Millar (Chair);
Councillors Chidley (Vice-Chair), Chapman, Fenton, Fisher, S
Gill, Kaur, Kordala, Loan, Pall, Preece, N Singh, Tromans and
Webb.

Officers: John Baker (Development Planning and Building Consultancy
Manager); Alison Bishop (Development Planning Manager);
Simon Chadwick (Development and Road Safety Manager);
Andy Thorpe (Healthy Development and Building Control
Lead); Sophie Emerson (Solicitor); Jasmine Andrews
(Solicitor); Johane Gandiwa (Committee and Constitutional
Services Lead Officer); and Connor Robinson (Democratic
Services Officer).

In attendance/: Councillors M Allcock and Lewis.
Observing

101/23 **Apologies for Absence**

An apology for absence was received from Councillor Uppal.

102/23 **Declarations of Interest**

Councillor Fenton indicated that she would be leaving the meeting temporarily, during the consideration of Planning Application DC/23/68367 (Proposed two storey side and single storey front/side/rear extensions. 57 Valentine Road Oldbury B68 9AH) as she would be speaking on behalf of objectors.



103/23 **Minutes**

Resolved that the minutes of the meeting held on 25 October 2023 are approved as a correct record.

104/23 **Planning Application DC/23/68497 - Retention of replacement boundary treatment, removal of external rear wall, single storey rear extension, and raising of existing roof height. 10 Jowetts Lane West Bromwich B71 2RA**

Resolved that consideration of Planning Application DC/23/68497 (Retention of replacement boundary treatment, removal of external rear wall, single storey rear extension, and raising of existing roof height, 10 Jowetts Lane West Bromwich B71 2RA) is deferred pending a site visit by the Committee.

105/23 **Planning Application DC/22/67240 - Proposed demolition of former van and car sales garage, and construction of 30 No. two-bedroom apartments (outline application for layout). Land Formerly Wednesbury Motors 110 Holyhead Road Wednesbury, SAP Developments**

The Development Planning and Building Consultancy Manager clarified that the application was an outline proposal. The applicant was also requesting that access and layout be agreed.

The applicant and objectors were not present at the meeting.

Resolved that Planning Application DC/22/67240 (Proposed demolition of former van and car sales garage, and construction of 30 No. two-bedroom apartments (outline application for layout). Land Formerly Wednesbury Motors 110 Holyhead Road Wednesbury) is approved, subject to a section 106 agreement to ensure affordable housing, and to conditions relating to:-



- (i) external materials;
- (ii) site investigation and remediation;
- (iii) drainage;
- (iv) electric vehicle charging provision and retention;
- (v) construction environmental management plan;
- (vi) low NOx boilers, provision and retention;
- (vii) policy ENV7 – Energy Statement;
- (viii) secure cycle storage;
- (ix) waste storage;
- (x) provision of name, address and contact details of the maintenance body/ies responsible for the maintenance of the drainage system;
- (xi) existing footway is reinstated;
- (xii) height restriction to apartments - the configuration of the blocks will present a stepped elevation rising from Block ONE (three storey) to Block TWO (four storey) and down in steps along the width of Block THREE to end in no greater than three storeys at the Access point off Monway Terrace;
- (xiii) Highways Management Plan;
- (xiv) provision and retention of car parking;
- (xv) external Lighting scheme;
- (xvi) finished floor levels;
- (xvii) boundary treatments;
- (xviii) landscaping;
- (xix) detailed method statement setting out job and apprenticeship opportunities which may arise during the construction of the development and/or when the development is brought into use;
- (xx) Coal Authority – Intrusive site investigations/remediation works;
- (xxi) noise assessment;
- (xxii) no burning of waste materials to be allowed on site during the construction phase, and;
- (xxiii) construction times.



Planning Application DC/23/67863- Proposed change of use from general industrial to treatment, remediation and recovery facility for contaminated soils, construction, demolition and excavation of waste with 1 No. soil treatment shed and 4 No. office/meeting rooms, 1 No. mess drying room, toilet block, store, weighbridge unit, picking station, decontamination unit, clean material area and 2 No. holding tanks and covered post treatment areas, oversized processing area, parking and the creation of a new vehicular access - Temporary planning permission for 5 years. Land West of Bridge Street North Smethwick B66 2BJ

Councillors Chidley, Fenton, Kaur, Loan, Millar, Pall, N Singh, Tromans and Webb indicated that had been lobbied by the applicant during the site visit, which had taken place in July 2023.

The Development Planning and Building Consultancy Manager advised the Committee that this was a re-submission of a previously approved application (Minute No 65/23 of the meeting held on 26 July 2023 refers). Whilst a five year approval had been granted previously, it had subsequently been brought to the attention of the local planning authority that operations relating to the treatment of hazardous waste exceeded 30,000 tonnes per annum and therefore required a Development Consent Order. The applicant had therefore submitted a revised application, limiting treatment of hazardous waste to under 30,000 tonnes. Officers were now recommending a three year temporary permission.

As the site was allocated for housing in the Development Plan, full Council would need to grant an exception to the Plan to allow the application to proceed.

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

- the development was unsightly and created a lot of noise and dust;
- noise from the heavy vehicle traffic was very loud, even through the double-glazed windows, and would be disturbing



to residents' peace in the summer months, preventing them from having windows and doors open;

- there were unsightly barriers around the site;
- the site had been subject to arson.

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

- the revised proposal was a significant decrease in the tonnage of hazardous waste;
- the proposed site would be an ancillary site to the larger operations in Wolverhampton.

The Development Planning and Building Consultancy Manager confirmed that there had been no proposals submitted for residential development on the site. It was also clarified that the site currently had permission for unrestricted industrial uses and the proposal, and proposed conditions would provide the Council with a degree of control over the site. Objectors were also assured that, should the application be approved, conditions would control the use of the site and enforcement action could be taken against the applicant.

Resolved that, subject to full Council approving an exception to the Development Plan to enable the application to proceed, Planning Application DC/23/67863 (Proposed change of use from general industrial to treatment, remediation and recovery facility for contaminated soils, construction, demolition and excavation of waste with 1 No. soil treatment shed and 4 No. office/meeting rooms, 1 No. mess drying room, toilet block, store, weighbridge unit, picking station, decontamination unit, clean material area and 2 No. holding tanks and covered post treatment areas, oversized processing area, parking and the creation of a new vehicular access - Temporary planning permission for 5 years. Land West of Bridge Street North Smethwick B66 2BJ) is approved, for a temporary period of three years, subject to conditions relating to the following:-

- i) air quality assessment and mitigation measures;



- ii) submission of noise mitigation measures and calculations to demonstrate noise from the proposed use shall not exceed the background 60-minute LA90 by more than 5 dBA on any day including noise from the operation of the mobile crusher when it is used on site;
- iii) noise management plan;
- iv) dust management plan implementation;
- v) all processing of contaminated materials with the exception of the handpicking asbestos station to be carried out within the existing building;
- vi) no external storage above 4m in height measured from the natural ground level;
- vii) external materials;
- viii) electric vehicle charging points;
- ix) hours of operation being 8.00 to 16.30 Monday to Friday, 8.00 to 13.30 Saturdays with no working on Sundays and Bank Holidays
- x) hours of operation of the crushing and screening operation;
- xi) vehicle parking and manoeuvring areas to be provided and retained;
- xii) site entrance to installed in accordance with details shown on plan reference 06223-A-120 REV P0;
- xiii) foul drainage;
- xiv) surface water drainage scheme;
- xv) site investigation;
- xvi) cycle parking;
- xvii) external lighting scheme
- xviii) boundary treatments;
- xix) further retaining wall inspection;
- xx) low NOx boilers;
- xxi) no more than 29,999 tonnes of hazardous waste to be received at the site per annum;
- xxii) submission of a revised Environment Agency permit prior to works starting to demonstrate the waste limit has been reduced in accordance with the limit stated in (xxi) above;
- xxiii) submission of a yearly report to the local planning authority to demonstrate the hazardous waste limit has not been breached.



Planning Application DC/23/68288- Proposed part change of use of ground floor and conversion of first/second floors with single storey rear extension to create 2 No. self-contained apartments, rear loft dormer window, new shop front, landscaping, and parking to rear. 38 High Street Cradley Heath B64 5HL

Councillors Chidley, Fenton, Kaur, Loan, Millar, Pall, N Singh, Tromans and Webb indicated that they had been lobbied by both objectors and applicants during the site visit, which had taken place earlier the same day.

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

- noise associated with the construction works would disturb those working from home;
- there was no sufficient access for the skip to be put on the site, which would impact on parking and the trade of the shops;
- there was limited parking for shopping on the High Street and construction and delivery vehicles would add to the traffic challenges;
- scaffolding would create a security risk and obstruct the living room window, which was a means of escape in the event of a fire;
- existing businesses would have their trade affected;
- emergency vehicle access would be restricted;
- the map submitted was inaccurate.

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

- the proposal was compliant with all relevant policies;
- the map submitted was accurate, as per Land Registry records;
- the proposal would improve a derelict building and regenerate the high street.



The Development Planning and Building Consultancy Manager advised that issues relating to land ownership were beyond the remit of the Planning Committee and the granting of planning application would not override other legal requirements. Highways officers advised that, as a high street location, there were existing measures in place to manage deliveries.

Resolved that Planning Application DC/23/68288 (Proposed part change of use of ground floor and conversion of first/second floors with single storey rear extension to create 2 No. self-contained apartments, rear loft dormer window, new shop front, landscaping and parking to rear, 38 High Street Cradley Heath B64 5HL) is approved, subject to conditions relating to:-

- i) external materials;
- ii) external lighting scheme;
- iii) privacy glazing scheme for the rear facing lounge window;
- iv) hard and Soft landscaping;
- v) bin storage;
- vi) cycle Storage;
- vii) low NOx boilers;
- viii) construction environmental management plan;
- ix) contamination;
- x) hours of construction;
- xi) sound proofing scheme for the first floor;
- xii) no burning of waste materials on site.

(Councillor Fenton left the meeting.)

108/23

Planning Application DC/23/68367 - Proposed two storey side and single storey front/side/rear extensions. 57 Valentine Road Oldbury B68 9AH

Councillors Chidley, Kaur, Loan, Millar, Pall, N Singh, Tromans and Webb indicated that they had been lobbied by both the applicant



and objectors during the site visit, which had taken place earlier the same day.

The Development Planning and Building Consultancy Manager clarified that the property would remain a three-bedroom semi-detached house.

Councillor Fenton, on behalf of the objectors, stated that the second storey element of the extension would block sunlight to the neighbour's house and limited back garden space.

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

- the existing bedrooms were too small and there was need to extend the property to accommodate a growing family;
- the neighbouring property already had a similar extension;
- the neighbour had been assured that they would be compensated for any damage that may occur to their property during the proposed extension of his property.

The Committee was concerned about the second storey element of the extension and felt that it would be prejudicial to the interests of the neighbouring property by way of loss of natural light caused by the overbearing nature of the proposed extension.

Resolved that Planning Application DC/23/68367 (Proposed two storey side and single storey front/side/rear extensions. 57 Valentine Road, Oldbury B68 9AH) is refused, on the grounds that the proposal would have a detrimental impact on the neighbouring property by way of its overbearing nature, which would result in loss of light and outlook.

(Councillor Kaur left the meeting.)

(Councillor Fenton returned to the meeting.)



Planning Application DC/23/68420 – Proposed 11 No. houses and 9 No. self-contained apartments with car parking, enclosed bin store, cycle store and landscaping. Site of Former 3 and 4 Cardale Street, Rowley Regis

The Development Planning and Building Consultancy Manager reported that two additional conditions were now recommended, relating to noise assessment and external lighting.

There were no objectors present.

The applicant's agent was present but did not wish to address the Committee.

Resolved that Planning Application DC/23/68420 (Proposed 11 No. houses and 9 No. self-contained apartments with car parking, enclosed bin store, cycle store and landscaping. Site of Former 3 and 4 Cardale Street, Rowley Regis), is approved, subject to conditions relating to:-

- (i) external materials;
- (ii) finished floor levels;
- (iii) employment and skills plan;
- (iv) contamination;
- (v) drainage (surface and foul);
- (vi) energy statement (compliance with submitted info);
- (vii) boundary treatments (compliance with submitted info);
- (viii) landscaping (compliance with submitted info);
- (ix) waste storage (compliance with submitted info);
- (x) cycle storage (compliance with submitted info);
- (xi) low NOx boilers;
- (xii) electric vehicle charging;
- (xiii) construction environmental management plan;
- (xiv) removal of permitted development rights;
- (xv) retention of parking and manoeuvring areas.
- (xvi) noise assessment;
- (xvii) external lighting.



Planning Application - DC/23/68518 - Retention of light industrial and storage use, vehicular access, car and vehicle parking, lighting and CCTV. Locarno Works, Locarno Road Tipton, DY4 9AF

The Development Planning and Building Consultancy Manager reported that reference to light industrial use in the application description should be deleted. An additional objection had been received, expressing concern about noise disturbance and positioning of flood lights.

The Committee was advised that the access road to the site served other units and it was not therefore clear whether noise disturbances could be attributed to the applicant's operations.

Members were of the view that a further condition requiring boundary treatment was required to attempt to mitigate the impact of the proposal on neighbouring properties.

Resolved that Planning Application DC/23/68518 (Retention of light industrial and storage use, vehicular access, car and vehicle parking, lighting and CCTV. Locarno Works, Locarno Road, Tipton, DY4 9AF, is approved, subject to conditions relating to:-

- i) noise impact assessment and mitigation measures;
- ii) parking layout provided, and retained, - area behind residential properties for car park only;
- ii) dust management plan including resurfacing works;
- iv) lighting scheme;
- v) CCTV;
- vi) electric vehicle charging points;
- vii) boundary Treatment and any retaining walls;
- viii) revised Transport Statement;
- ix) site management plan – vehicle movement during sensitive hours;
- x) drainage/SUDs details;
- xi) details of secure cycle parking;
- xii) landscaping scheme and boundary treatment



Planning Application DC/23/68524 - Demolition of existing buildings, and proposed 11-storey building comprising up to 60 no. residential apartments, with associated landscaping, cycle parking, car parking and access from Green Street (Outline application for access). 51 Green Street, West Bromwich, B70 6DL

The Development Planning and Building Consultancy Manager reported that the objection in relation to the gas pipeline had now been withdrawn. Highways officers had recommended an additional condition requiring a revised transport assessment. A further objection had been received relating to pollution, and the visual impact that an additional high-rise block would have on the area in terms of the visual impact, environmental factors and crime and anti-social behaviour.

There were no objectors present.

The applicant was present and addressed the Committee on the following matters:-

- the proposal would improve the housing situation through affordable accommodation;
- there were existing high-rise blocks nearby;
- the building would be energy efficient, with 90% of energy being from renewable sources;
- the proposal would make the best use of the existing public transport network, but would also provide parking for a small number of cars;
- the proposal would make best use of a brownfield site, delivering a mix of affordable homes;
- there would be 25% affordable housing;
- usable on site amenity space was part of the design.

Members welcomed the proposal, noting that there was an existing precedent for high-rise accommodation in the area, and felt that it would contribute to resolving the Council's housing deficit. It was also noted that the site was close to a Metro station.



Resolved that Planning Application DC/23/68524 (Demolition of existing buildings and proposed 11-storey building comprising up to 60 no. residential apartments, with associated landscaping, cycle parking, car parking and access from Green Street (Outline application for access). 51 Green Street, West Bromwich, B70 6DL is approved, subject to conditions relating to:-

- (i) ground investigation works;
- (ii) drainage (including SUDS);
- (iii) employment and skills opportunities;
- (iv) 10% renewable energy;
- (v) finished floor levels;
- (vi) low level NOx Boilers;
- (vii) no burning of materials on site,
- (viii) cycle parking,
- (ix) waste storage,
- (x) air quality impact assessment,
- (xi) adoption of residential travel plan,
- (xii) electric Vehicle Charging points,
- (xiii) foundation details/pipeline protection,
- (xiv) utilities from Green Street only,
- (xv) construction management plan including hours (see point 10.5),and dust control;
- (xvi) construction Surface Water Management Plan;
- (xvii) the submitted plans being for indicative purposes only.

112/23

Planning Application DC/23/68559 - Proposed variation of condition 12 of DC/13/56229 (Proposed variation of condition 12 of DC/31470 to extend opening hours from 07:00 to 23:00 on any day to 05:00 to midnight Monday to Saturday and 7.00 to 23.00 on Sundays and Bank Holidays) to extend opening hours to 24 hours any day. Gateway Service Station, 76 Birmingham Road, Great Barr, Birmingham, B43 6NT

The Development Planning and Building Consultancy Manager clarified that the proposal was seeking an extension of opening hours to 24hrs.



Councillor M Allcock, on behalf of the objectors, addressed the Committee with the following points:-

- 24-hour trading would increase noise and light pollution;
- extension of trading hours would increase the volume of customers and traffic during unsociable hours;
- the site was located at one of the business junctions in the West Midlands.

The applicant was not present at the meeting.

It was clarified that the applicant would only be able to sell petrol and diesel during the extended opening hours.

Members were minded to refuse planning permission, on the grounds that the proposal would lead to elevated noise levels, and light disturbance to neighbouring residential properties.

Resolved that consideration of Planning Application DC/23/68559 (Proposed variation of condition 12 of DC/13/56229 (Proposed variation of condition 12 of DC/31470 to extend opening hours from 07:00 to 23:00 on any day to 05:00 to midnight Monday to Saturday and 7.00 to 23.00 on Sundays and Bank Holidays) to extend opening hours to 24 hours any day. Gateway Service Station, 76 Birmingham Road, Great Barr, Birmingham, B43 6N) is deferred, pending additional information on measures that could be put in place to mitigate light disturbance.

(Councillors Kordala and Preece left the meeting)

113/23 Duration of meeting

Resolved that Standing Order 4(5) is set aside to enable the meeting to continue beyond three hours.



114/23

Planning Application DC/23/68578- Retention of outbuilding at rear for garden room, storage and gym. 180 Walsall Road, West Bromwich, B71 3LH

An objector was present and addressed the Committee with the following points:-

- the structure was over-bearing;
- the height of the building allowed the applicant to see into the objector's daughter's bedroom and this was having an impact on her mental health due to loss of privacy;
- lights at the front of the building caused a glare;
- there appeared to be a utility supply to the building, suggesting that it would be used for living rather than storage;
- the applicant is developing beyond his boundary and encroaching on neighbouring properties;
- the applicant has been dishonest.

The Committee was minded to defer consideration of the application to conduct a site visit.

Resolved that consideration of Planning Application DC/23/68578 (Retention of outbuilding at rear for garden room, storage and gym. 180 Walsall Road, West Bromwich, B71 3LH) is deferred to pending a site visit by the Committee.

115/23

Planning Application DC/23/68624 - Proposed 2 No. detached light industrial units with new access, parking, landscaping and new retaining wall with railings to rear. Land at Corner of Cleton Street and Sedgley Road East/Tipton Road, Tipton, DY4 7TR

The Development Planning and Building Consultancy Manager clarified that no objections had been received. The proposed units would be next to an existing industrial estate. The site was allocated for housing in the Development Plan, however, there were no residential schemes proposed currently.



There was no objector or applicant present.

Resolved that, subject to the Council granting an exception to the Development Plan to enable the application to proceed, Planning Application DC/23/686249 (Proposed 2 No. detached light industrial units with new access, parking, landscaping and new retaining wall with railings to rear. Land at Corner of Cleton Street and Sedgley Road East/Tipton Road, Tipton, DY4 7TR, is approved, subject to conditions relating to:-

- (i) external materials;
- (ii) ground contamination;
- (iii) finished floor levels;
- (iv) provision and retention of electric vehicle charging points;
- (v) construction management plan (including dust management, hours of construction, wheel cleaning etc;
- (vi) low NOx boilers;
- (vii) hard and soft landscaping;
- (viii) drainage and SUDS;
- (ix) restriction on hours of opening;
- (x) parking laid out, provision and retention.

116/23

Planning Application DC/23/68690 – Proposed renewal of temporary traveller site (planning permission DC/17/60410 and DC/20/63956) for up to 34 caravans, together with associated toilet/washroom facilities and boundary fencing (three-year permission requested). Travellers Transit Site Wellington Street Smethwick

There were no objectors or applicants present.

Resolved that Planning Application DC/23/68690 (Proposed renewal of temporary traveller site (planning permission DC/17/60410 and DC/20/63956) for up to 34 caravans, together with associated toilet/washroom facilities and boundary fencing (three-year permission requested).



Travellers Transit Site, Wellington Street, Smethwick) is approved, for a temporary period of three years.

117/23

Planning Application PD/23/02530 – Proposed replacement of existing lattice tower with an 25.0m high swann CS5S lattice tower with 12 No. antennas, 2 No. GPS modules, 4 No. 300 dishes, 2 No. cabinets, 2 No. racks, 2 No. future racks and associated ancillary works. Telecommunication Mast 1694 Haden Park Road, Cradley Heath

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

- the site was no longer suitable for the proposed larger mast;
- the size of the mast had a significant detrimental visual impact;
- there had been insufficient investigations for an alternate site;
- the site was next to a park and a children's playground;
- the mast was high above the tree line;
- there were concerns about the health impact;
- the size of the base would impede the footpath.

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

- the mast is an existing structure;
- the height of the mast would increase by 2.5 meters;
- the visual impact was minimal as the mast would be painted green;
- the application was proposed to increase capacity;
- the proposed upgrades were away from residential areas;
- preference was given to upgrading existing masts as opposed to looking for new sites to negate the need for an additional mast in the area;
- robust pre-consultation activity was carried out;
- all sites had an ICNRP Certificate and health considerations not a matter for the Planning Committee.



The applicant clarified that the antennae was excluded from the height of the mast. Applicants had prior approval, under Permitted Development Rights to increase the height of masts to 25 metres without planning permission. The application was before the Committee due to the mast's headframe width exceeding that allowed under legislation.

The Development Planning and Building Consultancy Manager clarified that the Committee was only permitted to consider siting and appearance of the mast. It was clarified that the width of the headframe on the proposed mast was 5.5m.

Members concurred with concerns about the appearance of the proposed mast, given the proposed increase in both the height of the mast and width, and its proximity to residential properties and Haden Hill House.

Resolved that Planning Application PD/23/02530 (Proposed replacement of existing lattice tower with an 25.0m high swann CS5S lattice tower with 12 No. antennas, 2 No. GPS modules, 4 No. 300 dishes, 2 No. cabinets, 2 No. racks, 2 No. future racks and associated ancillary works. Telecommunication Mast 1694 Haden Park Road, Cradley Heath, is refused on the grounds that that the siting and appearance of the mast was unsatisfactory.

118/23 Planning Delegations Agreement

The Committee was asked to consider a revised Planning Delegations Agreement.

The purpose of the Agreement was to ensure that planning applications were determined in an open and transparent manner. The current Agreement was last reviewed in 2012 and had been updated to align with new legislation and Council structures, clarify the reasons for reporting a planning application the Committee and remove the need to report certain applications that were not controversial.

The Agreement would be presented to the full Council for approval.



Resolved that Full Council is recommended to approve the Revised Planning Delegations Agreement.

119/23 Proposed Site Visits

The Committee noted that a site visit would be carried out in relation to the following application, prior to it being presented to the Committee:-

Application No. and Description.	Date received	Reason
DC/23/68738 Proposed single storey outbuilding to rear 50 Chatsworth Avenue, Great Barr, Birmingham, B43 6QH	6.10.23	To consider the site context in relation to the proposal and surrounding property.

120/23 Decisions of the Planning Inspectorate

The Committee noted the decisions of the Planning Inspectorate in relation to appeals against refusal of planning permission as follows: -

Application Ref	Site Address	Inspectorate
DC/23/68081	85 Walsall Road West Bromwich B71 3 HH	Dismissed



121/23 **Applications Determined Under Delegated Powers**

The Committee noted the applications determined under delegated powers by the Director – Regeneration and Growth, under powers delegated to him, as set out in the Council’s Constitution.

(Meeting ended at 8.19pm, following an adjournment between 6.25 and 6.30pm.)

Contact: democratic_services@sandwell.gov.uk



Report to Planning Committee

10 January 2024

Application Reference	DC/23/68497
Application Received	31 July 2023
Application Description	Retention of replacement boundary treatment, removal of external rear wall, single storey rear extension, and raising of existing roof height.
Application Address	10 Jowetts Lane West Bromwich B71 2RA
Applicant	Mr Simon Bagri
Ward	Hateley Heath
Contact Officer	Beth Astley-Serougi Beth_AstleySerougi@sandwell.gov.uk

1 Recommendations

1.1 That retrospective planning permission is granted subject to conditions relating to:

- (i) Within 3 months of permission being granted details of external materials to match existing shall be provided;
- (ii) Within 3 months of permission being granted details of colour coated and perforated shutters to be submitted and approved prior to development coming into use.




- (iii) Within 3 months of permission being granted details of refuse storage to be submitted and approved prior to development coming into use and then retained.
- (iv) The extension shall be used for storage purposes only.
- (v) Within 3 months of the permission being granted details of the windows to the rear elevation, to include obscure glazing shall be provided and retained as such.
- (vi) Construction works and all activities associated with the development of the site shall be between 0730 to 1800 hours on Monday to Friday, 0730 to 1400 hours on Saturday, with no work at any other time including Sundays and public holidays.

2 Reasons for Recommendations

- 2.1 The proposed development would be of satisfactory design, would not significantly impact the private amenity of neighbouring properties and would not cause any significant impact to the highway network.

3 How does this deliver objectives of the Corporate Plan?

	<p>A strong and inclusive economy – the application will provide a new retail floor space.</p>
---	--

4 Context

- 4.1 At its last meeting the committee resolved to visit the site. The application has received four objections.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[10 Jowetts Lane, West Bromwich](#)



5 Key Considerations

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

Government policy (NPPF)

Amenity concerns – Overlooking/loss of privacy,

Design concerns - appearance and materials, wider visual amenity and overdevelopment

Highways considerations - Traffic generation, access, highway safety, parking and servicing

6. The Application Site

6.1 The application site is located in a mixed-use area of West Bromwich. It is a detached property with commercial use on the ground floor and a two bedroom flat on the first floor.

7. Planning History

7.1 The application site was the subject of enforcement complaint (ref: ENF/23/11996) when works commenced in March 2023 to the existing boundary walls of the property. The investigations concluded that planning permission was required for the works being carried out and works have now stopped pending this planning decision.

