

Report to Planning Committee

7 September 2022

Application Reference	DC/22/66962
Application Received	5 May 2022
Application Description	Proposed two storey rear extension, first floor side and single storey side/rear extensions with new front porch. (Revision to refused planning permission DC/21/66455).
Application Address	284 Wolverhampton Road Oldbury B68 0TF
Applicant	Mr Bobby Purewal
Ward	Old Warley
Contact Officer	Beth Astley-Serougi Beth_AstleySerougi@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to:


- (i) External materials shall match those of the existing dwelling unless otherwise agreed by the LPA.



2 Reasons for Recommendations

- 2.1 It is considered the proposal is acceptable in terms of design, appearance and scale and would not result in any significant loss of amenity to neighbouring residential properties.

3 How does this deliver objectives of the Corporate Plan?

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

- 4.1 At your last meeting members resolved to visit the site before reaching a decision.
- 4.2 This application is being reported to your Planning Committee because it has received 3 objections.
- 4.3 To assist members with site context, a link to Google Maps is provided below:

[284 Wolverhampton Road, Oldbury](#)

5 Key Considerations

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

Government policy (NPPF)
Overlooking/loss of privacy
Loss of light and/or outlook
Overshadowing
Overbearing nature of proposal



6. The Application Site

- 6.1 The application relates to a link-detached house located in a predominantly residential area of Wolverhampton Road, Oldbury.
- 6.2 The applicant is proposing to construct a two-storey rear extension, first floor side and single storey side/rear extensions with new front porch.

7. Planning History

- 7.1 There has been one previous application which was refused on the following grounds:

The design of the proposed development is of poor quality due to its scale and massing and would have a significant impact on amenity (specifically loss of light) for neighbouring properties and is therefore contrary to the policy ENV3 - 'Design Quality' of the Black Country Core Strategy, policy SAD EOS 9 - 'Urban Design Principles' of the Site Allocations and Delivery Development Plan Document and the Revised Residential Design Guide 2014 SPD;

- 7.2 The plans overleaf are the refused elevations and floor plans to assist members in making a comparison between the previous application and the current application.





7.3 Relevant planning applications are as follows:

DC/21/66455	Proposed two/single storey side and rear extensions, first floor side extension and new front porch.	Refused, 10 th February 2022
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8. Application Details

8.1 The applicant is proposing to construct a two-storey rear extension, first floor side and single storey side/rear extensions with front porch. The development would result in a 4 bedroom property (5 bedroom if box room is to be a bedroom). A living/dining/ and kitchen area to the rear of the property.



Proposed Dimensions:

First Floor Side – 2.6m in width, 7.1m in length.

First Floor Rear extension – 9.9m in width, 3.7m in length (at maximum)

Single Storey Rear extension – 11m in width, 7.5m in length and 3m in height.

Front porch – 1.4m in depth, 3m in width.

8.2 The application has been amended from the previous refusal (DC/21/66455) by reducing the footprint and setting the side extension back and down from existing main frontage.

8.3 Amended plans have been received since the last meeting, with the possible 5th bedroom being confirmed that it is no longer a bedroom.

9. Publicity

9.1 The application has been publicised by neighbour notification letter and at the time of writing has received in total 3 objections.

9.2 Objections

Objections have been received on the following grounds:

- i) Overshadowing/ loss of light
- ii) Loss of Privacy
- iii) Detrimental impact on neighbouring amenity

Immaterial objections have been raised regarding Loss of value, loss of view, future sale of property, privacy concerns during building work and the noise and disturbance during the building work.



9.3 Responses to objections

I respond to the objector's comments in turn:

- (i) It is considered that the proposed development would not be unduly dominant in terms of scale or massing and as a consequence would not cause a significant loss of light or overshadowing. The overall design of the proposed development is not disproportionate to the scale of buildings in the surrounding area. The roof design is a hipped roof which is sympathetic to adjoining properties. The first floor habitable windows of neighbouring property will not be significantly impacted in terms of loss of light.
- (ii) The proposed development has no windows on the side elevations of the property and therefore privacy will be maintained.
- (iii) The proposal will not adversely impact amenity of neighbouring properties to an extent that would warrant a refusal.
- (iv) The proposal is not unduly dominant in terms of scale or massing, and I do not consider it to significantly impact the visual amenity of the surrounding area.

10. Consultee responses

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

11. National Planning Policy

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

12. Local Planning Policy

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



12.2 As there are no concerns raised over the impact of the amended proposal on residential amenity, or in respect to its design and appearance, the development is considered to be compliant with policies ENV3 and SAD EOS9, with the proposal being set down and back from the original frontage of the property.