7.2 Relevant planning applications/advert consents are as follows:

DC/08/49910	Proposed first floor extension over stairwell to accommodate stairs.	Grant Permission – September 2008
DC/08/5585A	Proposed replacement fascia signs.	Grant Advertisement Consent – September 2008



8. Application Details

- 8.1 The applicant is seeking retrospective planning permission for the replacement of the boundary treatment, removal of external rear wall, a single storey rear extension and raising of existing roof height (the latter is yet to be constructed).
- 8.2 The single storey rear extension measures 4.7m in width and 2.4m in depth and incorporates two rear entrance doors.
- 8.3 The creation of one flat roof would replace the current multiple roofs that cover the space. The roof height would be increase by approximately 1.4m at maximum, resulting in a total height of 3.8m.
- 8.4 The replacement of the boundary treatment includes two roller shutter which measure 4.1m in width and 1.95m in height.

9. Publicity

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

9.2 Objections

Objections have been received on the following grounds:

- i) Highways matters including access issues to garages, insufficient parking provision, increased traffic generation, displacement of parking onto the pavements. Increases in staff would negatively impact parking provision.
- ii) Inadequate waste storage; Query regarding the information provided on the application form.
- iii) Noise disturbance to neighbouring properties.
- iv) Loss of privacy for neighbouring properties opposite due to the addition of roller shutters on the side elevation.



- v) Hours of opening and the resulting negative impact upon residential properties.

These objections will be addressed in section 13 (Material considerations).

10. Consultee responses

10.1 Highways

No objections, however, concerns were raised about refuse and doors opening onto the highway. Details have subsequently been provided for the proposed refuse area and doors shown opening inwards. Final details can be conditioned accordingly.

10.2 Environmental and Public Health

No objections, however, recommended a condition to ensure reasonable working hours for any further construction to limit any possible noise impact upon neighbouring residential properties.

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.

11.3 The same guidance also 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.



12. Local Planning Policy

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

ENV3: Design Quality

SAD EOS9: Urban Design Principles

SAD DM8: Design and Installation of Shop Fronts Roller Shutters

12.3 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 improves the overall visual appearance of the development.

12.4 SAD DM8 refers to the installation and design of Shop Front Roller Shutters ensuring they do not detract from the visual amenity of the surrounding area and are colour coated and semi-perforated. A condition has been recommended as such.

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 Amenity concerns – Loss of Privacy, Waste Storage, Noise Disturbance and Opening Hours

With regard to concerns about loss of privacy, the two roller shutters that are located on the side elevation on Jowetts Lane are at ground level, furthermore given the distance of the flats above the businesses opposite, it is considered that they will not have a significant impact upon their privacy.

Turning to the windows proposed on the rear elevation, these would not result in any direct overlooking, however a condition has been



recommended to incorporate obscure glazing to ensure surrounding amenity is protected.

In relation to waste storage at the site, details are provided and can be conditioned as such.

The application does not concern the use of the property, as the proposal relates to storage serving the existing retail store. Therefore, opening hours and noise disturbance resulting from this are not relevant to the assessment of this application, and Environmental Health have not been consulted.

13.3 Design concerns

The wall as built is considered to be in keeping in terms of materials and height to the surrounding area. The openings which will serve the roller shutters are proportionate in size to the development and are in keeping with the surrounding commercial properties too. The raising of the roof height would consolidate the existing 'patchwork' roofs that are present and so would visually improve the appearance of the buildings to the rear of the existing shop. The addition of two windows on the side elevation breaks up the brickwork and adds interests within the street scene.

13.4 Highways concerns

Highways have no objections in relation to parking and road safety. The development does not impact upon the existing vehicular access to the rear of the site. Parking provision would not increase as a consequence of the storage area as the retail floor area is not increasing.

Concerns were raised regarding the space allocated for refuse and ensuring this would be retained. Details have been provided and a condition is recommended to seek final detail and retention.



14. Conclusion

On balance the proposal accords with the provisions of relevant development plan policies and there are no significant material considerations which warrant refusal that could not be controlled by conditions.

15 Alternative Options

15.1 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 policies and there are no material considerations that would justify refusal.

16 Implications

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



17. Appendices

Location and Block Plans - 70012-04-01

Existing Ground Floor Plan - 70012-04-02

Existing First Floor Plan - 70012-04-03

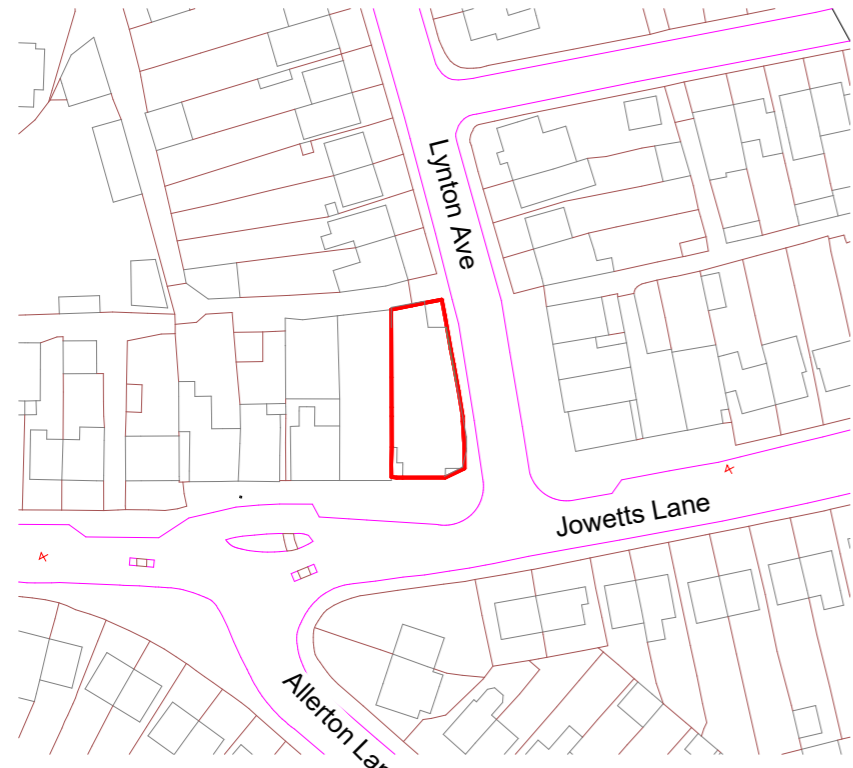
Existing Elevations Plan - 70012-04-04

Proposed Ground Floor Plan – 70012-04-05 REV A

Proposed First Floor Plan – 70012-04-06

Proposed Elevations Plan - 70012-04-08





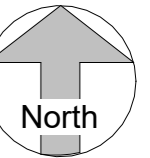
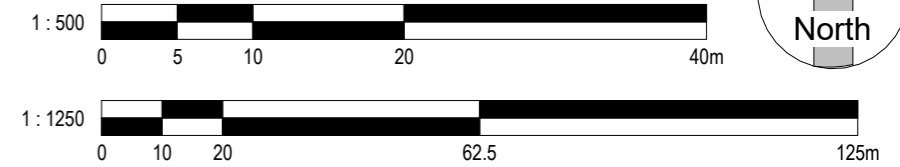
LOCATION PLAN 1.1250
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BLOCK PLAN 1.1250
1 : 1250



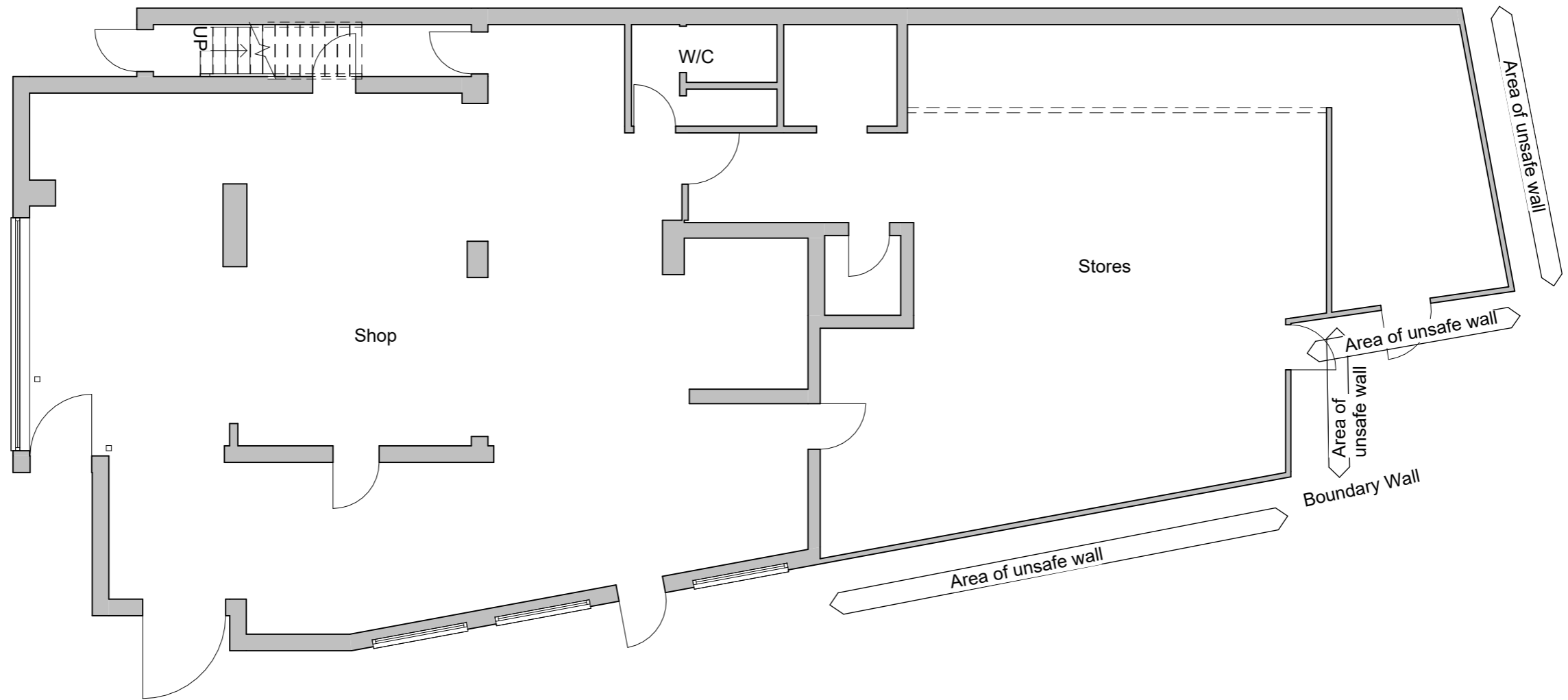
LOCATION PLAN 1.500
1 : 500



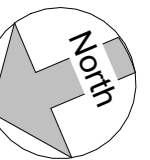
No.	Description	Date



PROJECT 10 Jowetts Ln, La, West Bromwich B71 2QX	Owner	
SHEET LOCATION, SITE AND BLOCK PLAN	Date 23.02.23	Scale (@ A3) - As indicated
	Drawn by RC	DRAWING NUMBER
	Checked by JG	70012 - 04 - 01
		REV



Existing Ground Floor Plan. 1:100



No.	Description	Date



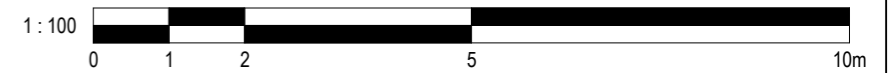
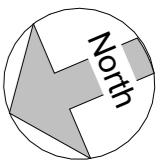
PROJECT
10 Jowetts Ln, La, West Bromwich B71 2QX

SHEET
EXISTING GROUND FLOOR PLAN

Owner	
Date 23.02.23	Scale (@ A3) - 1 : 100
Drawn by RC	DRAWING NUMBER
Checked by JG	70012 - 04 - 02
	REV



Existing First Floor Plan. 1:100



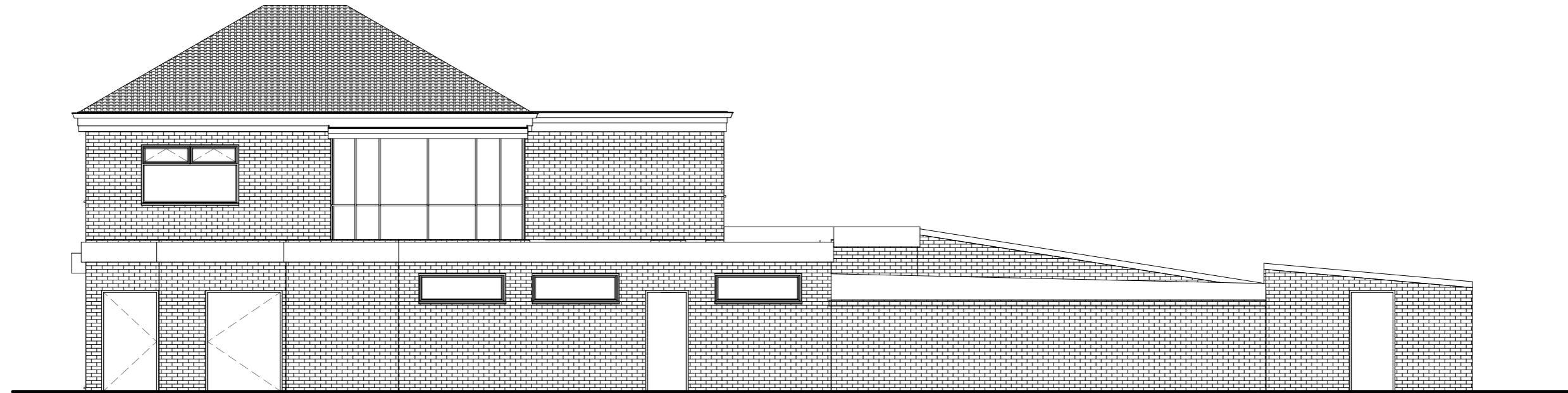
No.	Description	Date



PROJECT
10 Jowetts Ln, La, West Bromwich B71 2QX

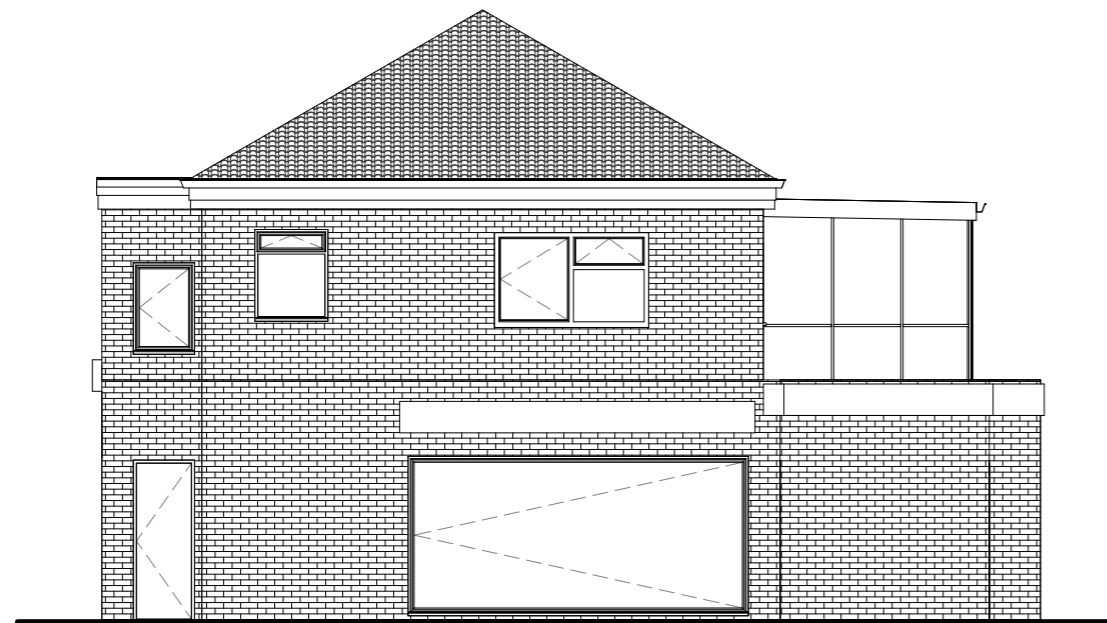
SHEET
EXISTING FIRST FLOOR

Owner		
Date 23.02.23	Scale (@ A3) - 1 : 100	
Drawn by RC	DRAWING NUMBER	REV
Checked by JG	70012 - 04 - 03	



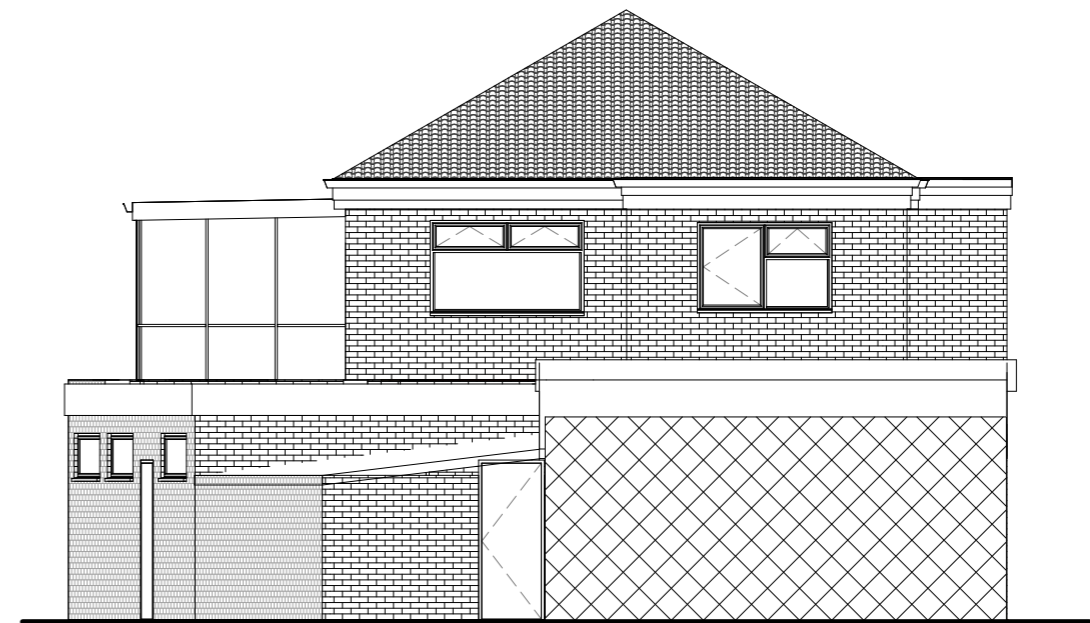
Existing East Elevation

1 : 100



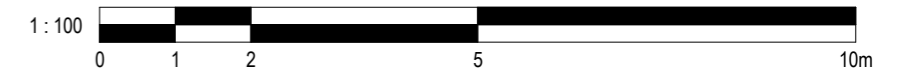
Existing South Elevation

1 : 100



Existing North Elevation

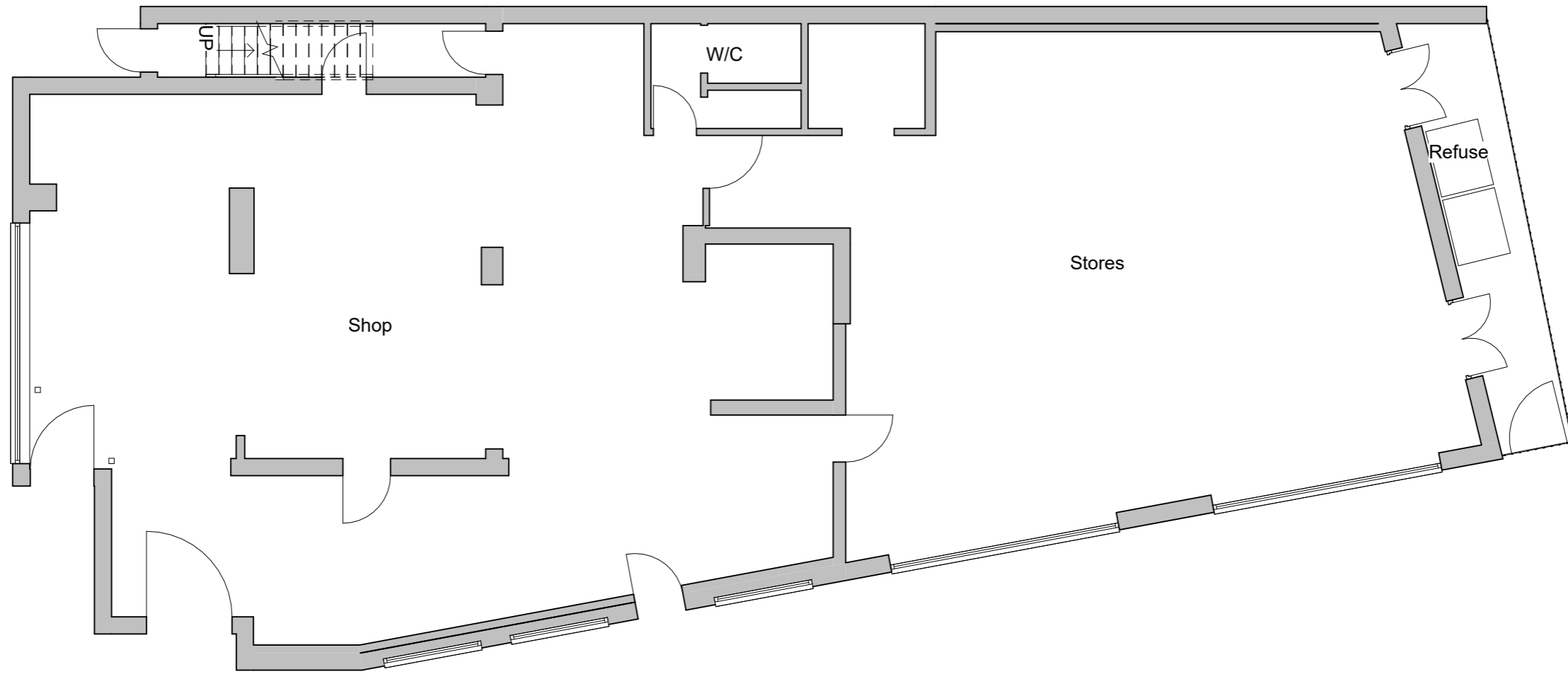
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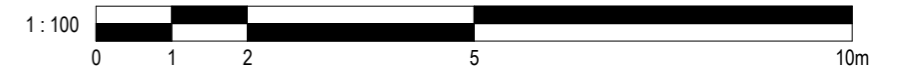
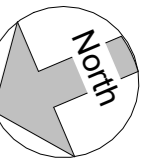
No.	Description	Date



PROJECT	10 Jowetts Ln, La, West Bromwich B71 2QX		
SHEET	EXISTING ELEVATIONS		
Owner		Date	Scale (@ A3) - 1 : 100
		23.02.23	DRAWING NUMBER
		Drawn by	REV
		RC	
		Checked by	70012 - 04 - 04
		JG	



Proposed Ground Floor Plan. 1:100

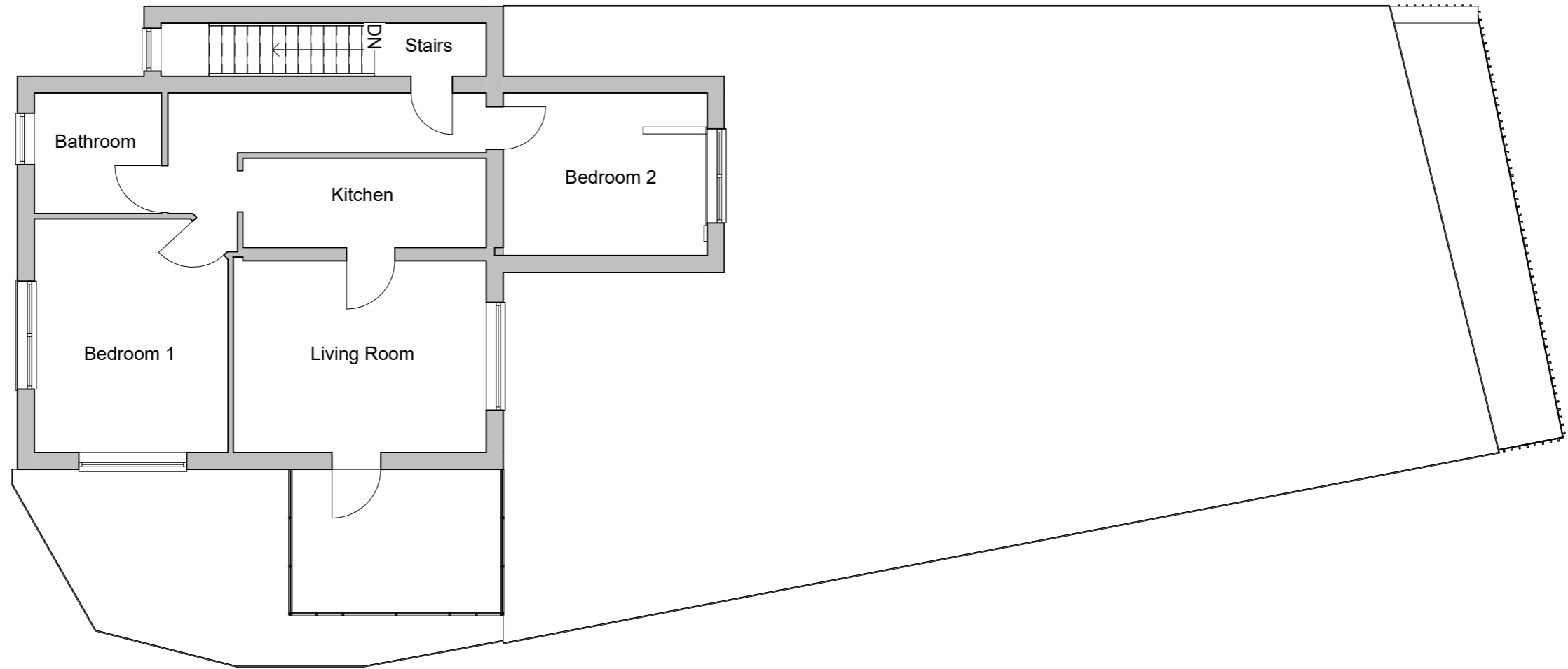


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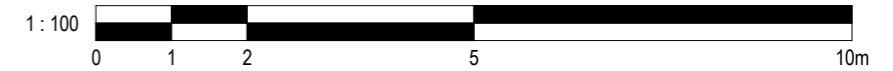
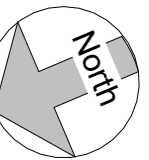
PIWC
Architecture

PROJECT	10 Jowetts Ln, La, West Bromwich B71 2QX	
SHEET	PROPOSED GROUND FLOOR PLAN	

Owner		
Date	Scale (@ A3) - 1 : 100	
26.07.23	DRAWING NUMBER	
Drawn by	70012 - 04 - 05	REV
RC		
Checked by		
JG		



Proposed First Floor Plan. 1:100



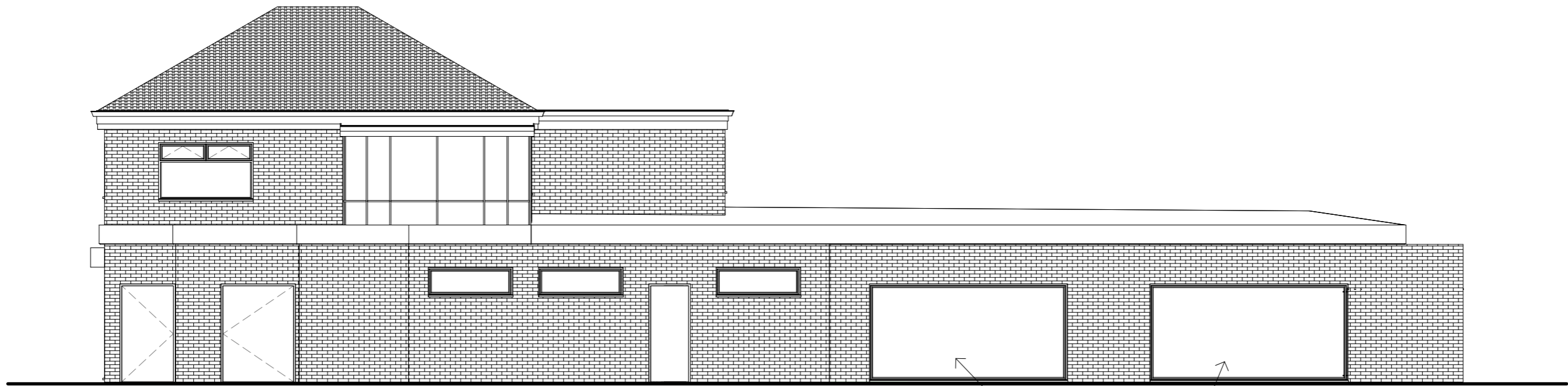
No.	Description	Date



PROJECT
10 Jowetts Ln, La, West Bromwich B71 2QX

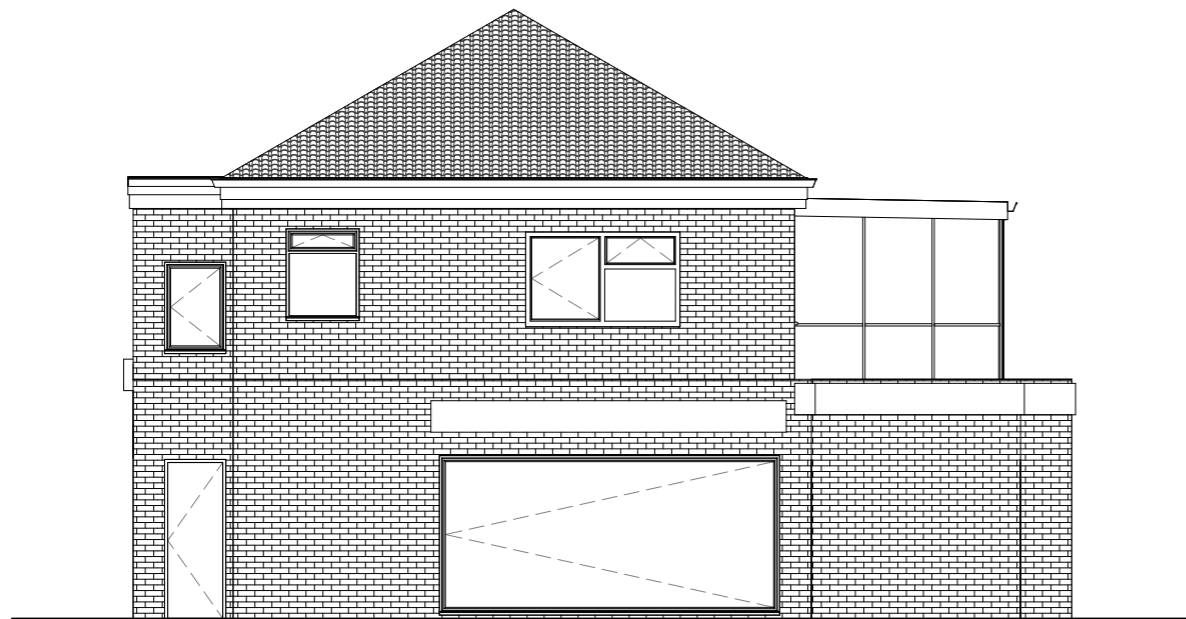
SHEET
Proposed First Floor Plan

Owner		
Date 23.02.23	Scale (@ A3) - 1 : 100	
Drawn by RC	DRAWING NUMBER	REV
Checked by JG	70012 - 04 - 06	



Proposed East Elevation
1 : 100

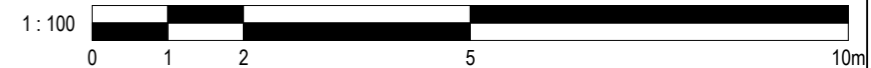
Proposed windows to incorporate shutters internally.



Proposed South Elevation
1 : 100



Proposed North Elevation
1 : 100



No.	Description	Date



PROJECT 10 Jowetts Ln, La, West Bromwich B71 2QX	Owner	
SHEET Proposed Elevations	Date 26.07.23	Scale (@ A3) - 1 : 100
	Drawn by RC	DRAWING NUMBER
	Checked by JG	70012 - 04 - 08
		REV

Report to Planning Committee

10 January 2024

Application Reference	DC/23/68498
Application Received	17 July 2023
Application Description	Proposed change of use from existing residential dwelling to 2 apartments 1 no - 1 bed and 1 no - 2 bed. Demolition of existing adjacent ancillary building and replace with 6 no - 2 bed apartments with associated car parking and amenity areas.
Application Address	2A Franchise Street, Wednesbury, WS10 9RE.
Applicant	Mr Asif c/o Lucci House, The Old Tennis Courts, Tennial Grove, Harborne, B32 2HP.
Ward	Wednesbury North.
Contact Officer	Anjan Dey anjan_dey@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) Ground Contamination;
- (iv) Drainage (surface and foul);
- (v) Lighting;




- (vi) Boundary treatments;
- (vii) Landscaping;
- (viii) Cycle storage;
- (ix) Low NOx boilers;
- (x) Electric vehicle charging;
- (xi) Management plan for control of dust;
- (xii) Construction Management Plan;
- (xiii) Coal Authority Investigation,
- (xiv) Restriction on hours of construction; and
- (xv) Parking laid out & retention.

2 Reasons for Recommendations

- 2.1 The proposal raises no significant concerns from a design, amenity or highway perspective and would deliver additional housing in a sustainable location.

3 How does this deliver objectives of the Corporate Plan?

	<p>Quality homes in thriving neighbourhoods – The proposal raises no significant concerns from a design, amenity or highway perspective and would deliver additional in a sustainable location.</p>
---	---

4 Context

- 4.1 The application is being reported to your committee as more than 3 neighbour objections have been received.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[2A Franchise Street, Wednesbury.](#)



5 Key Considerations

- 5.1 The site is not allocated within the Development Plan.
- 5.2 Material planning considerations (MPCs) are matters that can and should be taken into account when making planning decisions. By law, planning decisions should be made in accordance with the development plan unless MPCs indicate otherwise. This means that if enough MPCs weigh in favour of a development, it should be approved even if it conflicts with a local planning policy.
- 5.3 The material planning considerations which are relevant to this application are:-

Government policy (NPPF)

Planning history (including appeal decisions)

Amenity concerns – Overlooking/loss of privacy, loss of light and/or outlook.

Design concerns - appearance and materials, layout and density of building, and

Highways considerations - Traffic generation, access, highway safety, parking and servicing.

6. The Application Site

- 6.1 The application site is a rectangular shaped parcel of land to the side of 2A Franchise Street, Wednesbury. The area is largely residential in character and Franchise Street consists of a variety of house types with industrial units along the street further to the east. The site is adjoined by allotment gardens to the south.

7. Planning History

- 7.1 There is no relevant planning history for the site.



8. Application Details

- 8.1 It is proposed to convert no 2A Franchise Street into two apartments, comprising of a one and two-bedroom units. An existing ancillary building is to be demolished to facilitate the construction of a new two storey apartment block at the western side of the site; to comprise six no two-bedroom apartments. The apartment block would be physically attached to no 2A Franchise Street at first floor level.

Floor plans show that no 2A Franchise Street would have lounge and kitchens at ground floor level with bedrooms above. The new block would comprise of a central entrance hall with three apartments either side of the hall; totalling six apartments including roof level.

- 8.2 Parking provision for the apartments would be at the rear and front of the site. Submitted plans show an under-croft arrangement with access from Franchise Street to a parking area showing six spaces at the rear of the site and two spaces at the front.

Communal gardens/areas of amenity are shown at the rear of the site; two separate gardens – one at either side of the site each measuring over 50 square metres in area.

Apartment sizes are comfortable, and the agent has confirmed that internal floorspace now complies with the Council's adopted minimum standards, as well as National Described Standards for one and two-bedroom flats; 50 and 70 square metres respectively.

9. Publicity

- 9.1 The application has been publicised by neighbour notification letter (11 in total) with five objections received from local residents.

9.2 Objections

Objections have been received on the following grounds:



- i) Loss of light and privacy to properties along Franchise Street and Old Park Road;
- ii) Design and that the proposed new block is out of character with the locality and the proposals constitute over-development of the site; and
- iii) Insufficient parking and concerns relating to highway safety.

These objections will be addressed in section 13 (Material considerations).

10. Consultee responses

10.1 Highways

Amended plans have been provided altering the proposed layout, as a result, highways has no objections to the proposal.

10.3 Pollution Control (Air Quality)

No overall objections and the provision of a single electric vehicle charging point and of low NOx central heating boilers can be ensured by condition.

The control dust and emissions during the demolition and construction process can also be ensured by condition.

10.4 Pollution Control (Contaminated Land)

No objection subject to conditions relating to submission of desk-top study relating to on site contamination and also the submission of a validation report.



10.5 Pollution Control (Air Pollution and Noise)

No subject to the submission of a construction management plan and restriction on hours of construction. These matters are usually dealt with by way of pre-commencement condition.

10.6 The Coal Authority

No overall objections subject to the submission of a scheme of intrusive investigations relating to coal mining legacy, and mitigation measures if required. The Coal Authority has recommended a suitable condition to deal with these matters.

10.8 West Midlands Police

No objection.

10.7 Walsall MBC

The site is close to the borough boundary with Walsall and that authority has been consulted but has declined to comment on the application.

11. National Planning Policy

11.1 National Planning Policy Framework promotes sustainable development but states that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

The Framework refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts.

The Framework promotes sustainable transport options for development proposal 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.

11.2 I am of the opinion that the scheme is of a good design, in accordance with the design aspirations of the NPPF, as the development would assimilate with the overall form and layout of the site's surroundings.

12. Local Planning Policy

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

DEL1: Infrastructure Provision

HOU1: Delivery Sustainable Housing Growth

HOU2: Housing Density type and Accessibility

TRAN4: Creating Coherent Networks for Cycling and Walking

ENV3: Design Quality

ENV8: Air Quality

SAD EOS9: Urban Design Principles

SAD H2: Windfalls

SAD DC6: Land Affected by Contamination, Ground Instability, Mining Legacy, Land of unsatisfactory Load Bearing Capacity or Other Constraints

12.3 Infrastructure provision, in this case Electric Vehicle Charging bays, would be ensured by condition. In addition the Community Infrastructure Levy applies (DEL1).

12.4 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 walking and sustainable transport to services. The proposal would also achieve good design with minimal amenity impact.

12.5 Sufficient amenity space is provided to allow for cycle parking provision (TRAN4).



- 12.6 ENV3 and SAD EOS9 refers to well designed schemes that provide quality living environments. The proposal raises no significant concerns in respect of design and is therefore compliant with policy ENV3 and SAD EOS 9.
- 12.7 In respect of air quality (ENV8), electric vehicle charging points and low NOx boilers can be ensured by condition.
- 12.8 The proposed dwellings would be a windfall, subject to SAD H2. The proposal meets the requirement of the policy as it is previously undeveloped land, suitable for residential development, and capable of meeting other plan policies.
- 12.9 The site has a history of coal mining legacy but the assessment and mitigation of coal mining workings (SAD DC6) can be ensured by condition.

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:

13.3 Amenity concerns

The site plans shows that no 2A Franchise Street would only be extended at first floor level at its western side to provide a link to the new apartment block. The extension would be away from the adjoining property, and it is also considered that the rear elevation of no 2A already extends beyond that of the adjoining dwelling. However, the site plan has been annotated to show that rear elevation complies with the 45 degree code that is used for guidance.

With regards to loss of privacy, the interface distance between the rear elevation of properties along Old Park Road and the western side elevation of the apartment block is around 23 metres, which substantially



exceeds the recommended 14 metres. Dormer windows facing Franchise Street would serve some of the flats in the roof space with only roof lights in the roof plane to Old Park Road. It is therefore my view that the apartment block would not result in any loss of privacy to the occupiers of those properties.

13.4 Design concerns

Franchise Street is mainly characterised by terraced dwellings but also includes semi-detached and detached houses; dwellings vary in appearance and there is no uniform design code. By its nature an apartment block would differ from the existing house types but it is considered that the agent has considered the existing design code and tried to ensure that the appearance of the apartment block reflects that of no 2A Franchise Street – gable features, stone cills etc. It is noted that there is housing development further along Franchise Street that comprises of an apartment block at the corner with the junction.

Apartment sizes are comfortable, and the agent has confirmed that internal floorspace now complies with the National Described Standards for one and two-bedroom flats.

The scale of the development would be two storeys, and the proposal would assimilate into the surrounding area. The following images shows the existing and proposed elevation to Franchise Street:





The images below show the variety of house types along Franchise Street and in the immediate area:



1. Street view along Franchise Street from west to east





2. Street view to Old Park Rd from Franchise Street



3. Street view to apartment block at corner of Franchise Street and The Junction



13.5 Highways concerns

The development meets with the approval of the highway authority and parking spaces are in accordance with the requirements of Council design guidance.

14. Conclusion and planning balance

14.1 All decisions on planning applications should be based on an objective balancing exercise. This is known as applying the “planning balance”. It is established by law that planning applications should be refused if they conflict with the development plan unless material considerations indicate otherwise. This essentially means that the positive impacts of a development should be balanced against its negative impacts.

14.2 On balance the proposal accords with the provisions of relevant development plan policies and there are no significant material considerations which warrant refusal that could not be controlled by conditions.

15 Alternative Options

15.1 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 policies and there are no material considerations that would justify refusal.

16 Implications

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



Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None.
Social Value	None.
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.

17. Appendices

Location plan SAP FS 22 05 LP 01

Amended site plan inc. parking SAP FS 23 03 GA 01 REV C

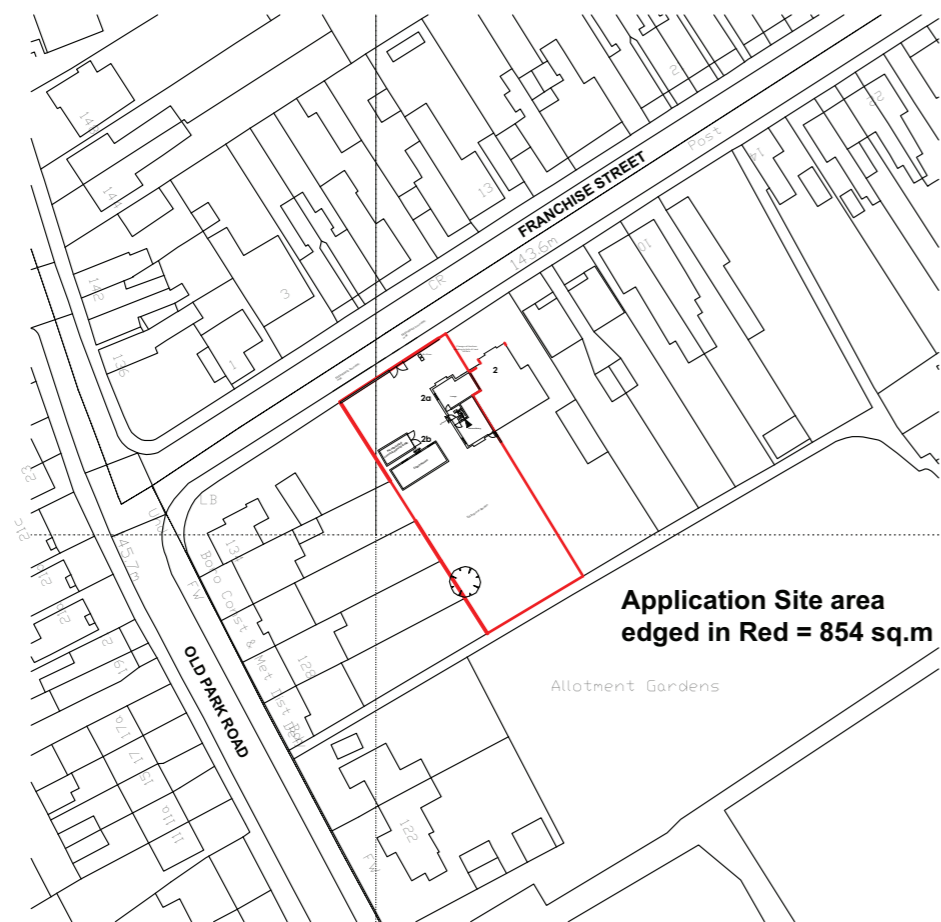
Proposed elevations SAP FS 22 05 GA 04

Proposed rear elevation SAP FS 23 03 GA 05

Proposed floor plans SAP FS 23 03 GA 06

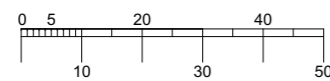
Proposed floor plans SAP FS 23 03 GA 07 REV A





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Location plan - Existing
Scale 1 : 1250



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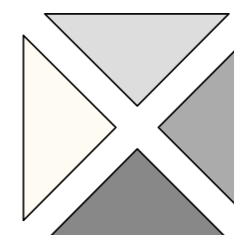
House Design
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Retail and Commercial
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3D Visual Concepts

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Client: Private Client			
Project: Planning		Title: Existing Location Plan	
Date: May 2022	Scale: 1 : 1250 @ A2	Dwg No: SAP.FS.22.05.LP.01	Rev:

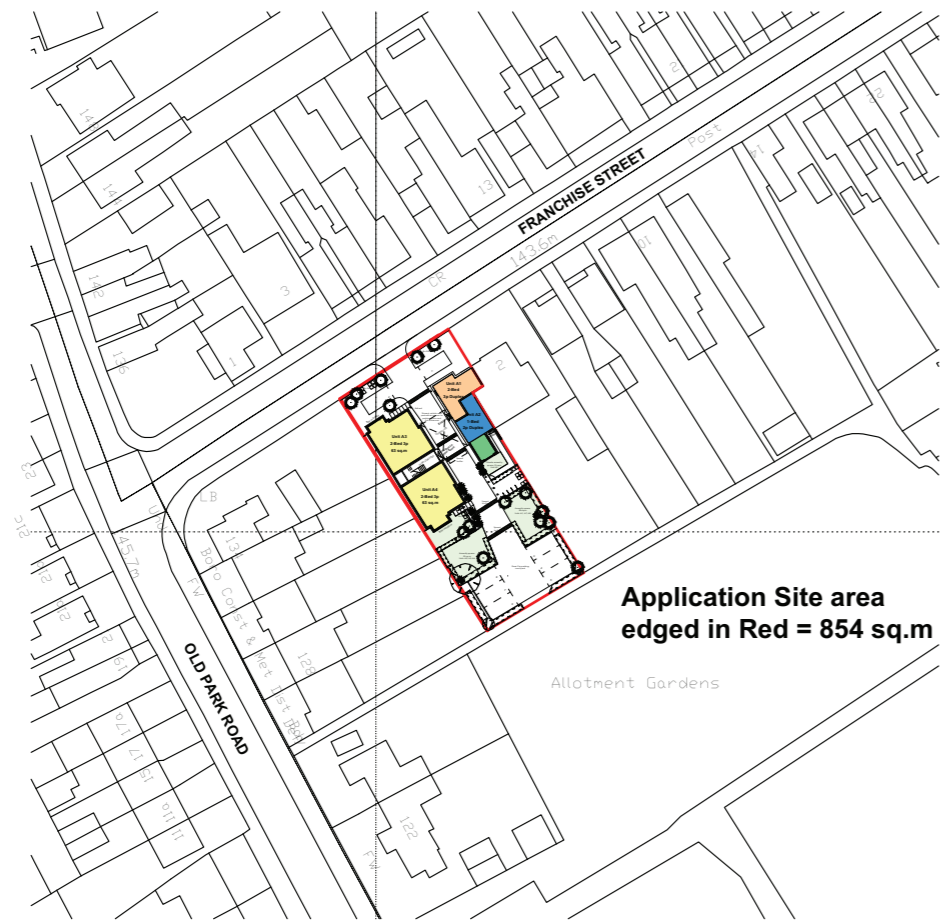


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Tennal Grove, Harborne,
Birmingham B32 2HP

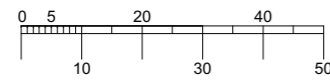
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Location plan - Proposed
Scale 1 : 1250



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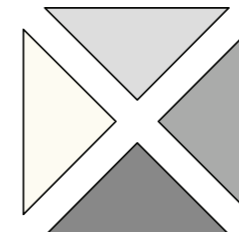
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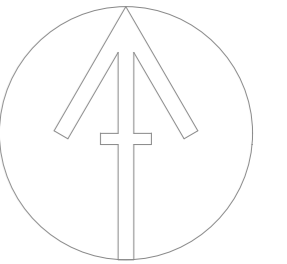
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Client: Private Client			
Project: Planning		Title: Proposed Location Plan	
Date: May 2022	Scale: 1 : 1250 @ A2	Dwg No: SAP.FS.22.05.LP.02	Rev:

North



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SCHEDULE OF ACCOMMODATION


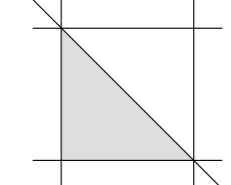
- Unit A1 : 2 bed - 79sqm / 849sq.ft
- Unit A2 : 1 bed - 56sqm / 602sq.ft
- Units A3, A4, : 2 bed Duplex - 63sqm / 677sq.ft
- Unit A5, A6 : 2 bed - 63sqm / 677sq.ft
- Unit A7 : 1 bed Duplex- 70sqm / 752sq.ft
- Unit A8 : 2 bed Duplex- 90sqm / 967sq.ft

Total: 8 units

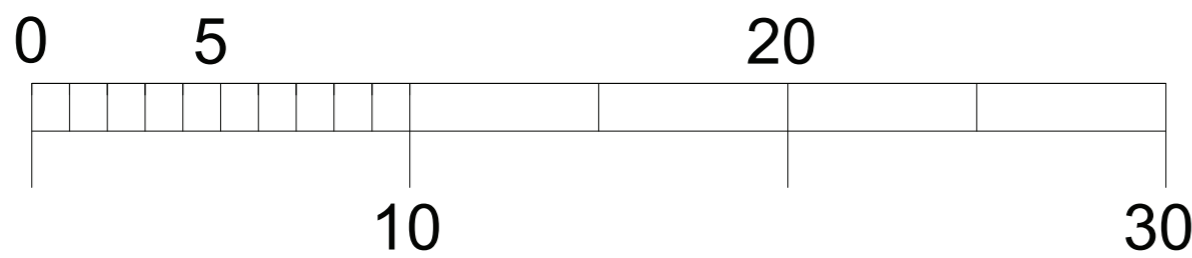
Parking Provisions:

- 1 space per unit (8)
- Cycle parking with 4no. hoops (space for 8 bikes)

Legend

-  Red Line Application Boundary
Area 868 sqm / 0.086 Ha.
Subject to Client Confirmation
-  Existing Buildings

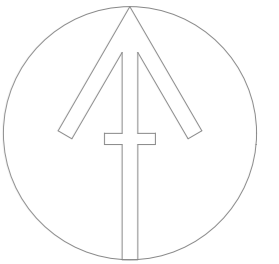
Site plan
Scale 1 : 200



2a and 2b Franchise Street, Wednesbury. WV4



North



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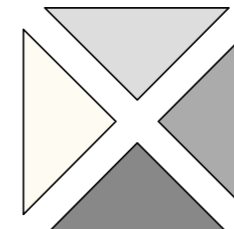
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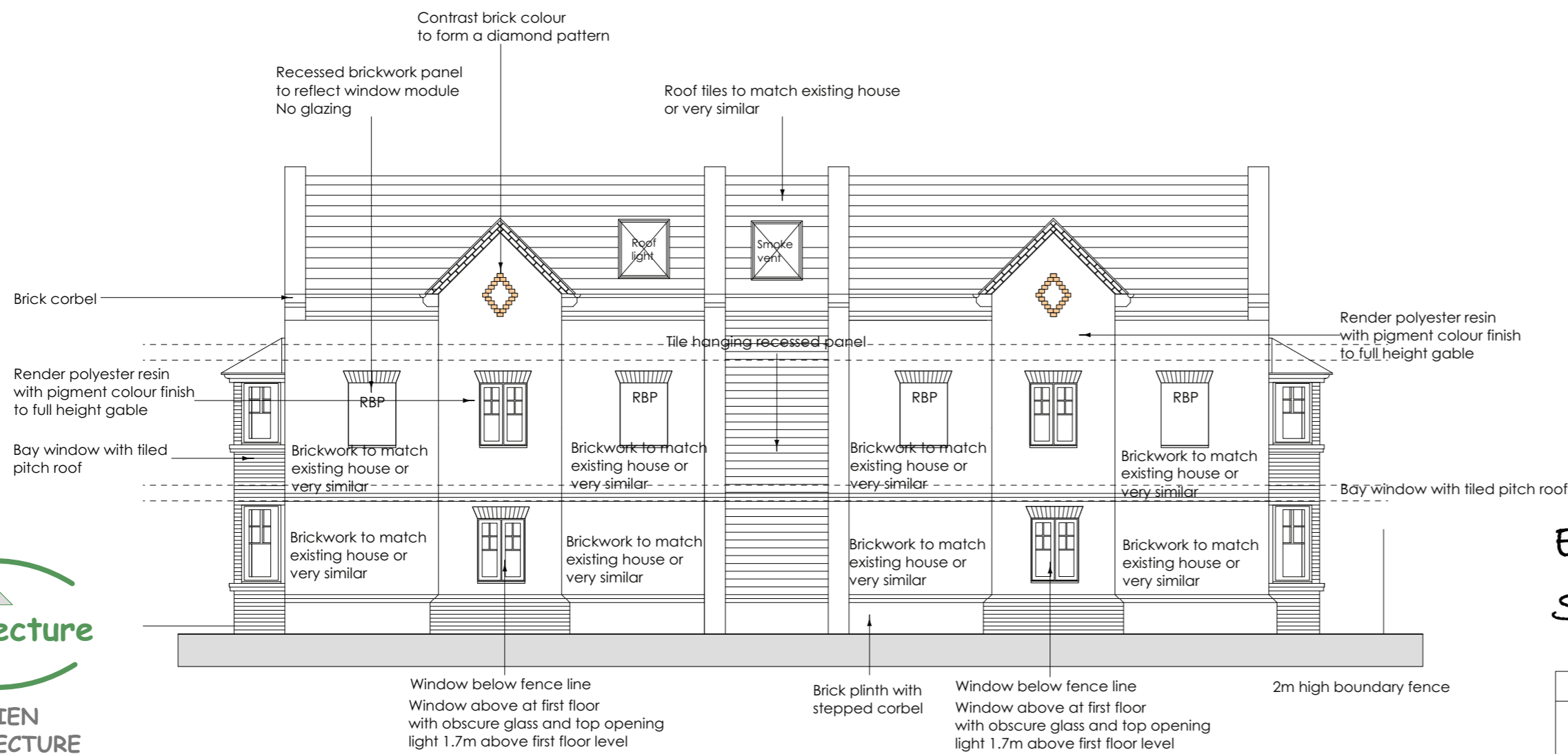
Rev C Nov 2023 Minor amendments Highway request
Rev B Aug 2023 Minor amendments Planning request
Rev A July 2023 Minor amendments Planning request