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 Overshadowing/Loss of light

In regard to overshadowing/loss of light the first floor element projects 3.7m in length maximum. Due to the plot configuration of the neighbouring property, the rear projection is approximately 3m from the closest elevation to the east of the applicants' property, (the property to the east is set back from the building line and currently projects further than the applicant's property). As a consequence, I do not consider there to be a significant impact in loss of light to habitable rooms. The western element of the rear extension has been stepped in so as to try and minimise any impact on the neighbouring property to the west (which is on the same building line as the applicants' property).

The single storey rear extension is designed with a flat roof so as to minimise any possible impact in terms of loss of light/overshadowing. The single storey rear extension does not project further than the neighbouring extension of the property to the east. I do not consider the scale and massing to have a significant impact to an extent that would warrant a refusal.



Therefore, the relationship of the proposed development (in regard to loss of light/overshadowing) to adjacent neighbours would not be overly dominant to an extent that would warrant a refusal.

13.3 Loss of Privacy

There are no windows on the side elevations of the proposed development and therefore the privacy of neighbouring properties would not be compromised. The windows on the rear elevation of the first-floor development will not impact privacy of neighbouring properties any more than the current rear windows on the property.

13.4 Detrimental Impact on Amenity

In regard to amenity, the gardens of the neighbouring properties will not be impacted to an extent that would warrant a refusal. The gardens are large and amenity space is retained. In conjunction with points 13.2 and 13.3, I do not consider that the proposed development would have a sufficient negative impact on amenity for the proposal to be refused.

14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. However, it is considered that this proposal would comply with relevant planning policies and there are no material considerations to warrant refusal.