Client: Private Client			
Project: Planning		Title: Proposed Site Plan	
Date: March 2023	Scale: 1 : 200 @ A2	Dwg No: SAP.FS.23.03.GA.01	Rev: C



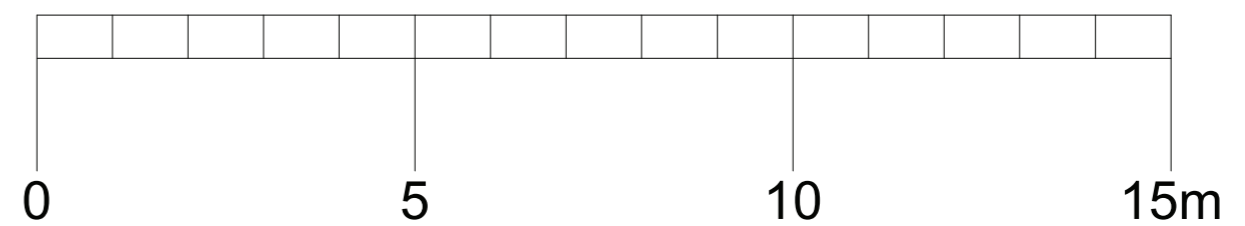
Elevation to Franchise Street
Scale 1 : 100



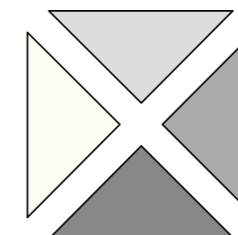
Elevation to Old Park Road
Scale 1 : 100

2a and 2b Franchise Street, Wednesbury. WV4

Elevations
Scale 1 : 100



Aug 2023 Minor amendments Planning request
July 2023 Minor amendments Planning request



Client: Private Client			
Project: Planning		Title: Proposed Elevations	
Date: March 2023	Scale: 1 : 100 @ A2	Dwg No: SAP.FS.23.03.GA.04	Rev:



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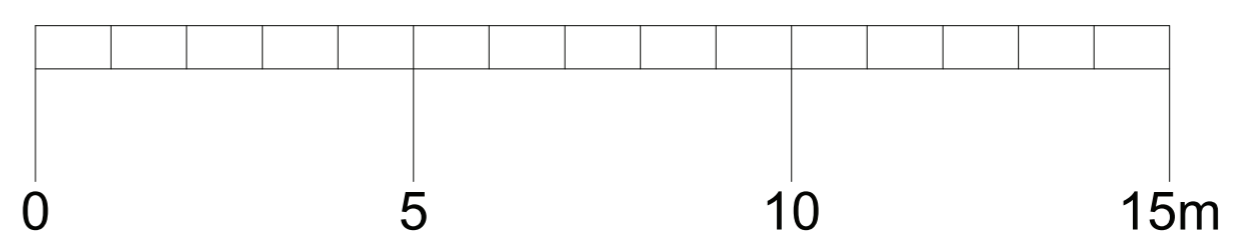
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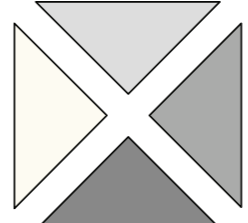
Elevation to rear
Scale 1 : 100



Elevations
Scale 1 : 100



Sept 2023 Minor amendments Planning request
Aug 2023 Minor amendments Planning request
July 2023 Minor amendments Planning request



Client: Private Client			
Project: Planning		Title: Proposed Elevation - rear	
Date: March 2023	Scale: 1 : 100 @ A2	Dwg No: SAP.FS.23.03.GA.05	Rev:



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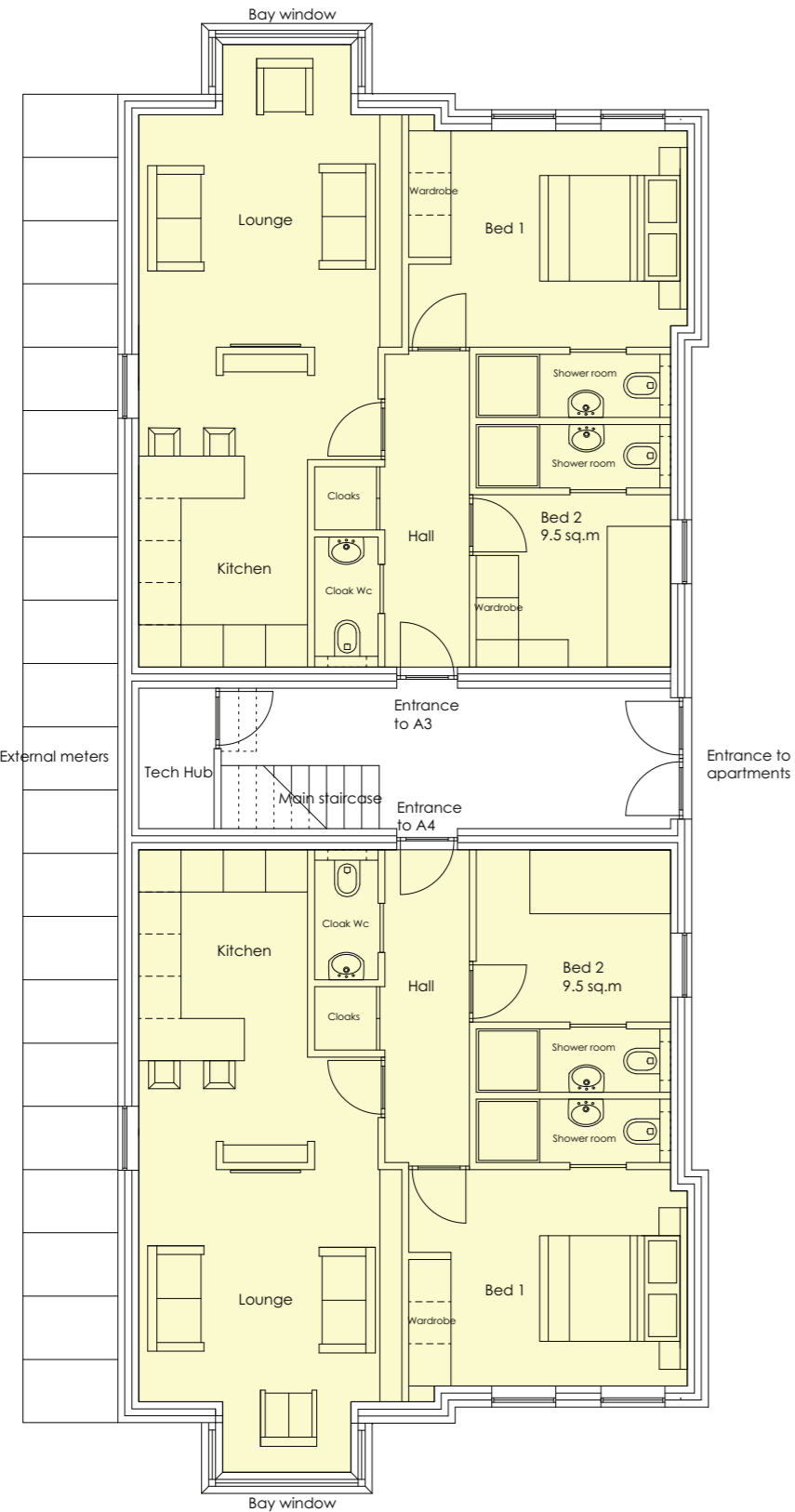
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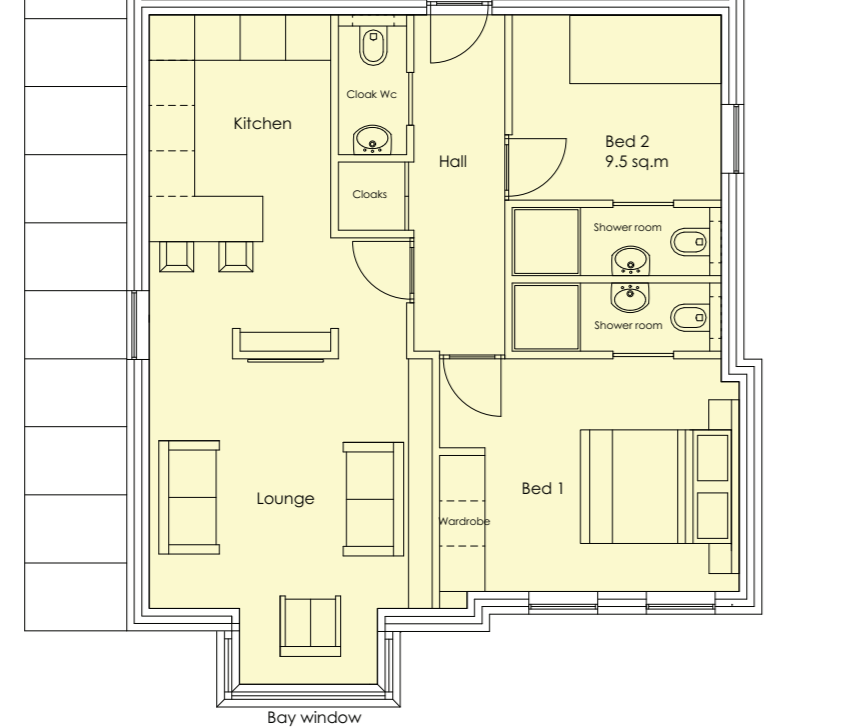
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Unit A3
2-Bed 3p
63 sq.m



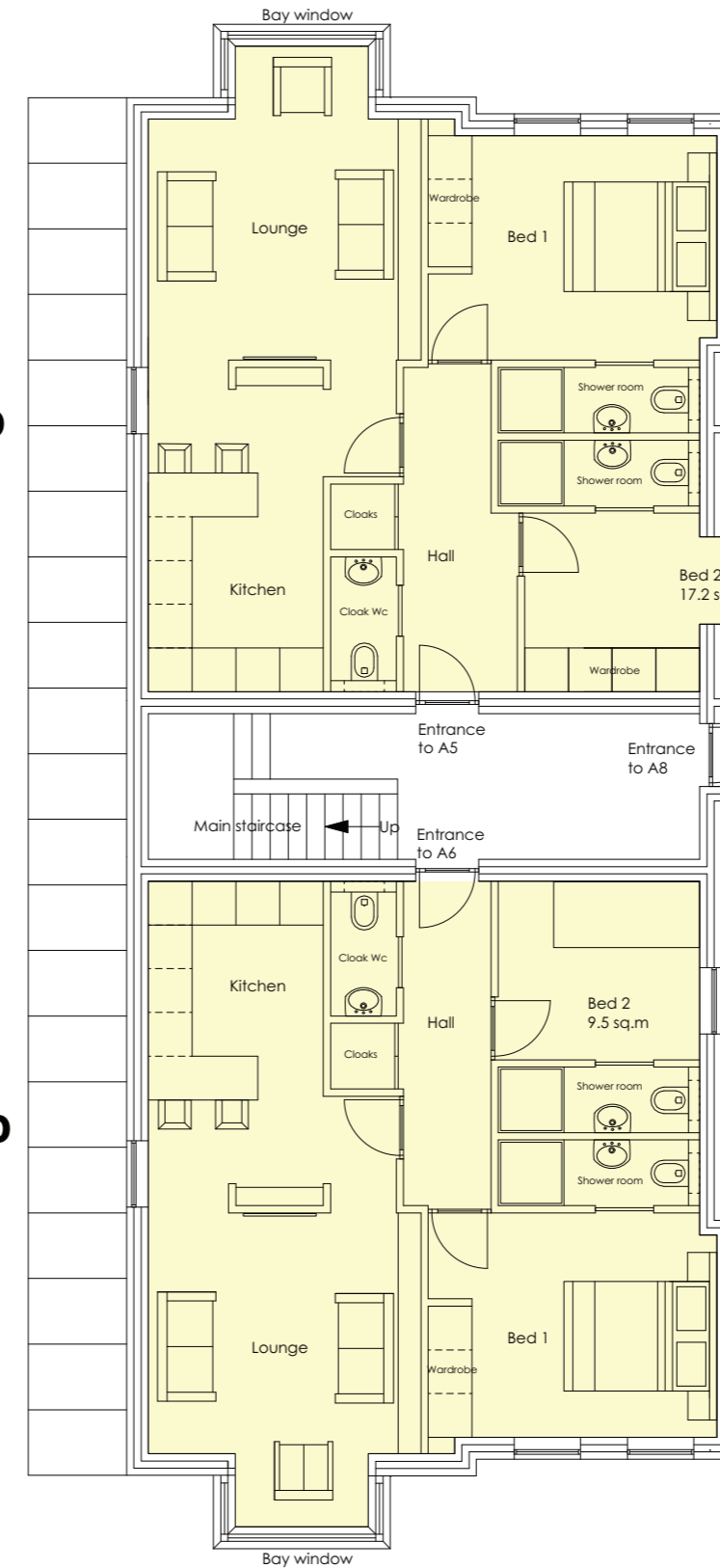
Unit A4
2-Bed 3p
63 sq.m



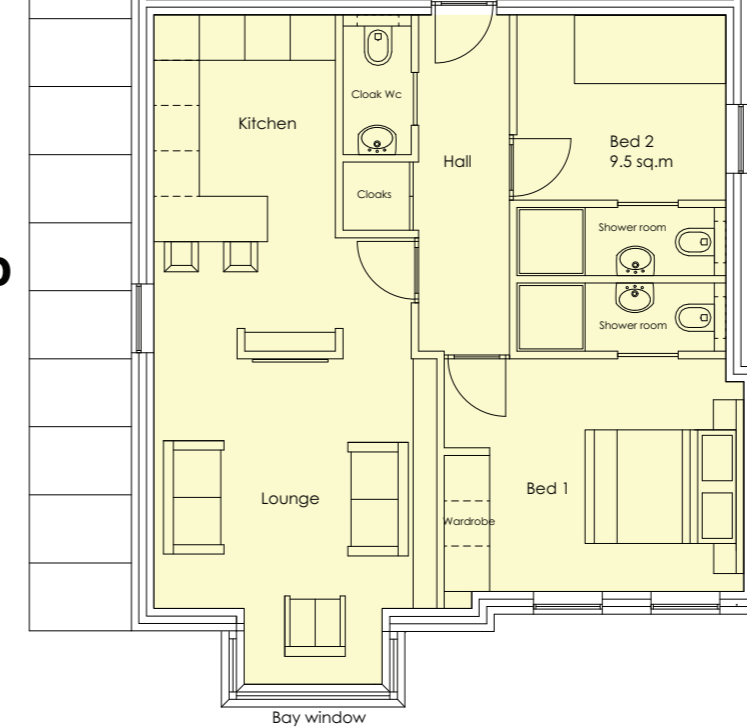
Unit A1
2-Bed
3p Duplex
Ground
40 sq.m



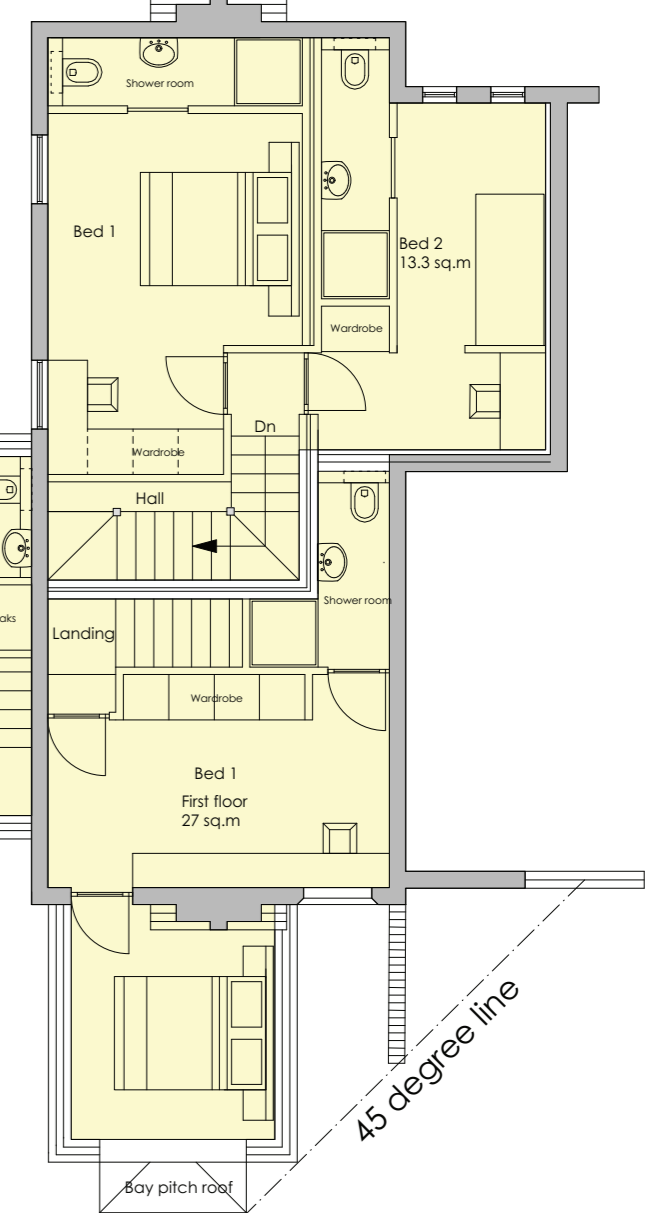
Unit A5
2-Bed 3p
69 sq.m



Unit A6
2-Bed 3p
63 sq.m

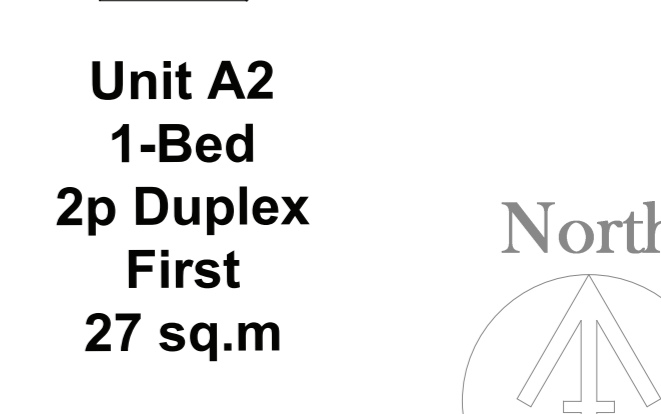


Unit A1
2-Bed
3p Duplex
First
39 sq.m



Unit A8
13 sq.m

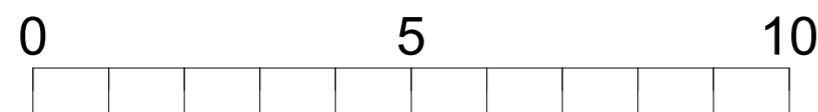
Unit A2
1-Bed
2p Duplex
First
27 sq.m



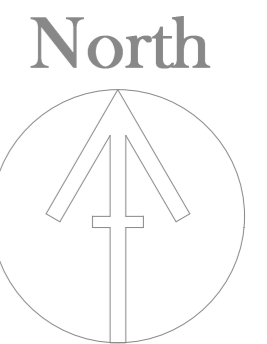
Ground floor plan
Scale 1 : 100

First floor plan
Scale 1 : 100

Proposed floor layouts
Scale 1 : 100 @A2



2a and 2b Franchise Street, Wednesbury. WV4



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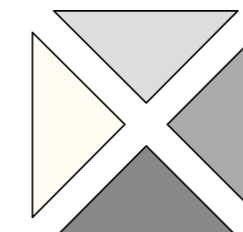
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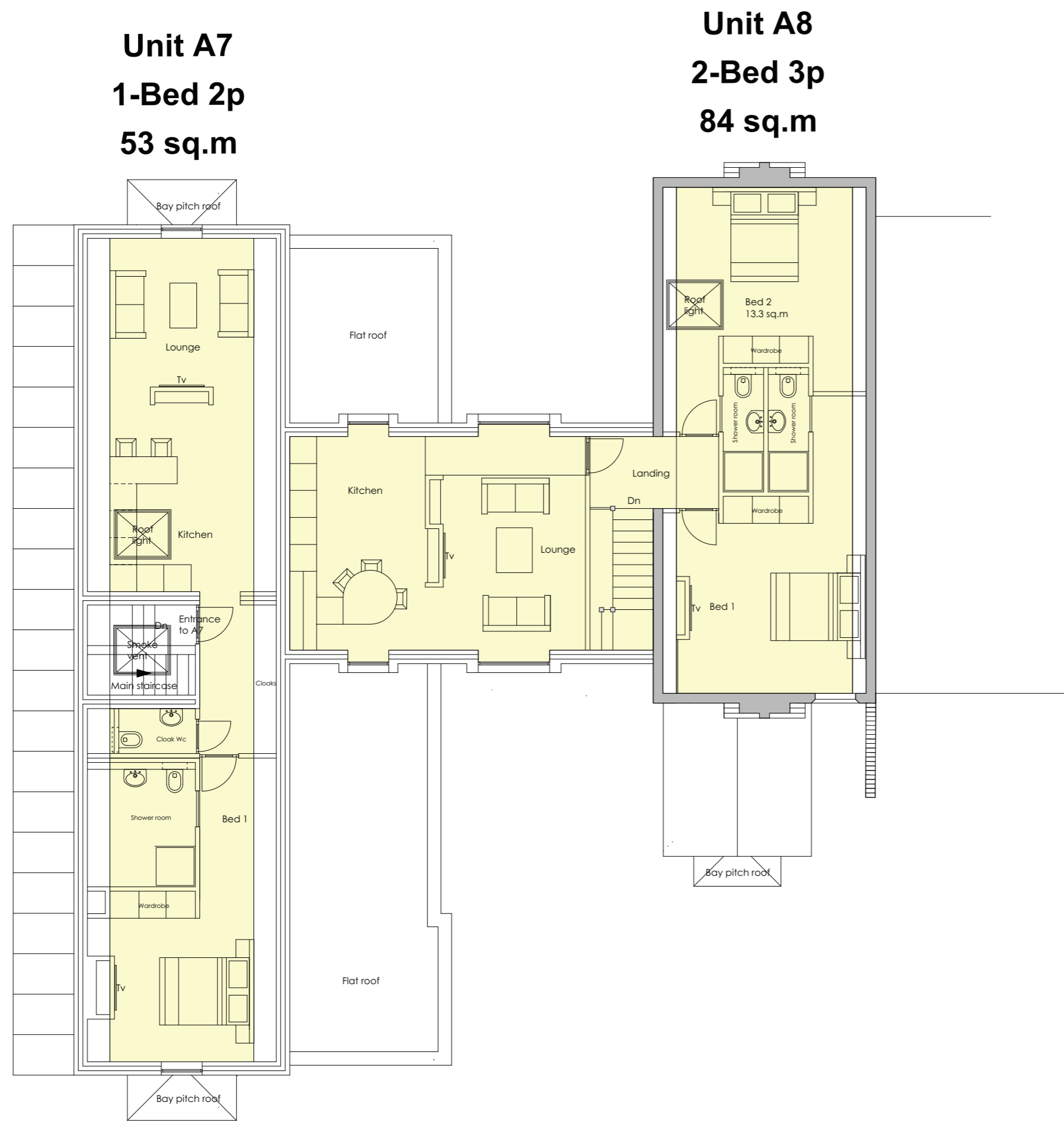
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Sept 2023 Minor amendments Planning request
Aug 2023 Minor amendments Planning request
July 2023 Minor amendments Planning request

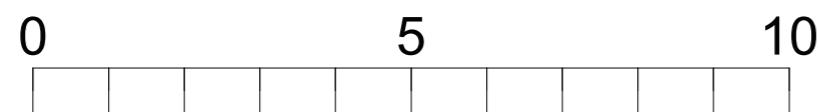


Client: Private Client			
Project: Planning		Title: Proposed Ground and First floor Plan	
Date: March 2023	Scale: 1 : 100 @ A2	Doc No: SAP.FS.23.03.GA.06	Rev:



Second floor plan
Scale 1 : 100

Proposed floor layout
Scale 1 : 100 @A2



2a and 2b Franchise Street, Wednesbury. WV4



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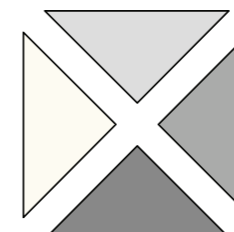
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Dec 2023 Minor amendments Planning request
Aug 2023 Minor amendments Planning request
July 2023 Minor amendments Planning request



Client: Private Client			
Project: Planning		Title: Proposed Second floor Plan	
Date: March 2023	Scale: 1 : 100 @ A2	Doc No: SAP.FS.23.03.GA.07	Rev: A

Report to Planning Committee

10 January 2024

Application Reference	DC/23/68578
Application Received	15 August 2023
Application Description	Retention of outbuilding at rear for garden room, storage and gym.
Application Address	180 Walsall Road, West Bromwich B71 3LH
Applicant	Mr Faryad Ahmed
Ward	Hateley Heath
Contact Officer	Beth Astley-Serougi Beth_AstleySerougi@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to conditions relating to:


- (i) Within 3 months of permission being granted the windows and doors located on the front elevation to be obscurely glazed and retained as such; and
- (ii) The outbuilding is not to be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 180 Walsall Road.



2 Reasons for Recommendations

- 2.1 The development is of satisfactory design and would not significantly impact on the private amenity of neighbouring properties in terms of loss of light, outlook or privacy.

3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods
---	--

4 Context

- 4.1 At its last meeting the committee resolved to visit the site. The application is being reported to your 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:

[180 Walsall Road, West Bromwich](#)

5 Key Considerations

- 5.1 The site is not allocated within the Development Plan.
- 5.2 The material planning considerations which are relevant to this application are:-

Amenity concerns – Overlooking/loss of privacy

Design concerns - appearance and materials, layout and density of building, wider visual amenity and overdevelopment



6. The Application Site

6.1 The application site relates to a three-bedroom semi-detached property on the western side of Walsall Road, West Bromwich. The site is within a predominately residential area with the Stone Cross Public House and the retail core of Stone Cross to the south of the application site.

7. Planning History

7.1 An enforcement complaint (ref: ENF/23/12127) was recorded and investigated which found that the garden building required planning permission.

7.2 Relevant planning applications are as follows:

DC/23/68448	Proposed single and two storey side and rear extension, front canopy and garage conversion into habitable space.	Grant Permission subject to conditions – 08.09.2023.
-------------	--	--

8. Application Details

8.1 The applicant seeks retrospective planning permission for an outbuilding located at the rear of the property. The use of the outbuilding is stated as a garden room/storage/gym.

8.2 The outbuilding measures 4.115m in length at maximum, 7.3m in width at maximum and 2.775m in height. The outbuilding has a flat roof and has two windows and a set of doors on the front elevation.

9. Publicity

9.1 The application has been publicised by neighbour notification letter with one response received from a local resident.



9.2 Objections

Objections have been received on the following grounds:

- i) Loss of privacy; and
- ii) Possible use as living accommodation.

Non-material objections have been raised regarding depth of foundations and party wall issues.

These objections will be addressed in section 13 (Material considerations).

10. Consultee responses

10.1 Property Information and Records

At its last committee concerns were raised regarding the possible encroachment upon Council owned land. It has been confirmed that the Council does not own the grass amenity verge to the rear of the outbuilding and there is no visible encroachment that has taken place.

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 Framework refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts.



12. Local Planning Policy

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

ENV3: Design Quality

SAD EOS9: Urban Design Principles

12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed layout and design are 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 Amenity concerns

The outbuilding is located at the rear of the property. There are no windows on the side elevations of the development and therefore I do not consider the privacy of neighbouring properties to be significantly impacted by the development. Notwithstanding this, a condition is recommended to obscurely glaze the door and windows on the front elevation to ensure privacy is maintained for the neighbouring property.

Regarding concerns that the development could be used for separate living accommodation, I have also recommended a condition that the use of the outbuilding is to be ancillary to the residential use of the application property.

13.3 Design concerns

The outbuilding has a flat roof and therefore I do not consider the development to be too large in terms of scale or massing to an extent that would warrant a refusal. It is of domestic scale and in character with



the residential area, it is therefore considered that it would not result in any undue harm to the character of the area. Furthermore, I do not consider the proposed development to constitute overdevelopment of the plot considering the level of remaining space to the front and rear of the property.

14. Conclusion

On balance the proposal accords with the provisions of relevant development plan policies and there are no significant material considerations which warrant refusal that could not be controlled by conditions.

15 Alternative Options

15.1 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.

16 Implications

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



Climate Change	<p>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.</p>
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17. Appendices

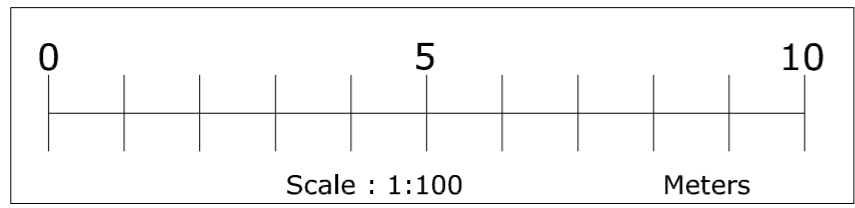
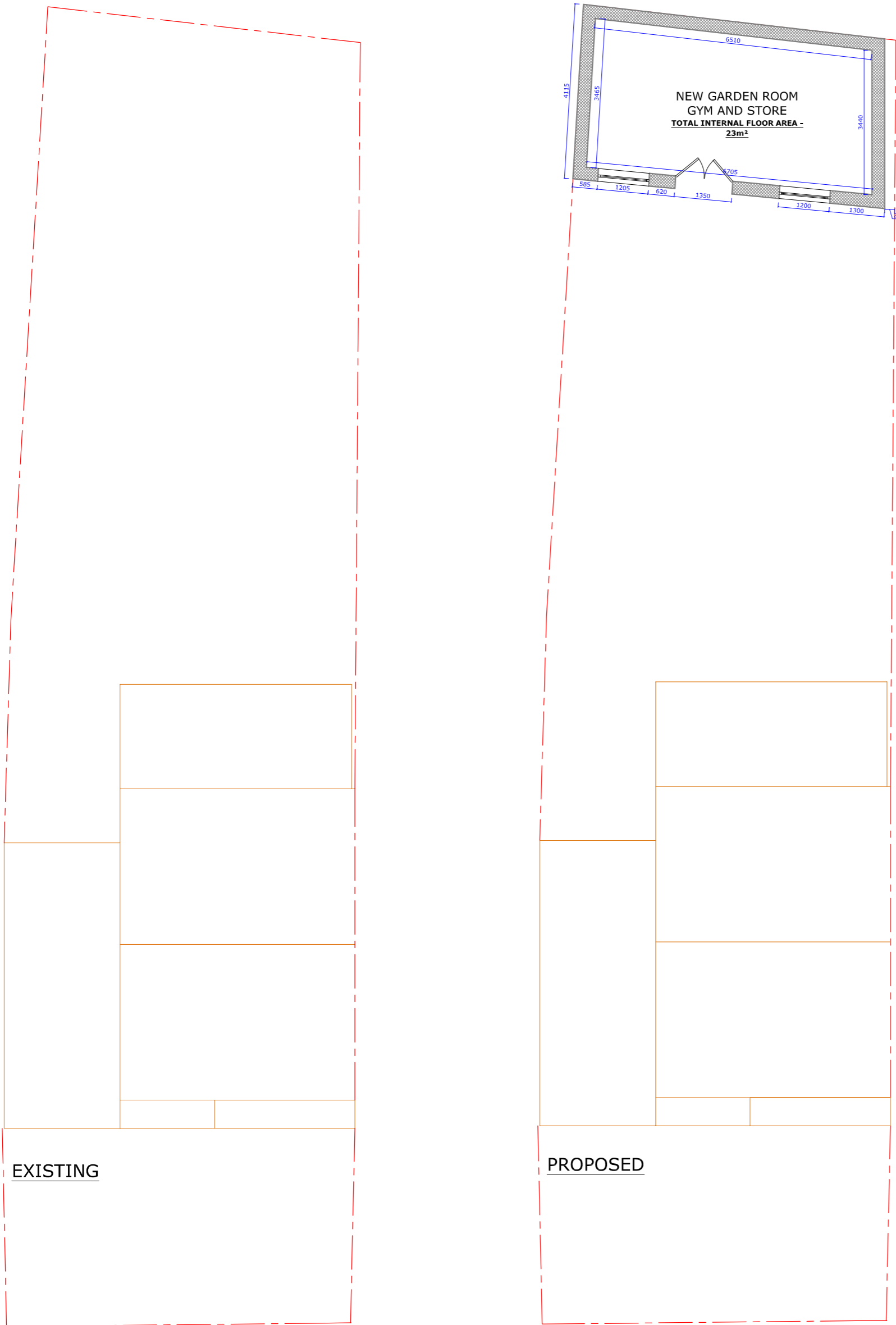
Context Plan
2023-01/REV01



**EXISTING AND PROPOSED
PLANS AND ELEVATIONS**

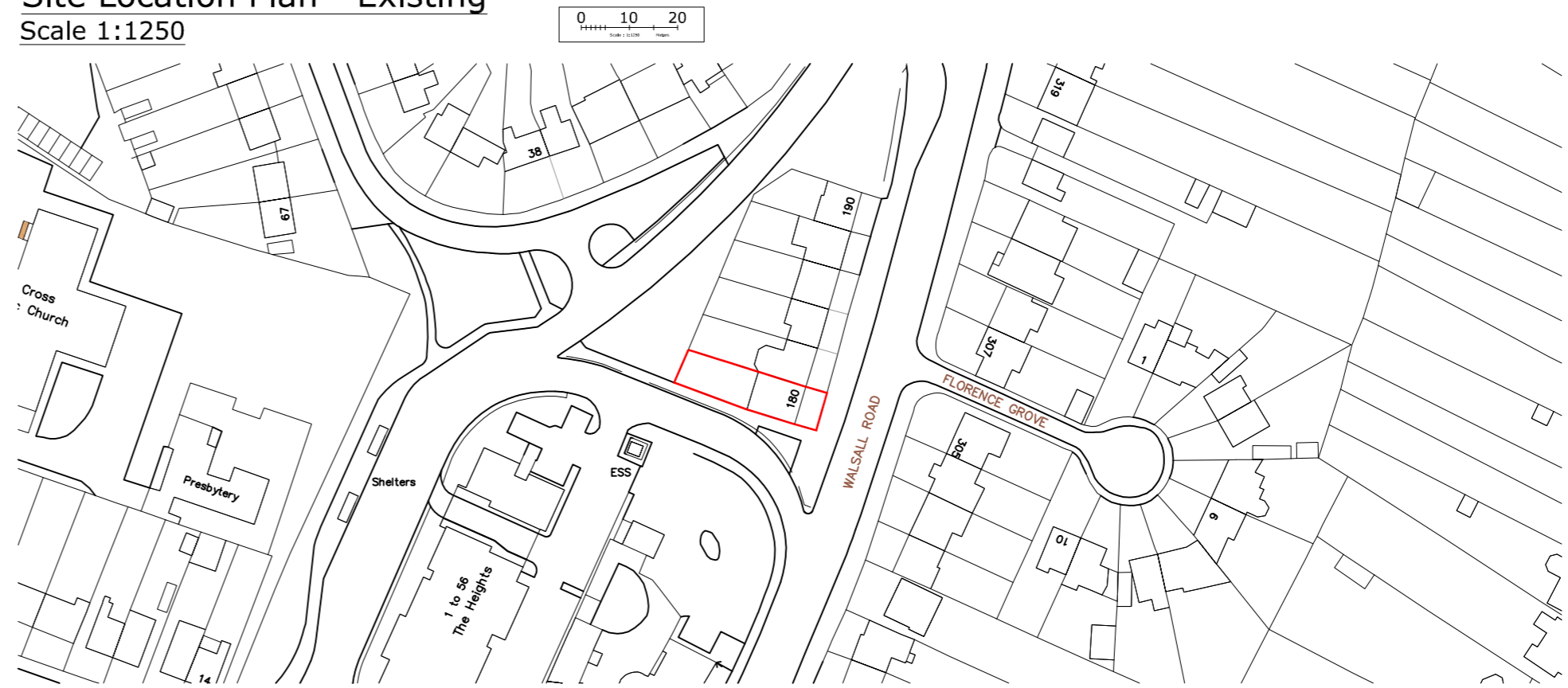
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Page 74



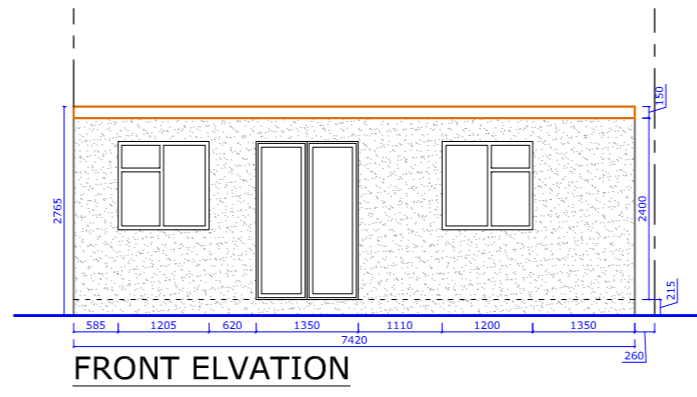
Site Location Plan - Existing

Scale 1:1250

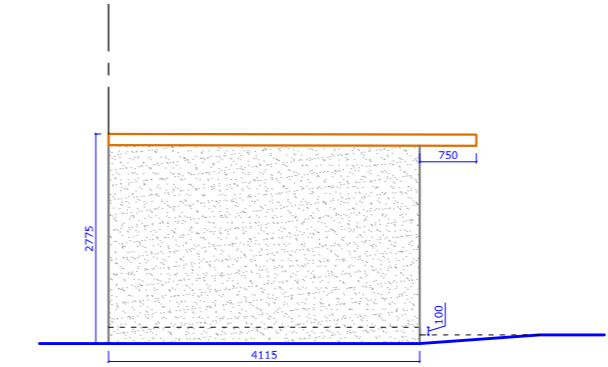


Site Plan - Proposed

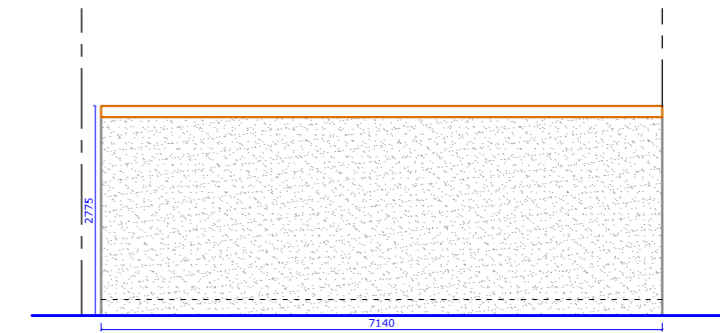
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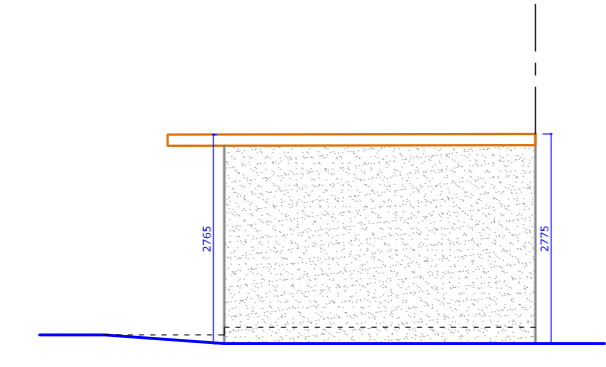
FRONT ELVATION



SIDE ELVATION



REAR ELVATION

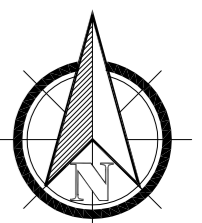


SIDE ELVATION

NOTES:
Contractors do not scale from this drawing. All contractors must visit the site and be responsible for taking and checking dimensions. Any discrepancy between drawings, specifications and site conditions must be brought to the attention of the architect.
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REVISIONS

NO.	DESCRIPTION



CLIENT:
Mr Faryad Ahmed

JOB:
180 Walsall Road, West Bromwich, B71 3LH

DRG TITLE:
EXISTING AND PROPOSED GARDEN ROOM PLANS AND ELEVATION, LOCATION AND SITE PLAN

DRG NO.	REV.	Paper
2023-01/	01	A2

DATE: Aug' 2023 **SCALE:** VARIES

Report to Planning Committee

10 January 2024

Application Reference	DC/23/68738
Application Received	6 October 2023.
Application Description	Proposed single storey outbuilding to rear with associated excavation and retaining wall.
Application Address	50 Chatsworth Avenue, Great Barr, Birmingham, B43 6QH.
Applicant	Mr Sidhu.
Ward	Charlemont With Grove Vale.
Contact Officer	Richard Bradley. Richard_Bradley@Sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to conditions relating to:


- i) External Materials;
- ii) The gymnasium shall be solely for the enjoyment of the residents of 50 Chatsworth Avenue and for no other purposes.

2 Reasons for Recommendations

2.1 Following the submission of amended plans, it is considered that the proposal would be of an acceptable design and would not result in an appreciable loss of outlook to adjoining property.



3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods
---	--

4 Context

- 4.1 At its last meeting the committee resolved to visit the site. The application is being reported to your committee following a request being received from Councillor David Fisher on the grounds of potential loss of light/outlook, noise nuisance and overdevelopment. One objection has also been received from a neighbouring property.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[50 Chatsworth Avenue, Great Barr, Birmingham, B43 6QH.](#)

5 Key Considerations

- 5.1 The site is not allocated within the Development Plan.
- 5.2 Material planning considerations (MPCs) are matters that can and should be taken into account when making planning decisions. By law, planning decisions should be made in accordance with the development plan unless MPCs indicate otherwise. This means that if enough MPCs weigh in favour of a development, it should be approved even if it conflicts with a local planning policy.
- 5.3 The material planning considerations which are relevant to this application are:-

Government Policy (NPPF).

Amenity Concerns – Loss of Outlook.

Design Concerns – Appearance and Materials, Layout and Density of Building, and Overdevelopment.



Environmental Concerns – Noise, and General Disturbance.

6. The Application Site

6.1 The application site would be the rear garden of No. 50, which is situated to the east Chatsworth Avenue, Great Barr, within a residential area.

7. Planning History

7.1 No relevant planning history is recorded for this site.

8. Application Details

8.1 The proposed plan involves excavating the rear section of the garden to create a recessed patio area and steps, which will also allow the ground floor of the outbuilding to sit 600mm below the existing ground level.

8.2 The proposed outbuilding would measure 8.0 meters in width, 8.0 meters in length, 2.7 meters to eaves and roof, and 2.8 meters to skylight.

8.3 The outbuilding is intended to be used as a gymnasium and rehabilitation room for personal use. The submitted floorplan shows a WC, weight storage room, massage and stretch station, stair climber, two-step and walk platforms, treadmill, cross trainer, cycle machine, and a 2x2 meter free weights/yoga space.

9. Publicity

9.1 The application was initially publicised by neighbour notification with one objection received.

9.3 Following receipt of amended plans, the neighbour and Councillor Fisher were re-consulted. Any revised comments will be reported to your meeting.



9.2 Objections

One objection has been received based on the original plans on the following grounds:

- i) The proposed building is too large and unsuitable for the size of the applicant's and surrounding plots.
- ii) The proposal would result in insufficient rear amenity space.
- iii) The proposed structure would extend fully across the width of one of the neighbouring plots, consequently eroding their outlook and natural light.
- iv) There is a possibility that the building may eventually be converted into accommodation in the future.
- v) Noise pollution from the outbuilding.

Non-material objections have been raised regarding drainage, construction, and the maintenance of the outbuilding.

The objections will be addressed in section 13 (Material considerations) of this report.

10. Consultee responses

10.1 Highways

Highways have no objections, subject to planning conditions prohibiting a business use or the conversion to sleeping accommodation.

10.2 Canal and Rivers Trust

No comment to make on the proposal.



10.3 Cadent

A standard informative has been requested to be included on the decision notice, if the proposal is approved.

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 Framework refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts.

12. Local Planning Policy

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

ENV3: Design Quality

SAD EOS9: Urban Design Principles

12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments.

The amended plans propose to excavate the rear section of the garden so that the outbuilding can be built at a recessed ground level. These amendments would alleviate the original outlook issue from occurring as the massing of the outbuilding would mostly be concealed behind the garden fence.

Consequently, it is now considered that the proposal is acceptable in design and would adhere to policies ENV3 and SAD EOS9.



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 Overdevelopment and Insufficient Rear Amenity Space.

Whilst I acknowledge that the proposed outbuilding would have a large footprint (8.0 metres wide x 8.0 metres long), the current rear garden area is 147sqm in area. Following this development (64sqm) more than half the garden would remain which is considered acceptable in planning terms. Furthermore, the outbuilding will now be built at a reduced ground level. Therefore, it is no longer considered that it would result in overdevelopment or have an overbearing impact to the surrounding properties.

13.3 Loss of Outlook and Natural Light

As the amended plans show that the outbuilding would now be built at an excavated ground level, the proposed massing would only narrowly exceed the height of the existing boundary fence, which would no longer result in loss of outlook and light.

13.4 Potential Conversion into Accommodation

The applicant has stated that the gym and rehabilitation room for personal use, this can be conditioned to prevent wider use.

13.5 Noise Pollution

The proposal is for personal use of the occupants which would be incidental to the dwelling house and can be conditioned as such. It is therefore considered that this would not result in significant noise nuisance to adjoining residential property.



14. Conclusion

On balance the proposal accords with the provisions of relevant development plan policies and there are no significant material considerations which warrant refusal that could not be controlled by conditions.

15 Alternative Options

15.1 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 policies and there are no material considerations that would justify refusal.

16 Implications

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



17. Appendices

Site & Location Plan - 1 Rev B

Proposed Cut & Fill Plan Basement External Tanking Detail - 3

Proposed Plans & Elevations - 2 Rev B



Notes:

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect/Designer before proceeding with the works.

Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.



LOCATION PLAN

SCALE 1:1250

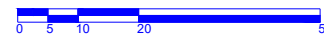


SITE PLAN

SCALE 1:500



Key -	
Proposed outbuilding	
Proposed cut area	

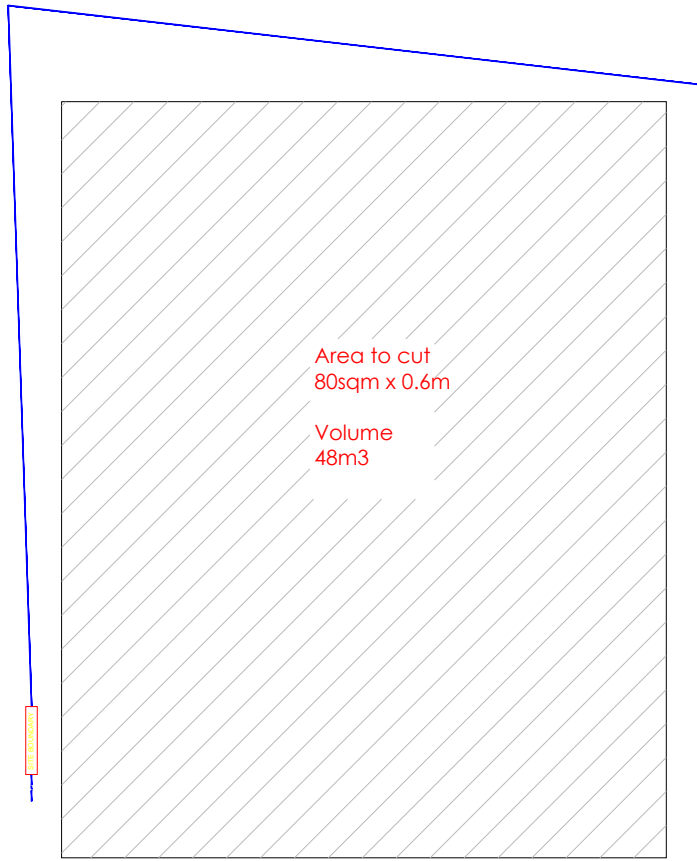


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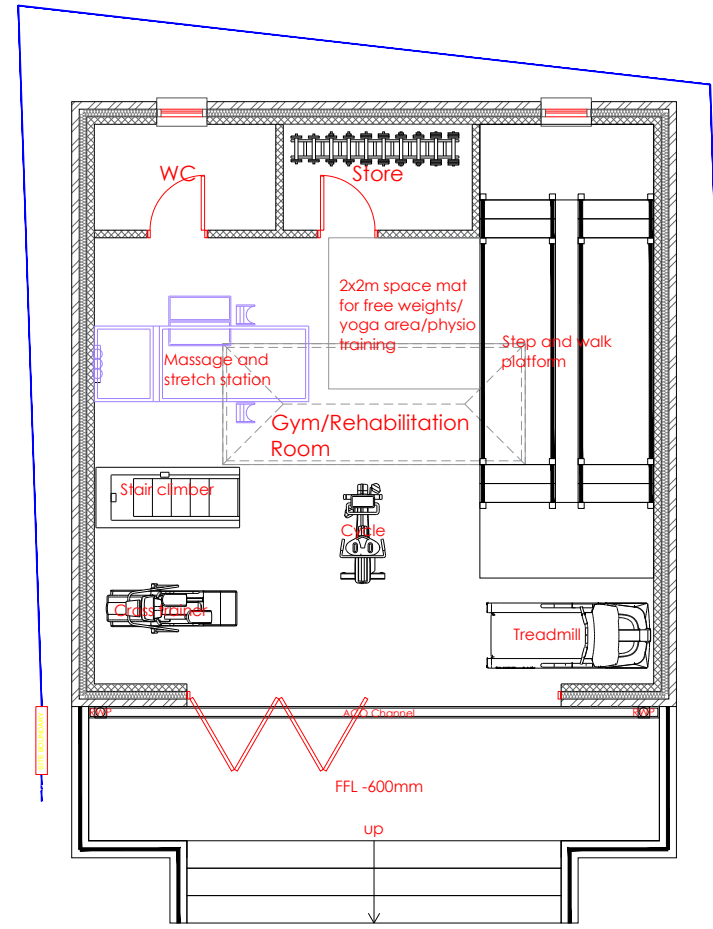
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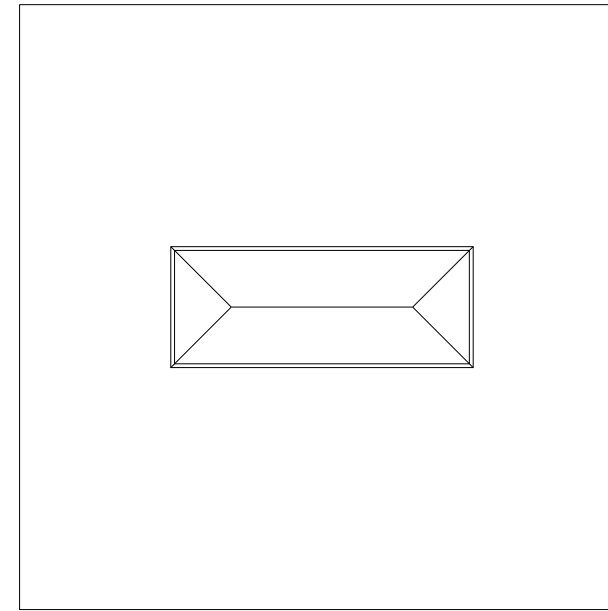
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STATUS:	PLANNING	
SITE:	50 Chatsworth Avenue Great Barr B43 6QH	
TITLE:	Site & Location Plan	
SCALE AT A3: 1:1250 1:500	DATE: 19.12.2023	DRAWN: AK
PROJECT NO: 2023-041	DRAWING NO: 1	CHECKED: REVISION: B



Proposed Cut Area



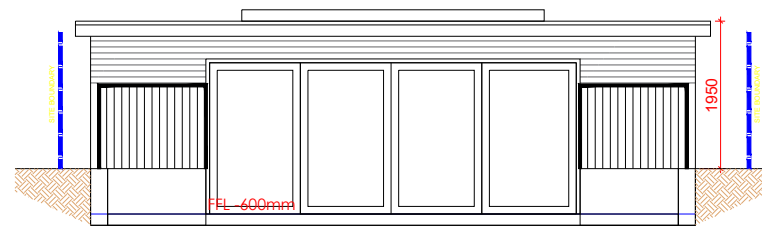
Proposed Outbuilding Plan



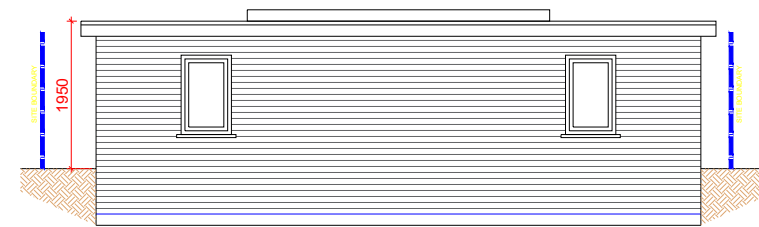
Proposed Outbuilding Roof Plan



Proposed Side Elevation



Proposed Front Elevation



Proposed Rear Elevation

Notes:

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect/Designer before proceeding with the works.

Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.

REV:	DESCRIPTION:	DATE:
	PLANNING	

SITE:
50 Chatsworth Avenue
Great Barr
B43 6QH

TITLE:
Proposed plans and elevations

SCALE AT A3: 1:100	DATE: 11.12.2023	DRAWN: AK	CHECKED:
PROJECT NO: 2023-041	DRAWING NO: 2	REVISION: B	

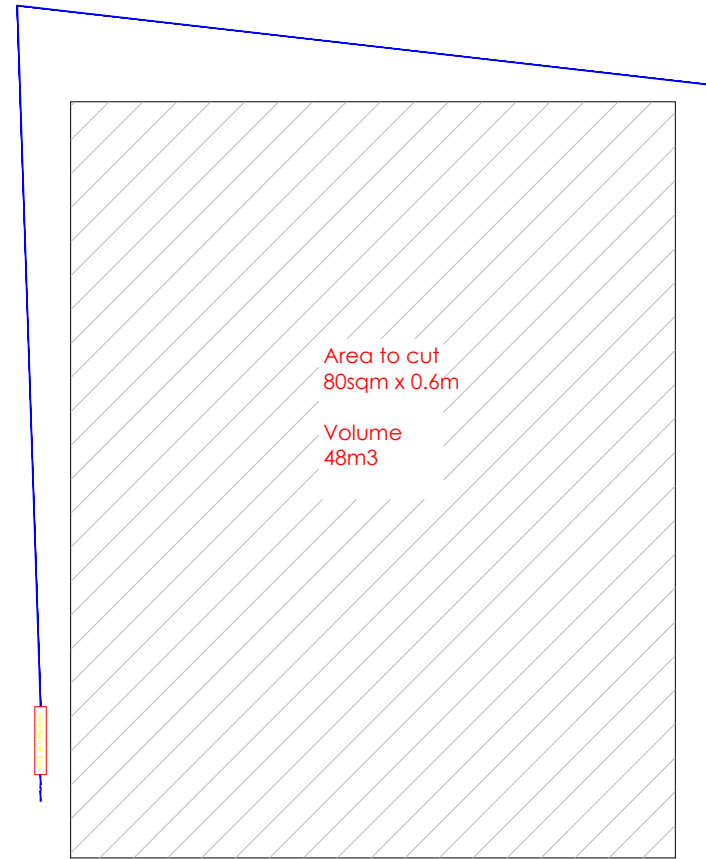
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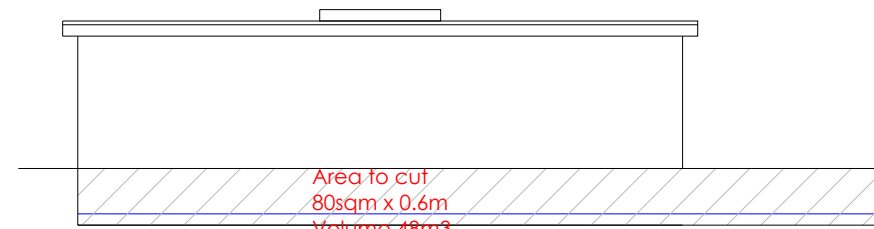
Notes:

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect/Designer before proceeding with the works.

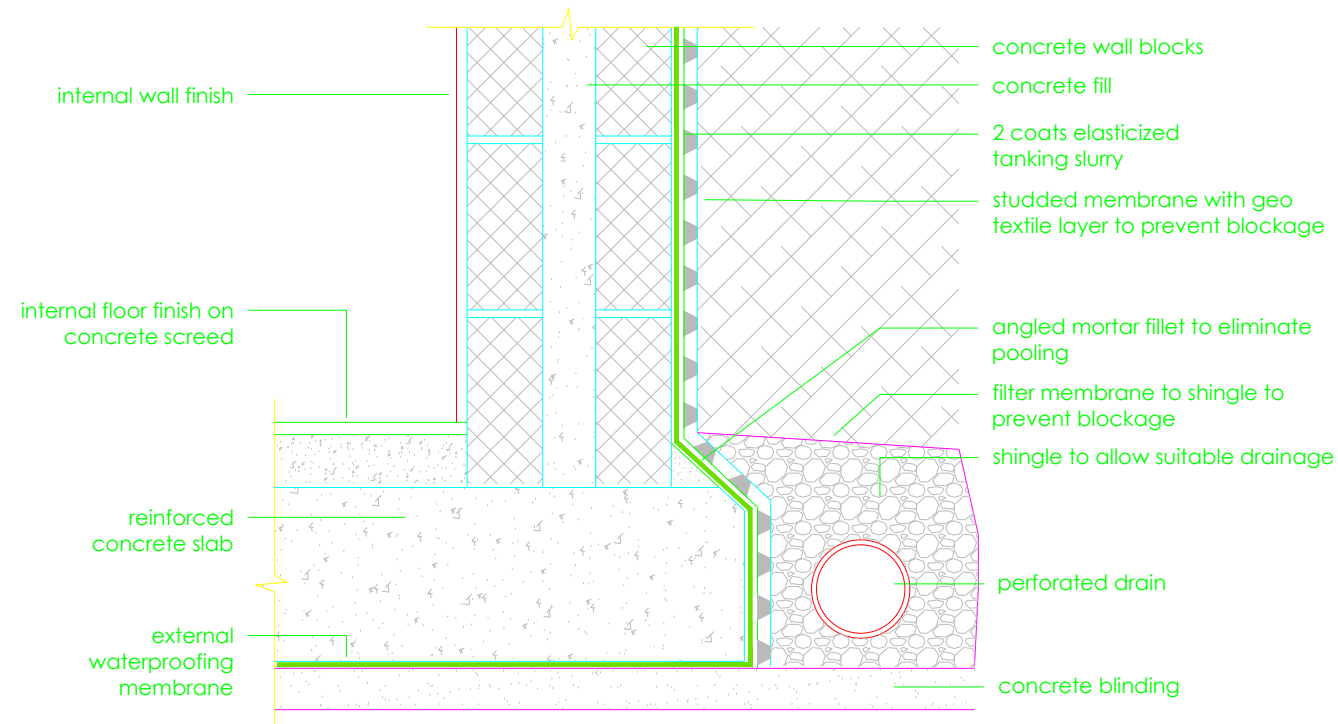
Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.



Proposed Cut Area



Proposed Side Elevation Cut



B03 Type A: Blockwork construction, external tanking with drainage membrane

Detail Notes:

Reinforcing bars not shown

All basements to be designed with structural engineer and basement specialist input and advice.

The external tanking line is clear, with an additional drainage layer to allow water to drain down the external surface of the structure and into the perforated drain, thus shedding water away from the building and reducing the hydrostatic pressure.

Notice the angled mortar fillet at the wall and floor junction, eliminating the possibility of pooling.

This detail shows an elasticized tanking slurry, but other membranes could be used.

Scale 1:100



REV:	DESCRIPTION:	DATE:
STATUS:	PLANNING	
SITE:	50 Chatsworth Avenue Great Barr B43 6QH	
TITLE:	Proposed cut and fill plan Basement external tanking detail	
SCALE AT A3:	DATE:	DRAWN:
1:100 & 1:10	11.12.2023	AK
PROJECT NO:	DRAWING NO:	REVISION:
2023-041	3	

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Report to Planning Committee

10 January 2023

Application Reference	DC/23/68797
Application Received	25 October 2023
Application Description	Retention of outbuilding in rear garden (Re-submission of refused planning permission DC/23/68475).
Application Address	41 Warwick Road, Oldbury, B68 0NE
Applicant	Mr Enver Bajrami
Ward	Old Warley
Contact Officer	Lucinda McKee lucinda_mckee@sandwell.gov.uk

1 Recommendations


- 1.1 That planning permission is granted subject to conditions relating to:
- i) Use to remain ancillary to the occupants of 41 Warwick Road.

2 Reasons for Recommendations

- 2.1 The outbuilding is acceptable for retention as it has no significant impact on the amenity of surrounding residents and the design and scale assimilates into the surrounding area. Furthermore, the vehicular access is existing and therefore its presence cannot be factored into the suitability of the outbuilding.



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 committee as three objections have been received.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[41 Warwick Road, Oldbury, B68 0NE](#)

5 Key Considerations

- 5.1 The site is not allocated within the Development Plan.
- 5.2 Material planning considerations (MPCs) are matters that can and should be taken into account when making planning decisions. By law, planning decisions should be made in accordance with the development plan unless MPCs indicate otherwise. This means that if enough MPCs weigh in favour of a development, it should be approved even if it conflicts with a local planning policy.
- 5.3 The material planning considerations which are relevant to this application are:-

Government policy (NPPF)

Amenity concerns – Overlooking/loss of privacy, loss of light and/or outlook.

Design concerns - appearance and materials, layout and density of building and wider visual amenity

Highways considerations - access



6. The Application Site

6.1 The application relates to a semi-detached property situated on the north east side of Warwick Road, Oldbury. The character of the surrounding area is residential.

7. Planning History

7.1 A previous application for retention of the outbuilding was refused. The reasons for refusal were that insufficient information had been provided in the application form with regards to the property owner, and access could not be gained by officers into the outbuilding to make a full determination. The ownership of the property has now been clarified and the outbuilding was accessed by officers on 12 December 2023.

7.2 Relevant planning applications are as follows:

DC/23/68475	Retention of outbuilding in rear garden.	Refused 18.09.2023
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8. Application Details

8.1 The application is for the retention of an outbuilding in the rear garden. The outbuilding measures 7.5 metres in length, 8.2 metres in width and 4 metres in height at normal ground level/4.7 metres into lowered ground.

8.2 The outbuilding consists of two floors. Whilst the submitted plans show that the use is as a gym at ground floor and games room at first floor, the site visit revealed that the ground floor contains a kitchen/living area and shower room with a vacant but carpeted first floor room served by skylights.



8.3 Officers accessed the outbuilding through the main dwelling but there is an existing vehicular access to the rear garden with one parking space. The rear access serves several properties along Wolverhampton Road.

9. Publicity

9.1 The application has been publicised by 10 neighbour notification letters. Three objections and two representations of support have been received.

9.2 Objections

Objections have been received on the following grounds:

- i) Loss of light, privacy and outlook;
- ii) Design;
- iii) Access – including emergency vehicles;
- iv) Use; and
- v) Loss of trees.

These objections will be addressed in section 13 (Material considerations).

10. Consultee responses

10.1 Highways

Highways have stated that the parking provision should comply with the Council's design guidance and raise concerns regarding emergency access.

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 Paragraph 111 states that developments should only 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 is not the case with this application.

12. Local Planning Policy

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

ENV3: Design Quality

SAD EOS9: Urban Design Principles

12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed layout and design are discussed under material considerations.

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 Amenity concerns – Overlooking/loss of privacy, loss of light and/or outlook

It is important to note that the rear garden has been excavated to keep the building as low as possible; mindful that it is a two-storey structure. This results in a lowered land level by approximately 700 mm on the area that the outbuilding occupies. As such, the impact of the massing and scale is limited. There are no windows in elevations facing southwest or northeast; and only skylights at first floor, which are difficult to look out of when in the loft space as they are waist height when standing. Furthermore, properties along Wolverhampton Road are at a higher land level, the separation distance to the closest property is 27 metres and the property to the south has its rear elevation at an obscure



angle so occupiers do not directly look onto the building. Occupiers of the attached neighbouring property would clearly see the upper part of the outbuilding, but the rear aspect of that property does not directly overlook it.

13.3 Design concerns - appearance and materials, layout and density of building and wider visual amenity

As stated above, the impact of the height of the outbuilding has been lessened due to the land level change. The plot is large enough to accommodate the outbuilding and, as it is not visible from the street, the impact on wider visual amenity is not significant.

13.4 Highway considerations – access

Whilst Highways have raised concerns, much of this was considered during the site visit. The property already has a vehicular right of access to the rear and, consequently, I have no significant concerns from an access or highway safety perspective. Whilst the access does serve the rear of several properties, it does not appear to be well-used and visibility on to the main road is good. Highways also raise concerns over access for emergency service vehicles. Manual for Streets (the Government’s guidance on street design) states that ‘the requirements for emergency vehicles are generally dictated by the fire service requirements’. Paragraph 6.7.3 goes on to state ‘Simply to reach a fire, the access route could be reduced to 2.75 m over short distances, provided the pump appliance can get to within 45 m of dwelling entrances’. The accessway is approximately 3.5 metres wide and the distance from the rear boundary of the property to the footpath is approximately 45 metres. Furthermore, access for the fire service is a requirement of building regulations and I see no reason to impose conditions which would replicate requirements under that legislation.

13.5 In respect of parking requirements, the property is a three bed, with the outbuilding having the potential to make this four. Two parking spaces are evident at the property; one to the front and one to the rear, which



complies with the Council's design guidance. Additionally, with reference to the NPPF, I do not anticipate any highway impact to be severe based on the above assessment.

13.6 Other matters – use of outbuilding and loss of trees

The plans show that the use of the outbuilding is ancillary to the main house. Whilst the internal arrangement is not strictly as shown on plan, providing the use remains ancillary to the main dwelling, I have no significant concerns. This can be ensured by condition. In respect of the loss of the trees, the trees did not warrant specific protection and the owner is entitled to remove them from their own land.

14. Conclusion and planning balance

14.1 All decisions on planning applications should be based on an objective balancing exercise. This is known as applying the “planning balance”. It is established by law that planning applications should be refused if they conflict with the development plan unless material considerations indicate otherwise. This essentially means that the positive impacts of a development should be balanced against its negative impacts.

14.2 On balance the proposal accords with the provisions of relevant development plan policies and there are no significant material considerations which warrant refusal that could not be controlled by conditions.

15 Alternative Options

15.1 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 policies and there are no material considerations that would justify refusal.



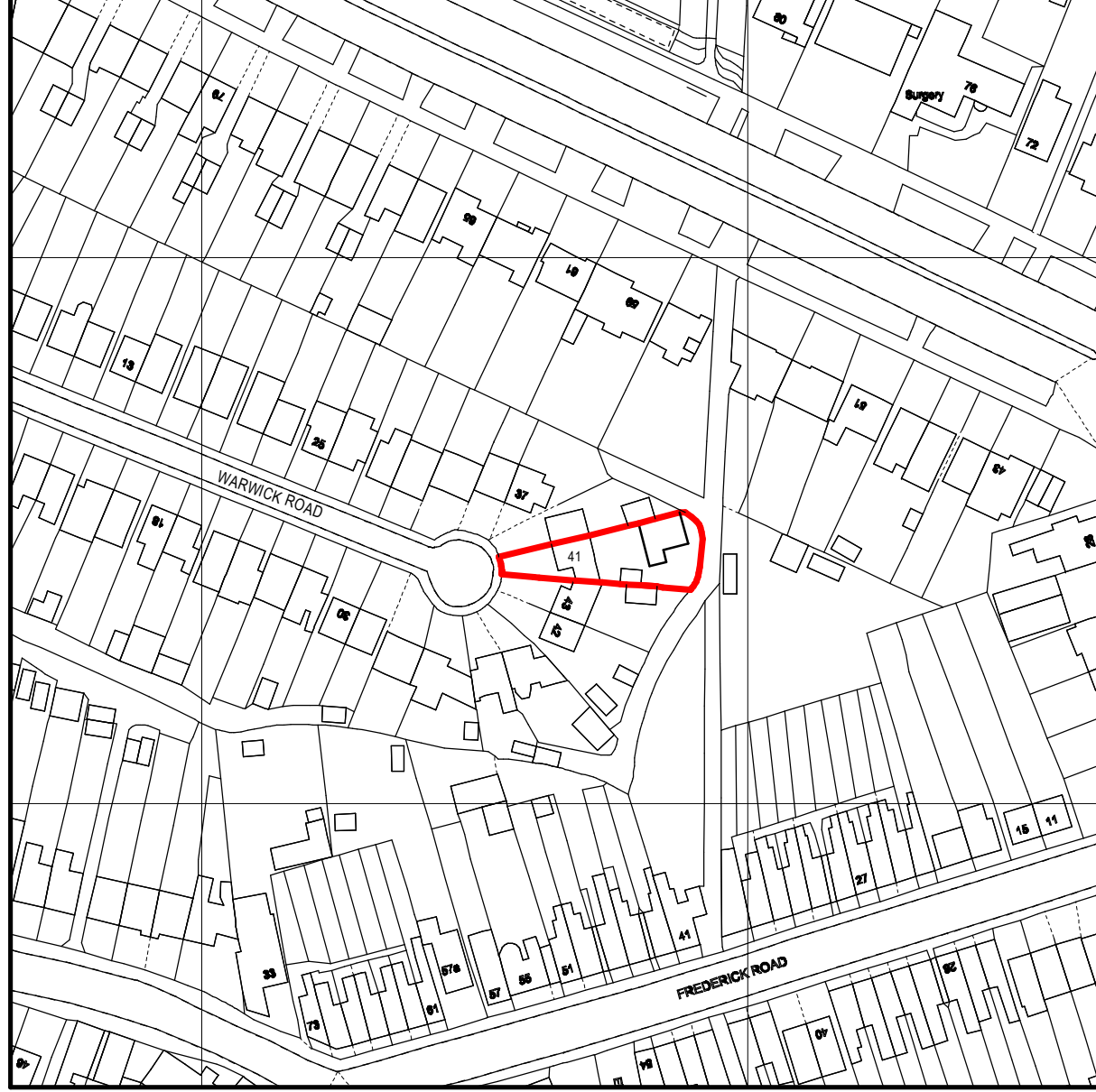
16 Implications

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

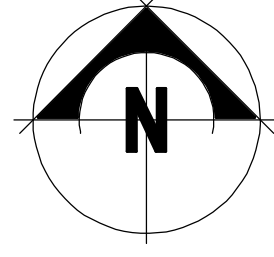
17. Appendices

Context plan
GD2538/02
GD2538/03





LOCATION PLAN Scale 1:1250

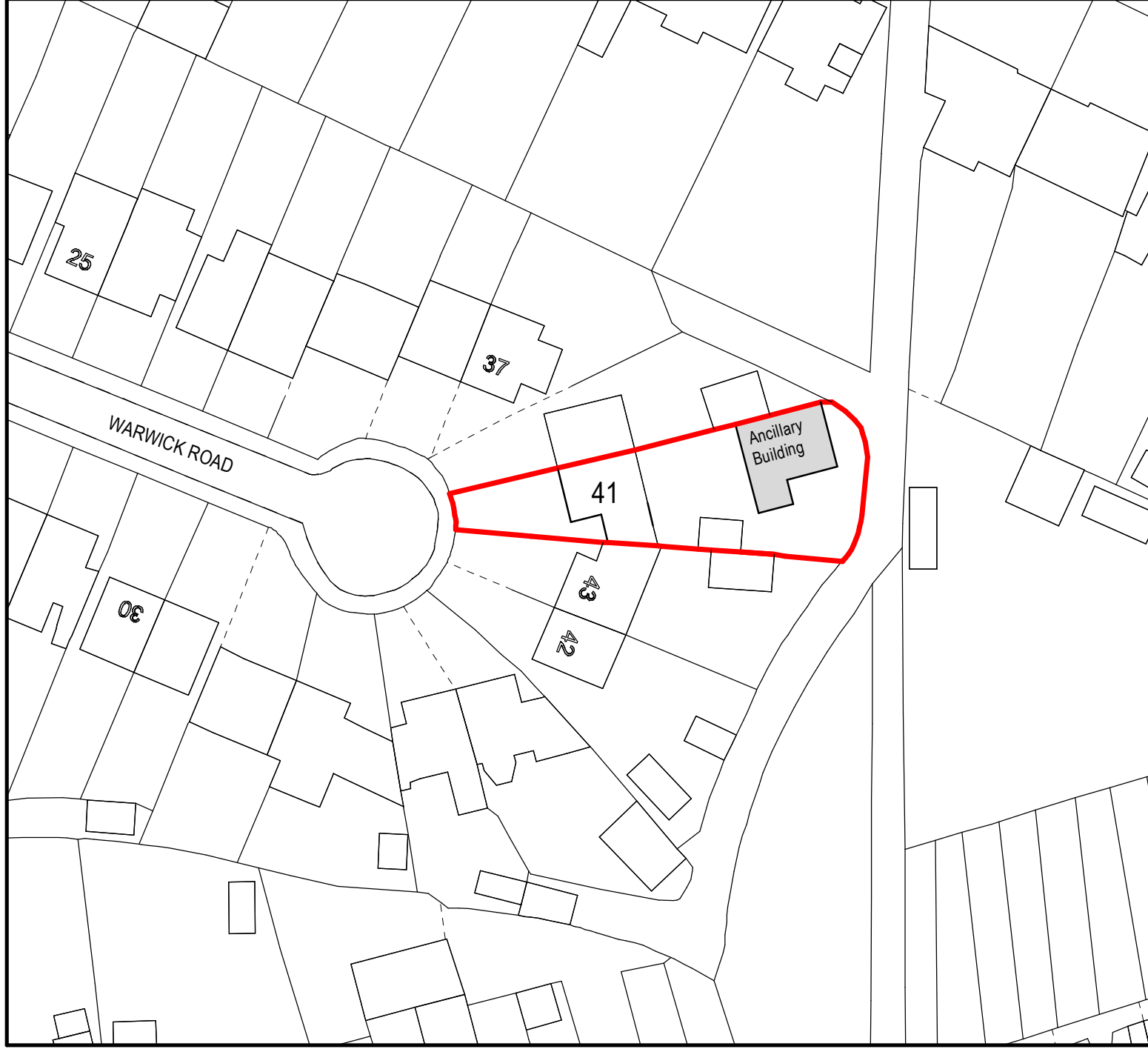


49, The Crescent,
 Cradley Heath,
 West Midlands,
 B64 7JG
 Tel 0121 602 6233
 Mob 07939 436557

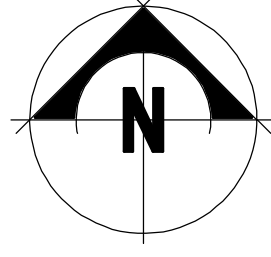
GD *Designs*
 Architectural Services

client **MR ENVER BAJRAMI**
 drawing **LOCATION PLAN**
 contract **41, WARWICK ROAD, OLDBURY. B68 ONE**

date **JULY 2023**
 scale **1:1250**
 drawing no **GD2538/01**



BLOCK PLAN Scale 1:500

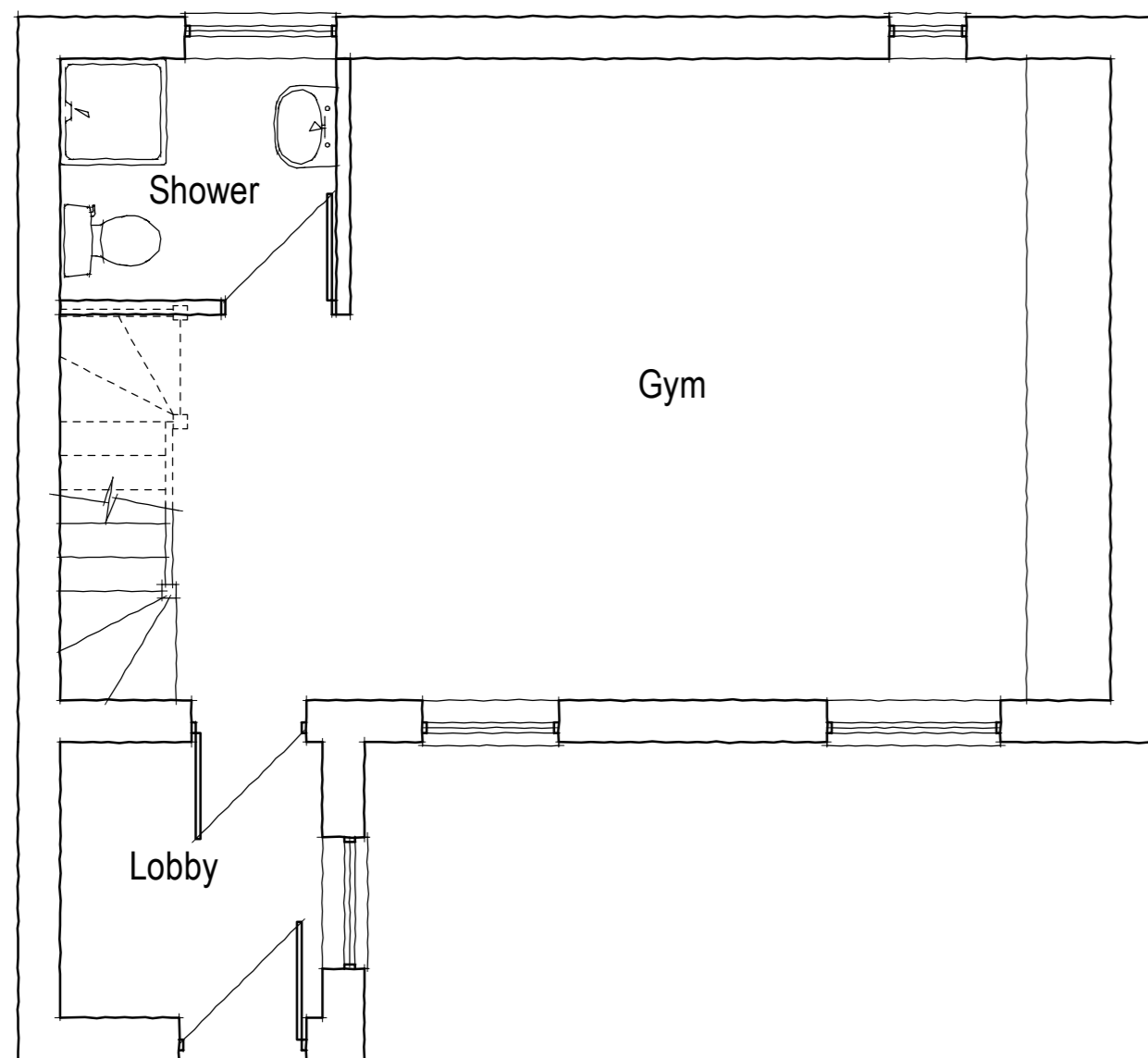
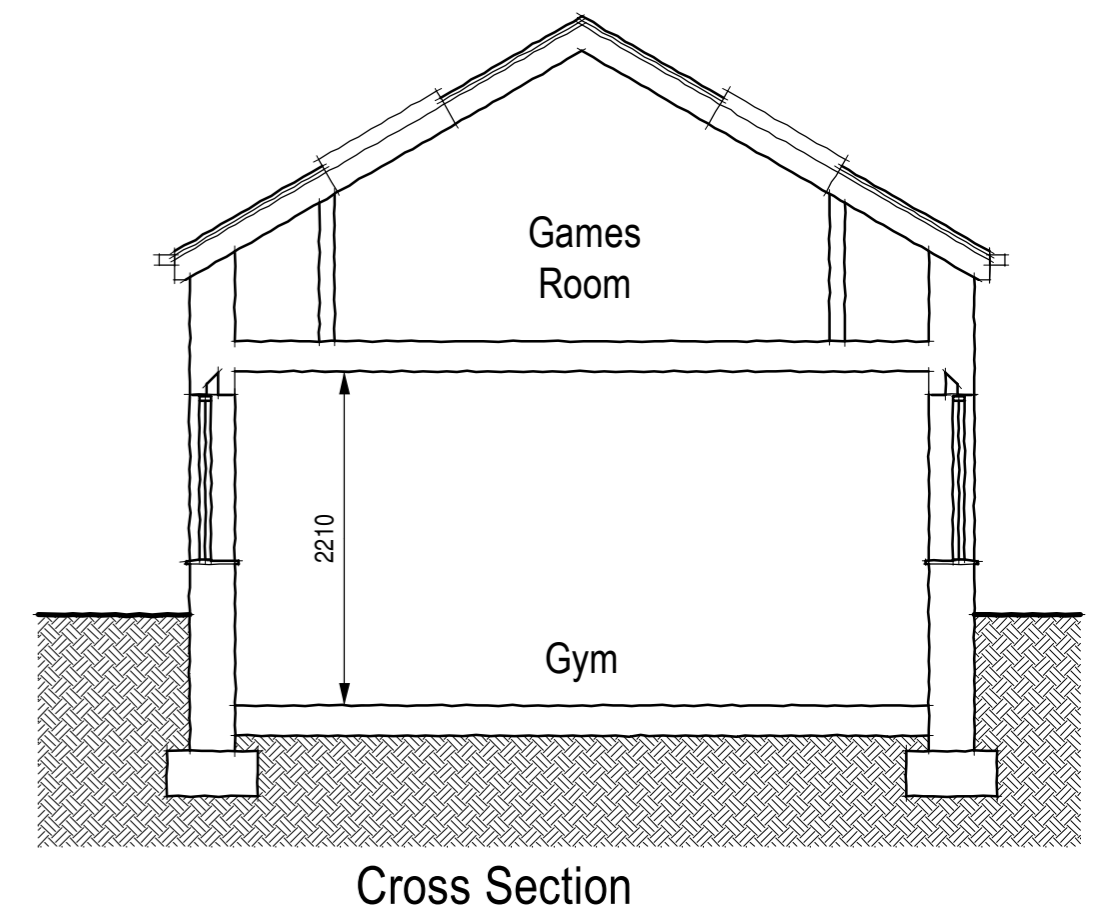
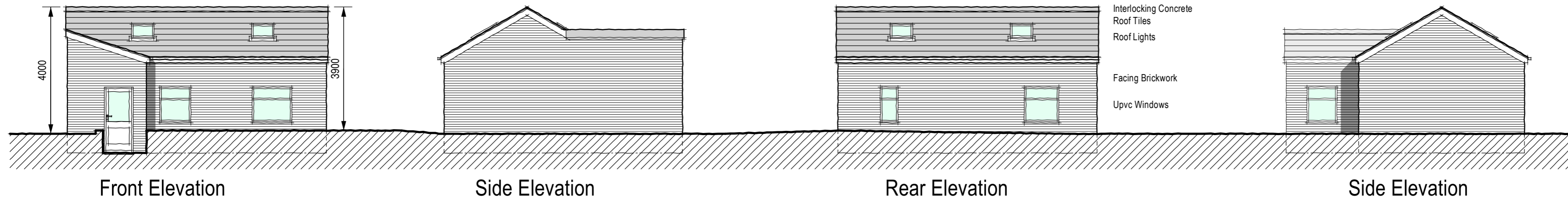


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 drawing no GD2538/02

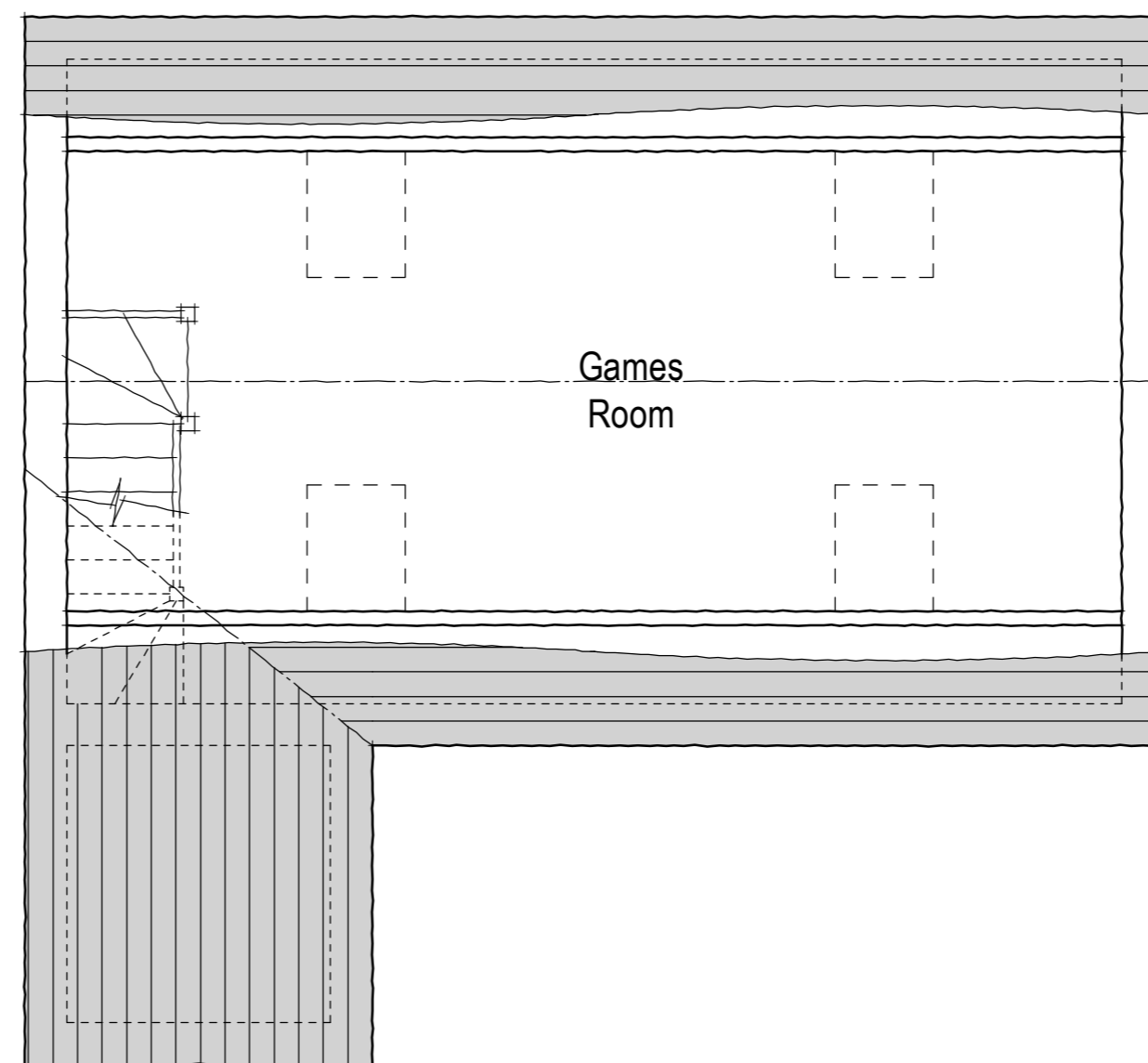
client MR ENVER BAJRAMI
 drawing BLOCK PLAN
 contract 41, WARWICK ROAD, OLDBURY. B68 ONE

GD Designs
 Architectural Services

49, The Crescent,
 Cradley Heath,
 West Midlands.
 B64 7JG
 Tel 0121 602 6233
 Mob 07939 436557



As Built Ground Floor Plan



As Built Roof Space Plan



REV.	DATE	DESCRIPTION	BY
<p>GD Designs Architectural Services</p> <p>49, The Crescent, Cradley Heath, West Midlands, B64 7JS Tel: [REDACTED] Mob: [REDACTED]</p> <p>contract DETACHED ANCILLARY BUILDING 41, WARWICK ROAD, OLDBURY. B68 ONE</p> <p>drawing AS BUILT PLANS & ELEVATIONS</p> <p>client [REDACTED]</p> <p>scale 1:50/1:100@A2</p> <p>date JULY 2023</p> <p>drawn by GCD</p> <p>drawing no GD2538/03</p> <p>rev 1:45/1:16 D & T E 14/07/2023</p> <p>plot cad lines</p>			

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Report to the Planning Committee

10 January 2024

Subject:	Proposed Site Visits
Director:	Director – Regeneration and Growth Tony McGovern
Contact Officer:	John Baker Assistant Director - Development Planning and Building Consultancy John_baker@sandwell.gov.uk Alison Bishop Development Planning Manager Alison_bishop@sandwell.gov.uk





1 Recommendations

- 2 That the Committee notes that the following planning application(s) will be visited by the Committee on 21st February 2023.

3 Reasons for Recommendations

- 3.1 Planning officers recommend these visit(s) to assist with the timescales set by government for reaching decisions on planning applications and when an application has generated substantial public interest.

4 How does this deliver objectives of the Corporate Plan?

		We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes. Our distinctive towns and neighbourhoods are successful centres of community life, leisure and entertainment where people increasingly choose
		



to bring up their families. Sandwell now has a national reputation for getting things done, where all local partners are focused on what really matters in people's lives and communities.

5 Context and Key Issues

- 5.1 Planning applications can generate considerable public interest and it is considered that in some circumstances a visit to the site by the planning committee will assist them in understanding the proposal in relation to the surrounding area.
- 5.2 Visiting the site earlier in the planning process can assist with the timescales set by government for reaching decisions on planning applications.
- 5.3 In the event that the application does not generate objections or it is refused in line with objector's concerns, then members will no longer be required to consider the planning application before their committee and instead the application will be decided under delegated powers.
- 5.4 Site visit(s) for the following planning application(s) are reported. A location plan and site layout are attached:-

Application No. and Description.	Date received	Reason
DC/23/68823 Proposed 2 no. pair of semi-detached 3 bedroom houses, with associated parking and private amenity space/gardens, vehicle crossover to pavement, and access road.	3.11.2023	To review the site location in terms of highway safety due to the location of the application site and the proposed development's relationship to existing residential properties (outlook/privacy/sunlight).

<p>At Land To The Rear Of 22 To 56 Francis Ward Close West Bromwich</p>		
<p>DC/23/68819 Demolition of former public house and proposed construction of 4 storey mixed-use building comprising of 2 No. ground floor retail units, 12 No. self- contained apartments with first and third floor amenity areas with balustrades, plant room enclosure with acoustic timber fencing, boundary walls and railings, new access from Thornwood Close, parking, cycle store, refuse/recycling facilities and landscaping. At The Merrivale Vicarage Road Oldbury</p>	<p>2.11.2023</p>	<p>To review the context of the area in relation to the proposed development in terms of design, scale and massing and the retail element at ground floor.</p>

6 Alternative Options

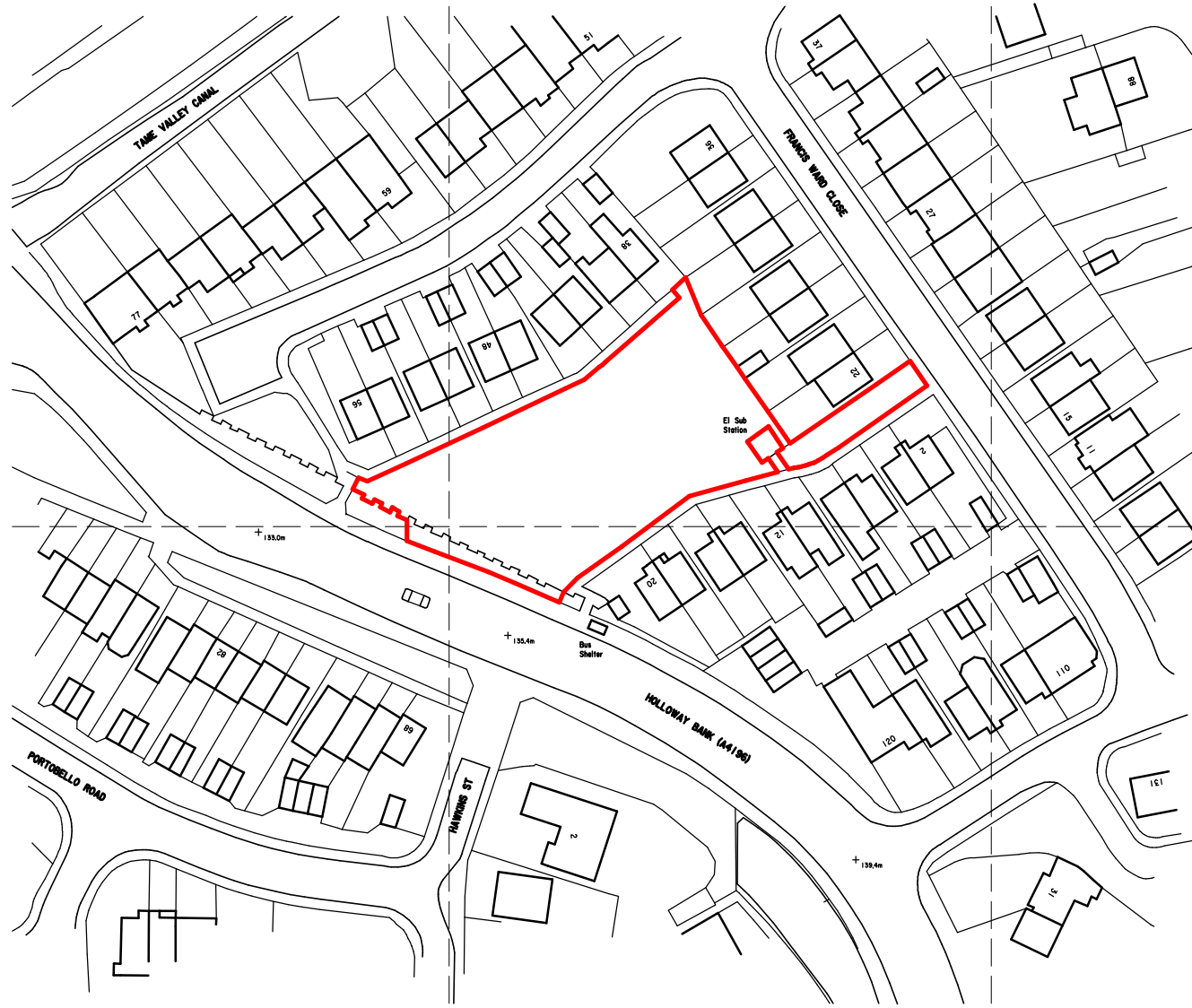
6.1 There are no alternative options.

7. Implications

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 Governance:	The Planning Committee has delegated powers to 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 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.

8. Appendices

Location plans
Site layout plans



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SITE LOCATION PLAN (1:1250)



RIGHTS OF WAY PLAN (N.T.S.)

NOTE: Area on site shown tinted represents land subject to a public right of way.

Scale
0 5 10m

Figured dimensions only to be taken from this drawing.

REVISIONS

Date	Description



Chartered Architects

The Old School, St. Johns Road, Dudley, DY2 7JT
Tel. 01384 252622

CLIENT
**MR J GOODSSELL
KINGSWINFORD
WEST MIDLANDS**

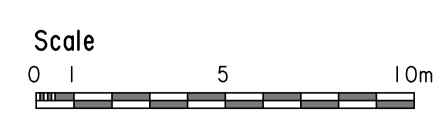
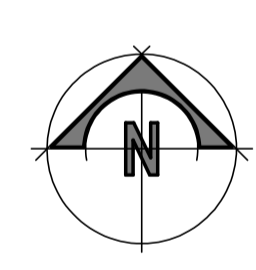
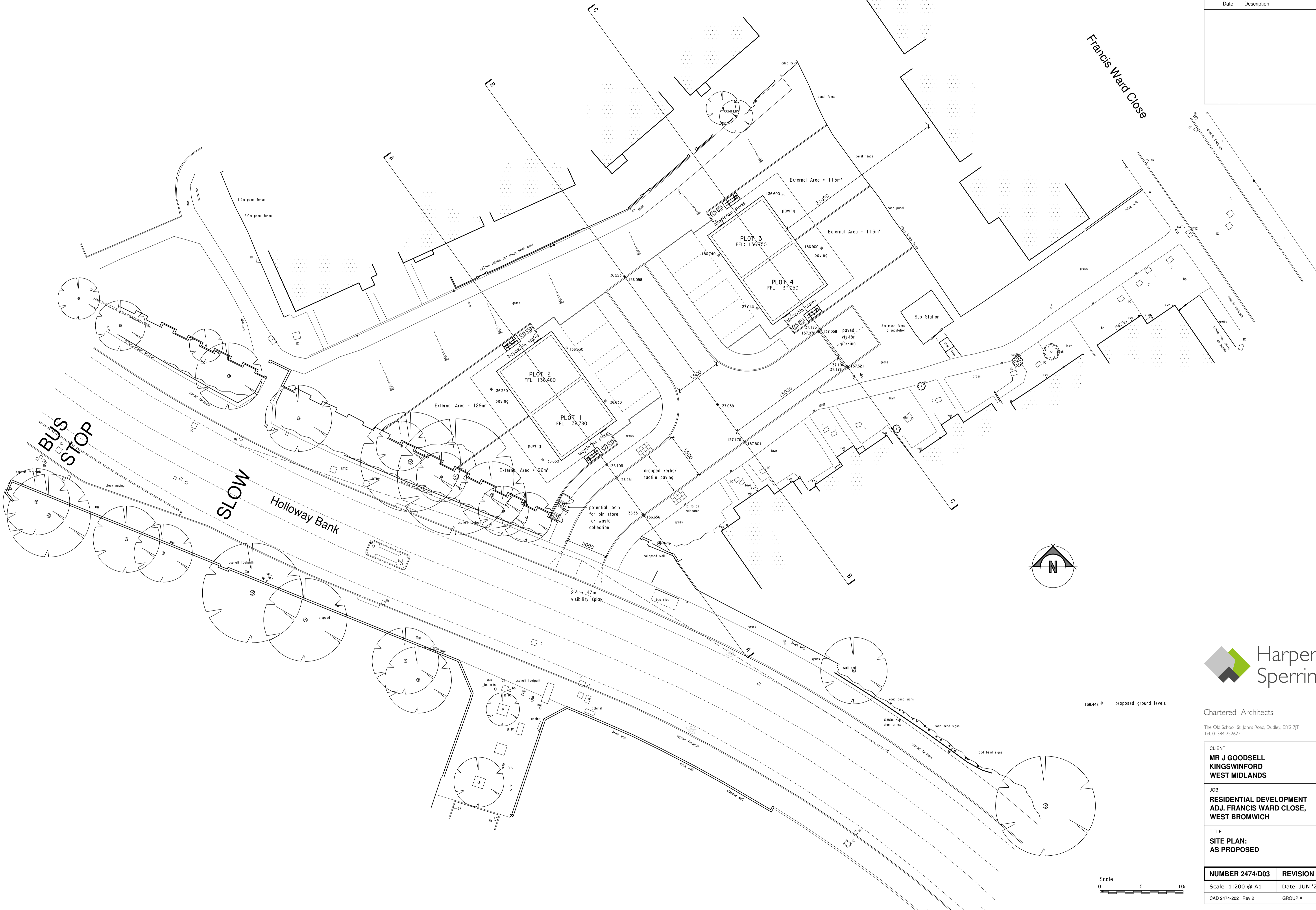
JOB
**RESIDENTIAL DEVELOPMENT
ADJ. FRANCIS WARD CLOSE
WEST BROMWICH**

TITLE
**SITE LOCATION PLAN
& RIGHTS OF WAY PLAN**

NUMBER 2472/D01	REVISION
Scale 1:1250 @ A3	Date OCT '23
CAD 2474-200 Rev 0	Group A

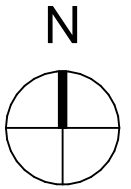
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REVISIONS	
Date	Description



Chartered Architects
The Old School, St. Johns Road, Dudley, DY2 7JT
Tel: 01384 252622

CLIENT MR J GOODSSELL KINGSWINFORD WEST MIDLANDS	
JOB RESIDENTIAL DEVELOPMENT ADJ. FRANCIS WARD CLOSE, WEST BROMWICH	
TITLE SITE PLAN: AS PROPOSED	
NUMBER 2474/D03	REVISION
Scale 1:200 @ A1	Date JUN '23
CAD 2474-202 Rev 2	GROUP A



Location Plan

1:1250

Client
Merrivale Court Ltd

Project
Merrivale PH, Oldbury, Site Redevelopment

Title
Location Plan

Notes
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Scale @ A4
1:1250
Date Created
1:1250
Project No.
PA 0106
Drawing No.
0106 A-000

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Merrivale, Floor Area Schedule (GIA)			
Home Story	Area Name	Room Number	Measured Area
Ground Floor	Bin Store 1		13.02
	Bin Store 2		16.80
	Plant 1		18.99
	Stair 1		59.38
	Stair 2		16.80
	Unit 1		395.25
	Unit 2		163.01
			662.95 m²
First Floor	APT 01		68.73
	APT 02		68.65
	APT 03		68.93
	APT 04		48.35
	APT 05		58.71
	APT 06		61.92
	Corridor		39.52
	Stair 1		16.54
	Stair 2		16.80
Second Floor	APT 07		68.45
	APT 08		68.44
	APT 09		68.46
	APT 10		47.51
	APT 11 duplex		58.57
	APT 12		61.54
	Corridor		39.52
	Stair 1		16.47
	Stair 2		16.80
Third Floor	APT 11 duplex		46.30
			46.30 m²
			1,603.37 m²

Floor Areas 1:1

- A 28.9.22 ADDITIONAL PARKING INDICATED TO SUIT CLIENT CHANGE
- B 30.9.22 BENCHES ADDED TO UNIT 2 APRON, ONE WAY ROAD SYSTEM NOTED
- C 24.11.22 AREA SCHEDULE ADDED
- D 19.12.22 UNIT 3 OMITTED, CAR PARKING INCREASED, RESIDENTIAL PARKING & PEDESTRIAN ROUTE FROM CAR PARK REVISED
- E 11.1.23 GATE TO RESIDENCE PARKING REVISED
- F 6.2.23 TIMBER FENCE SHOWN TO PLANT AREA, REAR DOOR TO STAIR 2 OMITTED, STAIR 2 FFL REDUCED, DWARF WALL ADDED ADJ SPACE 26, EXTERNAL LEVELS UPDATED
- G 9.12.22 BIN STORE ENCLOSURE ADDED TO UNIT 1, STORES BELOW CAR PARK OMITTED, PLANTING AREA ADDED TO CORNER OF UNIT 1
- H 31.3.23 RESI PARKING SPACE NO.1 RELOCATED TO FAR END, SPACE 21 SHOWN AS DIS. PARKING, REVISION TO SERVICE ROAD EGRESS TO SUITE TRAFFIC CONSULTANT COMMENTS.
- J 12.11.23 1:200 SCALE BAR ADDED

Rev	Description	Date
Client		
Merrivale Court Ltd		
Project		
Merrivale PH, Oldbury, Site Redevelopment		
Title		
Site Plan		
Scale @ A1	1:200, 1:1	Drawn
Date Created	15.08.22	Checked
Project No.	PA 0106	Drawing No. - Rev
		0106 A-002-J



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Report to the Planning Committee

10 January 2024

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.



SANDWELL METROPOLITAN BOROUGH COUNCIL
PLANNING COMMITTEE

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

REPORT FOR INFORMATION PURPOSES ONLY

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68593 Hateley Heath	8 Pembroke Way West Bromwich B71 2SR	Proposed first floor rear extension.	Grant Permission with external materials 15th November 2023
DC/23/68639 Charlemont With Grove Vale	20 Fairyfield Avenue Great Barr Birmingham B43 6AG	Proposed single and two storey rear extension with balcony on first floor, loft conversion with front and rear dormer windows and raising of retaining wall. (Re-submission of previously approved planning permission DC/20/64227).	Grant Permission Subject to Conditions 15th November 2023
DC/23/68652 West Bromwich Central	206 Birmingham Road West Bromwich B70 6QJ	Proposed change of use from residential dwelling to No. 6 bedroom HMO (House in multiple occupation).	Grant Permission Subject to Conditions 15th November 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68660 Charlemont With Grove Vale	35 Haywoods Farm West Bromwich B71 3QE	Proposed single storey side and rear extension.	Grant Permission with external materials 15th November 2023
PD/23/02528 Greets Green & Lyng	73 Kelvin Way West Bromwich B70 7LE	Proposed single storey rear extension measuring: 6.00m L x 2.90m H (2.74m to eaves)	P D Householder not required 15th November 2023
PD/23/02532 Smethwick	8 Addenbrooke Road Smethwick B67 6HT	Proposed single storey rear extension measuring: 6.0m L x 3.0m H (3.0m to eaves)	P D Householder not required 15th November 2023
DC/23/6865A Wednesbury South	Unit 3 8 Market Place Wednesbury WS10 7AX	1 No. externally illuminated fascia sign, 1 No. non-illuminated fascia sign and 2 no. window signs. Retention of painted signage.	Grant Advertisement Consent 15th November 2023
PD/23/02534 Tividale	85 Newbury Lane Oldbury B69 1HE	Proposed single storey rear extension measuring: 6.0m L x 3.9m H (2.8m to eaves)	Permitted Development Refused 15th November 2023
DC/23/68630 Smethwick	32 Edward Road Smethwick B67 6EP	Retention of conservatory to existing outbuilding in rear garden.	Grant Retrospective Permission 17th November 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68650 Tipton Green	7 Standbridge Way Tipton DY4 8TS	Demolition of existing conservatory, proposed single and two storey rear and front extensions with porch to front, and loft conversion (amendment to previously approved application DC/23/68253).	Refuse permission 17th November 2023
DC/23/68674 Tipton Green	88 Castle Road Tipton DY4 8EA	Retention of single storey rear/side extensions, single storey summer house at rear, and 2.2m high timber fence.	Grant Conditional Retrospective Consent 17th November 2023
DC/23/68689 Oldbury	5 Twydale Avenue Tividale Oldbury B69 2HP	Proposed two storey side and rear extension.	Grant Permission with external materials 17th November 2023
DC/23/6864A Rowley	K F C 132 Halesowen Road Cradley Heath B64 5LS	Proposed 3 No. free-standing digital leader/menu boards, 1 No. Speaker post, 4 No. internally illuminated fascia signs, 1 No. wall sign and poster sign, 1 No. free-standing banner sign, 2 No. Free-standing traffic signs and 1 No. illuminated door surround.	Grant Advertisement Consent 17th November 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68735 Cradley Heath & Old Hill	19 Barrs Road Cradley Heath B64 7HG	Proposed single and two storey side extension, first floor side extension, and loft conversion with dormer to rear. (amendment to previous application DC/23/68070).	Grant Permission with external materials 17th November 2023
PD/23/02542 Tividale	58 Wallace Road Oldbury B69 1HH	Proposed single storey rear extension measuring: 6.00m L x 3.10m H (3.00m to eaves).	P D Householder not required 17th November 2023
DC/23/68386 St Pauls	Karam Court Highbury Road Smethwick B66 1QX	Proposed internal reconfiguration and addition of two windows at ground and first floor in the north elevation.	Grant Permission 20th November 2023
DC/23/68519 Hateley Heath	4 Jowetts Lane West Bromwich B71 2RA	Proposed change of use from retail shop to a dwelling house with external alterations.	Grant Permission Subject to Conditions 20th November 2023
DC/23/68657 Old Warley	62 Forest Road Oldbury B68 0EF	Proposed part garage conversion into habitable room, raising of roof height and roof alterations to existing side/rear extension and fenestration alterations to side/rear.	Grant Permission Subject to Conditions 20th November 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68661 Abbey	355 - 363 Bearwood Road Bearwood Smethwick B66 4ED	Proposed demolition of existing retail units and construction of three storey building with 2No. retail units at ground floor and 4No. self-contained apartments at first and second floors.	Refuse permission 20th November 2023
DC/23/68694 West Bromwich Central	166 Birmingham Road West Bromwich B70 6QG	Proposed replacement of all existing windows and doors.	Grant Permission with external materials 20th November 2023
DC/23/68698 Blackheath	25 Glaslyn Avenue Rowley Regis B65 8EG	Proposed change of use from residential dwelling to children's care home for up to 4 No. young people aged between 7- 17 years old.	Refuse permission 20th November 2023
DC/23/68703 Bristnall	116 Dog Kennel Lane Oldbury B68 9NA	Proposed single storey rear extension, front porch and canopy.	Grant Permission with external materials 20th November 2023
DC/23/68677 Great Bridge	2 Cygnus Way West Bromwich B70 0XB	Proposed part change of use of first floor to Taxi Office (Sui Generis).	Grant Permission Subject to Conditions 21st November 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68506 Oldbury	42 Temple Way Tividale Oldbury B69 3JN	Proposed two storey side extension and change to original roof pitch.	Grant Permission with external materials 22nd November 2023
DC/23/68607 West Bromwich Central	Gurdwara Guru Har Rai Sahib George Street West Bromwich B70 6NJ	Proposed single and first floor rear extension.	Grant Permission Subject to Conditions 22nd November 2023
DC/23/68622 Princes End	13 Windsor Road Tipton DY4 0XT	Proposed access platform lift.	Grant Permission 22nd November 2023
DC/23/68681 Abbey	Bearwood Indoor Market 509 - 511 Bearwood Road Smethwick B66 4BE	Proposed alterations to front elevation and creation of first/second floors , 2 No. first floor front bay windows, 2 No. front dormer windows to create 4 No. self-contained flats and fenestration alterations to ground floor front.	Grant Permission Subject to Conditions 22nd November 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68683 Cradley Heath & Old Hill	173 Halesowen Road Cradley Heath B64 6HX	Proposed single storey front extension, new shop front to ground floor retail unit and first floor terrace with balustrades to flat above (Revision to approved planning applications DC/23/68334 and DC/23/68335).	Grant Permission Subject to Conditions 22nd November 2023
DC/23/68684 Hateley Heath	21 Rydding Lane West Bromwich B71 2HB	Proposed internal alterations and external window changes.	Grant Permission with external materials 22nd November 2023
PD/23/02522 Soho & Victoria	54 Pool Road Smethwick B66 3DB	Proposed single storey rear extension measuring: 6.00m L x 3.331m H (3.00m to eaves).	P D Householder not required 22nd November 2023
DC/23/68705 Langley	129 Old College Avenue Oldbury B68 8BF	Proposed single storey rear extension	Grant Permission with external materials 22nd November 2023
DC/23/68707 Tipton Green	12 Richmond Aston Drive Tipton DY4 8GD	Proposed single and two storey rear extension, raising of roof height and loft conversion with side facing dormer (previous application DC/23/67944).	Grant Permission Subject to Conditions 22nd November 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68709 Greets Green & Lyng	4 Emily Street West Bromwich B70 8LH	Proposed dormer window to rear (Lawful Development Certificate).	Grant Lawful Use Certificate 22nd November 2023
DC/23/68712 Hateley Heath	30 Garratt Street West Bromwich B71 1NE	Proposed single storey rear/side extension.	Grant Permission with external materials 22nd November 2023
DC/23/68747 Newton	3 Farlands Grove Great Barr Birmingham B43 5PY	Retention of retaining wall, and levelling of garden.	Grant Retrospective Permission 22nd November 2023
DC/23/68719 Wednesbury North	65 Walsall Street Wednesbury WS10 9HE	Proposed single storey side and rear extension.	Grant Permission with external materials 22nd November 2023
DC/23/68721 Wednesbury South	23 Schofield Avenue West Bromwich B71 2AW	Proposed single storey rear/side extension.	Grant Permission with external materials 22nd November 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68722 Great Bridge	235 Toll End Road Tipton DY4 0HP	Proposed single storey rear extension.	Grant Permission with external materials 22nd November 2023
PD/23/02537 St Pauls	72 Holly Lane Smethwick B67 7LD	Proposed single storey rear extension measuring: 6.0m L x 3.9m H (2.8m to eaves).	P D Householder not required 22nd November 2023
DC/23/68754 Wednesbury South	8 Prospect Street Tipton DY4 0ED	Proposed single storey rear and side extension.	Grant Permission with external materials 22nd November 2023
DC/23/68755 Wednesbury South	8 Prospect Street Tipton DY4 0ED	Proposed single storey rear extension (Lawful Development Certificate).	Grant Lawful Use Certificate 22nd November 2023
DC/23/68760 Rowley	Land At 61 Harvest Road Rowley Regis B65 8EL	Proposed two storey dwelling (Outline application with all matters reserved).	Grant Outline Permission with Conditions 22nd November 2023
PD/23/02539 West Bromwich Central	3 Creed Way West Bromwich B70 9JT	Proposed single storey rear extension measuring: 4.00m L x 3.85m H (2.90m to eaves)	P D Householder not required 22nd November 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02540 Greets Green & Lyng	112 Wood Lane West Bromwich B70 9PX	Proposed single storey rear extension measuring: 6.00m L x 3.95m H (2.90m to eaves)	P D Householder not required 22nd November 2023
PD/23/02541 Great Barr With Yew Tree	14 Sundial Lane Great Barr Birmingham B43 6PD	Proposed single storey rear extension measuring: 6.00m L x 2.90m H (2.90m to eaves)	P D Householder not required 22nd November 2023
DC/23/68675 Newton	29 Stanton Road Great Barr Birmingham B43 5EY	Proposed single and two storey side extension, single storey front extension with porch, and rear conservatory.	Grant Permission with external materials 23rd November 2023
DC/23/68339 Cradley Heath & Old Hill	217 Halesowen Road Cradley Heath B64 6JQ	Pursuant to planning permission DC/22/66899, retention of first floor side/rear extension to create 2 additional No. self-contained flats, external staircase to first floor rear and alterations to car park layout.	Grant Permission Subject to Conditions 24th November 2023
DC/23/68451 Bristnall	22 Goodyear Road Smethwick B67 6JZ	Proposed single storey side and rear extension.	Grant Permission Subject to Conditions 24th November 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68692 West Bromwich Central	4 Kiniths Crescent West Bromwich B71 4BX	Retention of single storey detached building to rear.	Grant Conditional Retrospective Consent 24th November 2023
DC/23/68710 Abbey	28 Galton Road Smethwick B67 5JU	Proposed single storey side and rear extension.	Grant Permission with external materials 24th November 2023
DC/23/68711 West Bromwich Central	38 Dagger Lane West Bromwich B71 4BE	Proposed use of property as a residential children's home for up to four children with up to five non-resident staff and up to two resident staff (Class C2) (Lawful Development Certificate).	Grant Lawful Use Certificate 24th November 2023
DC/23/68718 Rowley	K F C 132 Halesowen Road Cradley Heath B64 5LS	Proposed external refurbishment with new entrance door and illuminated door surround, fenestration alterations and relocation of drive thru pod window, roller shutters and light fixtures.	Grant Permission 24th November 2023
DC/23/68740 Rowley	138 Bill Thomas Way Rowley Regis B65 9AB	Retention of single storey rear extension.	Grant Retrospective Permission 24th November 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02536 Great Bridge	23 Market Place Tipton DY4 7EL	Proposed conversion of first and second floors into 1 No. 3 bedroom apartment.	P D Sui Gen to Resi Grant with Condition 24th November 2023
DC/23/6868A Tipton Green	Land At Unit 41 Coneygre Industrial Estate Tipton DY4 8XP	Proposed 2 No. freestanding digital screens.	Grant Conditional Advertisement Consent 24th November 2023
PD/23/02551 Tipton Green	1 - 25 Boscobel Avenue Tipton DY4 8LW	Proposed demolition of 1-25 block of low-rise flats.	Grant Demolition Consent 24th November 2023
DC/23/68646	12 Abbey Road Smethwick B67 5RD	Proposed single storey rear extension and creation of first floor with new pitched roof to existing office building to rear.	Grant Permission Subject to Conditions 27th November 2023
DC/23/68658 Wednesbury South	Unit 5 New Street Wednesbury WS10 0AA	Proposed MOT testing centre (Lawful Development Certificate).	Grant Lawful Use Certificate 27th November 2023
DC/23/68659 Tipton Green	67 Latham Crescent Tipton DY4 8XD	Proposed access platform lift.	Grant Permission 29th November 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68679 Charlemont With Grove Vale	10 Pear Tree Drive Great Barr Birmingham B43 6HS	First floor balcony to front.	Refuse permission 29th November 2023
DC/23/68693 Newton	878 Walsall Road Great Barr Birmingham B42 1TH	Proposed single and two storey rear extension, rear loft dormer and new roof over the first floor.	Grant Permission with external materials 29th November 2023
DC/23/68729 Blackheath	70 Powke Lane Rowley Regis B65 0AG	Proposed hip to gable roof extension, loft conversion and rear dormer window (Lawful Development Certificate).	Grant Lawful Use Certificate 29th November 2023
DC/23/68731 St Pauls	11 Berry Drive Smethwick B66 1RN	Proposed two storey side and rear extension.	Refuse permission 29th November 2023
DC/23/68737 Langley	214 Causeway Green Road Oldbury B68 8LS	Retention of single storey rear extensions with retractable roof over external seating area to rear (Revision to approved planning permission DC/21/66042).	Grant Temporary Retrospective Consent 29th November 2023
DC/23/68741 St Pauls	69 Lones Road West Bromwich B71 4LW	Proposed single and two storey side extension.	Grant Permission with external materials 29th November 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/6866A West Bromwich Central	Nationwide 265 Duchess Parade High Street West Bromwich B70 7LX	Retention of replacement signs - 1 No. Internally-illuminated fascia sign, 1 No. non-illuminated fascia sign, 1 No. Internally-illuminated hanging sign, 1 No. ATM surround sign and 1 No. vinyl window sign.	Grant Advertisement Consent 29th November 2023
DC/23/68785 Soho & Victoria	Victoria Park High Street Smethwick	Proposed refurbishment of existing multi use games area (MUGA) with new LED lighting system on existing 4 No. lighting columns, additional 4m high fencing and storage container.	Grant Permission 29th November 2023
PD/23/02546 St Pauls	153 Halfords Lane West Bromwich B71 4LQ	Proposed single storey rear extension measuring: 6.0m L x 4.0m H (3.0m to eaves).	P D Householder not required 29th November 2023
DC/23/6871A Princes End	Unit 2 High Street Princes End Tipton DY4 9HX	Proposed digital poster display.	Grant Conditional Advertisement Consent 29th November 2023
DC/23/68509 Old Warley	124 Oldacre Road Oldbury B68 0RF	Proposed two storey side/rear extension, front porch, raised patio with retaining walls and steps.	Grant Permission with external materials 1st December 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68756 Great Barr With Yew Tree	7 Lammermoor Avenue Great Barr Birmingham B43 6ET	Proposed variation of condition 2 of DC/21/66199 (Retention of use of garage as dog grooming facility) to amend the hours to Mondays - Fridays 8am - 6pm and Saturdays 8am - 2pm; proposed variation of Condition 3 of DC/21/66199 to amend the Management Plan (dated 8.11.2021) to include the proposed opening times for DC/23/68756 in new Management Plan (dated 28.11.2023); and proposed variation of Condition 4 of DC/21/66199 to reflect Applicants new surname.	Grant Conditional Retrospective Consent 1st December 2023
DC/23/68773 Newton	240 Appleton Avenue Great Barr Birmingham B43 5QD	Retention of use as dwelling house to accommodate two service users (Class C3 (b)) (Lawful Development Certificate)	Refuse Lawful Use Certificate 1st December 2023
DC/23/68779 Oldbury	Alutrade Limited Langley Forge House Tat Bank Road Oldbury B69 4NH	Proposed demolition of existing building and construction of two storey office block with solar panels and ramp/handrails and the installation of solar panels to existing factory roof.	Grant Permission Subject to Conditions 1st December 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02549 Langley	20 Falcon Road Oldbury B68 8AU	Proposed single storey rear extension measuring: 4.16m L x 3.0m H (3.0m to eaves).	P D Householder not required 1st December 2023
DC/23/6873A Abbey	The Bear Tavern 498 - 500 Bearwood Road Smethwick B66 4BX	Proposed 2 No. externally illuminated projecting signs and lettering signs, 1 No. externally illuminated wall sign, 3 No. fascia signs and 1 No. lantern.	Grant Advertisement Consent 1st December 2023
DC/23/68656 Oldbury	87 Albion Street Oldbury B69 3EY	Proposed change of use from residential dwelling to care home for 5 No. young people aged between 16-18 years old (Lawful Development Certificate).	Refuse Lawful Use Certificate 4th December 2023
DC/23/68762 Bristnall	3 Silverlands Avenue Oldbury B68 8EQ	Proposed two/single storey side and single storey rear extensions, new pitched roof to existing ground floor front elevation, new front/side boundary walls with front sliding gates, raised patio to rear with glass balustrades and steps (Revision to approved planning permission DC/21/65310).	Grant Permission with external materials 4th December 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02544 Cradley Heath & Old Hill	Land Between Reddal Hill Road And Hill Passage Cradley Heath	Proposed 20m high orion V2 telecommunications pole on new T9 root foundations with 1 No. GPS module, 6 No. antennas, 2 No. dishes, 2 No. cabinets and associated ancillary works.	Prior Approval is Required and Granted 4th December 2023
PD/23/02550 Rowley	131 Hanover Road Rowley Regis B65 9EJ	Proposed single storey rear extension measuring: 5.96m L x 3.0m H (3.0m to eaves).	P D Householder not required 4th December 2023
DC/23/68716 Hateley Heath	25 Kesteven Road West Bromwich B71 1JQ	Proposed outbuilding to rear to be used for living accommodation.	Refuse permission 5th December 2023
DC/23/68730 Princes End	34 St Marks Road Tipton DY4 0XD	Retention of loft conversion with dormer to rear.	Grant Conditional Retrospective Consent 5th December 2023
DC/23/68613 Cradley Heath & Old Hill	17 Hardwick Drive Halesowen B62 8TF	Proposed raising of roof height of existing garage and conversion into habitable room with bay window to front.	Grant Permission with external materials 6th December 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68647 Great Barr With Yew Tree	2 Willowherb Close Walsall WS5 4RG	Proposed 1m high railings and gates to front of property.	Grant Permission 6th December 2023
DC/23/68687 Blackheath	16 Yewtree Lane Rowley Regis B65 8BU	Proposed change of use from dwelling to residential home for up to 3 No. young people aged up to 16 years old.	Refuse permission 6th December 2023
DC/23/68720 Old Warley	2 Frederick Road Oldbury B68 0NT	Erection of new rear outbuilding.	Grant Permission with external materials 6th December 2023
DC/23/68723 Charlemont With Grove Vale	Land Adjacent To 55D Tompstone Road West Bromwich B71 3TB	Proposed new dwelling (Outline Application with all matters reserved).	Grant Outline Permission with Conditions 6th December 2023
DC/23/68743 Greets Green & Lyng	15 Turton Road West Bromwich B70 8LA	Proposed two storey side and rear extension, and canopy roof to front.	Grant Permission Subject to Conditions 6th December 2023
DC/23/68744 Old Warley	70 Castle Road East Oldbury B68 9BG	Proposed single storey side, rear and front extensions with porch.	Grant Permission with external materials 6th December 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68808 Tividale	82 California Road Oldbury B69 1SP	Proposed single storey side and rear extension.	Grant Permission Subject to Conditions 6th December 2023
DC/23/68815 Wednesbury South	15 St Vincent Crescent West Bromwich B70 0LH	Proposed two storey side extension and front porch.	Grant Permission with external materials 6th December 2023
DC/23/68834 Langley	42 Pool Lane Oldbury B69 4QX	Proposed change of use from residential dwelling to 6 No. bedroom HMO for a maximum of 6 No. residents (Lawful Development Certificate).	Grant Lawful Use Certificate 6th December 2023
DC/23/68317 Old Warley	27 Hadzor Road Oldbury B68 9LA	Proposed single and two storey front extension.	Grant Permission with external materials 8th December 2023
DC/23/68626 Blackheath	Unit 1-2 Powke Lane Industrial Estate Powke Lane Rowley Regis B65 0AH	Proposed new roof and external cladding.	Grant Permission 8th December 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68638 Greets Green & Lyng	Confederation Of Bangladeshi Organisations Harwood Street West Bromwich B70 9JF	Proposed two storey development consisting of 6 flats along with associated amenity space and car parking.	Grant Permission Subject to Conditions 8th December 2023
DC/23/68654 West Bromwich Central	10 Summerfield Avenue West Bromwich B70 8SS	Proposed single storey rear extension and two storey side extension.	Grant Permission Subject to Conditions 8th December 2023
DC/23/68759 Old Warley	284 Wolverhampton Road Oldbury B68 0TF	Retention of outbuilding in rear garden.	Grant Retrospective Permission 8th December 2023
DC/23/68775 Blackheath	9 - 10 Halesowen Street Rowley Regis B65 0HG	Proposed refurbishment of existing garage/workshop to rear with creation of new first floor, side dormer window and new roller shutter.	Grant Permission Subject to Conditions 8th December 2023
PD/23/02545 Oldbury	Apollo House Rounds Green Road Oldbury B69 2DF	Proposed change of use from offices to 15 No. self-contained apartments.	P D Change of Use required and refused 8th December 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68798 Old Warley	10 - 12 Wolverhampton Road Oldbury B68 0LH	Proposed demolition of existing single storey rear and proposed new single storey rear extension built on same footprint.	Grant Permission with external materials 8th December 2023
DC/23/68749 Smethwick	95 Church Road Smethwick B67 6EE	Proposed two storey side/rear and single storey front/side/rear extensions.	Grant Permission with external materials 11th December 2023
DC/23/68763 Soho & Victoria	2 Devey Road Smethwick B66 4ST	Proposed first and second storey side and front extensions.	Refuse permission 11th December 2023
DC/23/68765 Langley	23 St Michaels Crescent Oldbury B69 4RT	Proposed 1 No. new residential dwelling.	Grant Permission Subject to Conditions 11th December 2023
PD/23/02548 Tividale	50 West Avenue Tividale Oldbury B69 1QX	Proposed single storey rear extension measuring: 6.00m L x 4.00m H (3.00m to eaves).	P D Householder not required 11th December 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68614 Great Barr With Yew Tree	77 Abbotsford Avenue Great Barr Birmingham B43 6HE	Retention and repositioning of summerhouse in rear garden.	Grant Conditional Retrospective Consent 13th December 2023
DC/23/68641 Bristnall	64 Dog Kennel Lane Oldbury B68 9LZ	Proposed single storey side/rear extension.	Grant Permission with external materials 13th December 2023
DC/23/68663 Charlemont With Grove Vale	47 Vicarage Road West Bromwich B71 1AW	Proposed two storey side extension, single storey rear extension, and loft conversion with dormer to rear.	Grant Permission Subject to Conditions 13th December 2023
DC/23/68728 Cradley Heath & Old Hill	8 Spring Crescent Cradley Heath B64 7LL	Proposed level access platform lift with retaining walls and handrails to front.	Grant Permission 13th December 2023
DC/23/68745 Oldbury	1006 Wolverhampton Road Oldbury B69 2BL	Proposed outbuilding for gym and office.	Refuse permission 13th December 2023
DC/23/68746 Charlemont With Grove Vale	155 Newton Road Great Barr Birmingham B43 6HN	Proposed addition of 2 no. dormer windows to rear (amendment to approved application DC/23/67856).	Grant Permission with external materials 13th December 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68770 West Bromwich Central	Land At 23 All Saints Way West Bromwich B71 1PX	Proposed dwelling.	Refuse permission 13th December 2023
DC/23/68777 Soho & Victoria	33 Corbett Street Smethwick B66 3PU	Proposed part change of use at ground floor and basement level from dwelling to a solicitors office with fenestration alterations to front.	Refuse permission 13th December 2023
DC/23/68783 Rowley	35 Burmese Way Rowley Regis B65 8QA	Retention of rear conservatory and proposed garage conversion into habitable room.	Grant Permission with external materials 13th December 2023
DC/23/68787 St Pauls	153 Halfords Lane West Bromwich B71 4LQ	Proposed two storey side/rear and single storey side extensions and front canopy extension.	Grant Permission with external materials 13th December 2023
DC/23/68789 Langley	77 Causeway Green Road Oldbury B68 8LE	Single storey rear extension and outbuilding in rear garden.	Grant Permission with external materials 13th December 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
PD/23/02552 Great Barr With Yew Tree	23 Hillcrest Road Great Barr Birmingham B43 6LU	Proposed single storey rear extension measuring: 4.00m L x 4.00m H (2.70m to eaves)	P D Householder not required 13th December 2023
DC/23/68567 Princes End	25 Hopton Close Tipton DY4 0DJ	Proposed two storey side extension.	Grant Permission with external materials 15th December 2023
DC/23/68702 Hateley Heath	97 Bedford Road West Bromwich B71 2RT	Proposed lift to front, and single storey rear extension.	Grant Permission with external materials 15th December 2023
DC/23/68751 Langley	999 Wolverhampton Road Oldbury B69 4RJ	Proposed conversion of first floor to 9 additional bedrooms (part of hotel) and new fitness room and external alterations.	Grant Permission 15th December 2023
DC/23/68767 Langley	330 Birchfield Lane Oldbury B69 1AE	Proposed loft conversion and rear dormer window.	Grant Permission with external materials 15th December 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68771 Old Warley	69 Forest Road Oldbury B68 0ED	Proposed single storey rear extension.	Grant Permission with external materials 15th December 2023
DC/23/68782 Soho & Victoria	173 Cape Hill Smethwick B66 4SH	Proposed dropped kerb to front.	Grant Permission 15th December 2023
DC/23/68784 Rowley	98 Park Avenue Rowley Regis B65 9ET	Proposed first floor side extension, single storey front and rear extensions, front porch, canopy, loft conversion, front and rear dormer windows and fenestration alterations.	Grant Permission with external materials 15th December 2023
DC/23/68806 Blackheath	85 - 86 High Street Rowley Regis B65 0EH	Retention of enlargement and raising of roof height to existing garage to rear.	Grant Retrospective Permission 15th December 2023
DC/23/68821 Cradley Heath & Old Hill	29 Woodfield Avenue Cradley Heath B64 6AS	Proposed single storey side/rear extension.	Grant Permission with external materials 15th December 2023

Application No. Ward	Site Address	Description of Development	Decision and Date
DC/23/68635 Newton	1 Rousdon Grove Great Barr Birmingham B43 5HN	Proposed conversion of garage into a study with front extension, and front porch.	Grant Permission Subject to Conditions 18th December 2023
DC/23/68708 Langley	Unit 2 J A S Industrial Park Titford Lane Rowley Regis B65 0PY	Proposed change of use from industrial usage (Class B2) to a gym training facility (Class E).	Grant Permission Subject to Conditions 18th December 2023
DC/23/68781 St Pauls	161 Halfords Lane West Bromwich B71 4LQ	Proposed two storey side extension.	Grant Permission Subject to Conditions 18th December 2023
DC/23/6870A Greets Green & Lyng	2 Storage King Business Park Great Bridge Street West Bromwich B70 0XA	Retention of 1 No. internally-illuminated fascia sign.	Grant Advertisement Consent 18th December 2023

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