15 Implications

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



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

16. Appendices

Site Plan – 26-284/401

Context Plan 26-284/402 Rev A

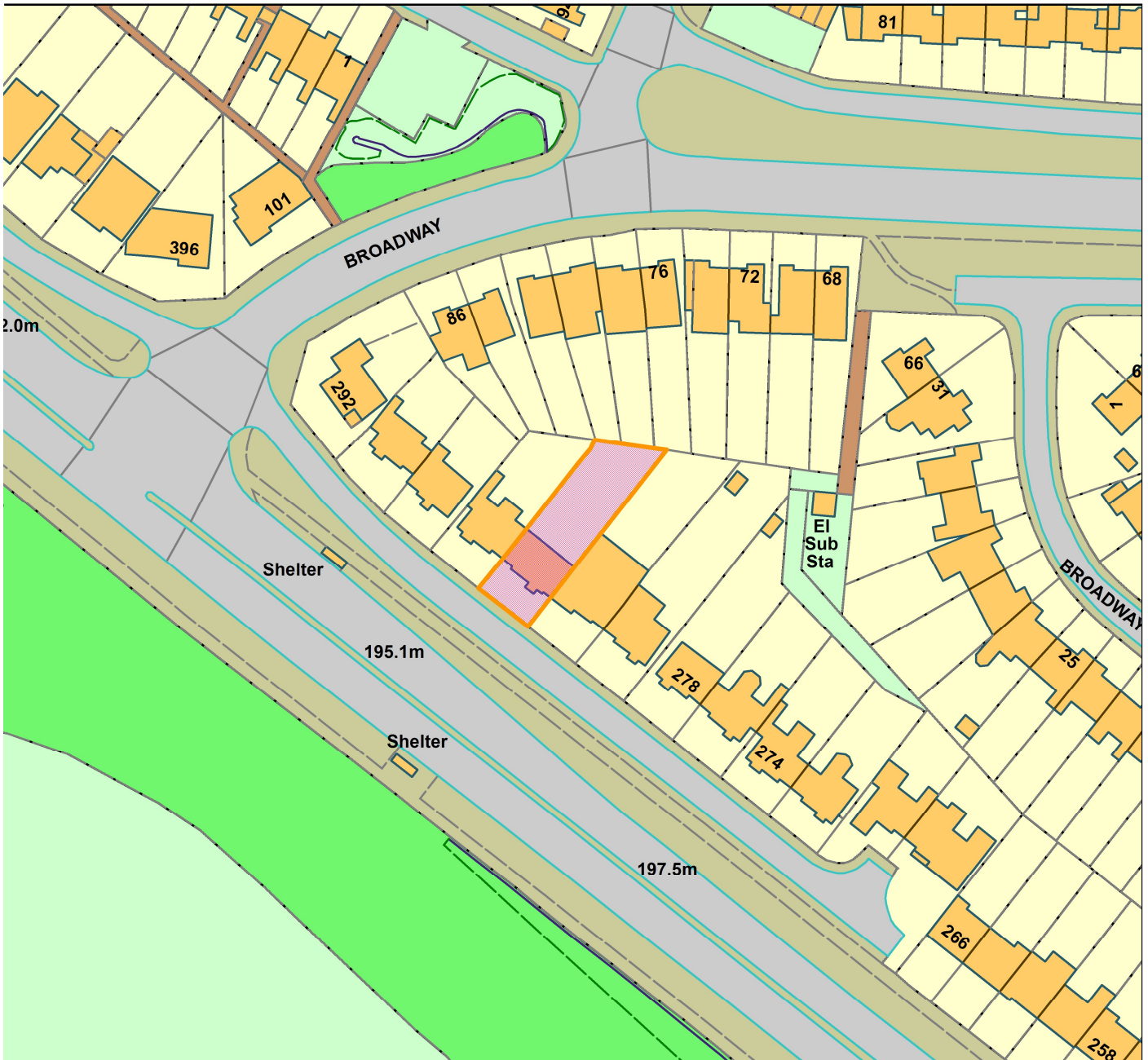
Proposed Plans - 26-284/405 REV C

Adjacent Plot Planning Considerations - 26-284 421

Existing Plans - 26-284/403

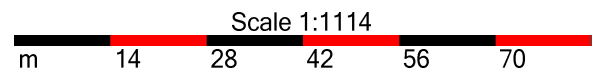


DC/22/66962
284 Wolverhampton Road, Oldbury



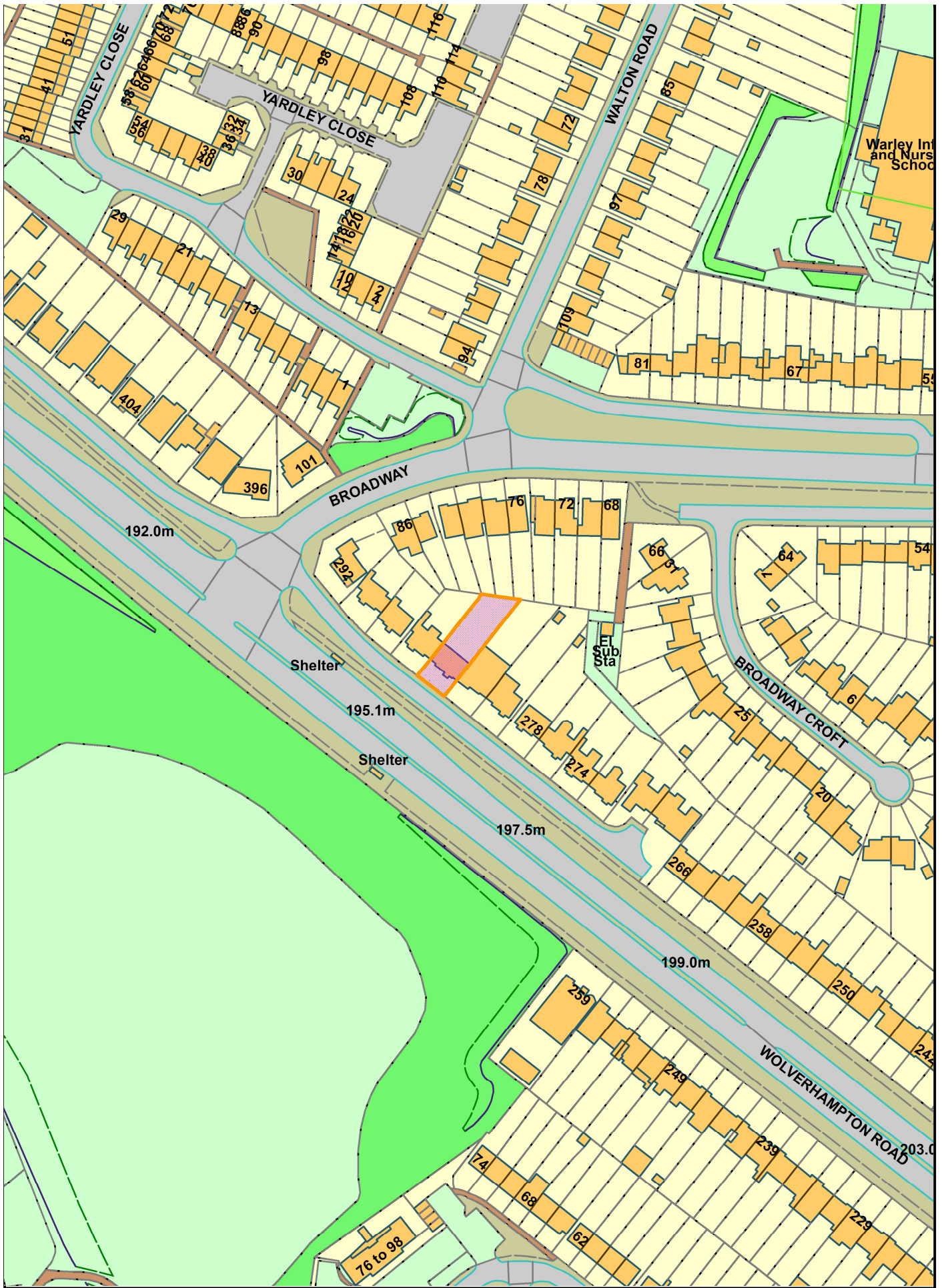
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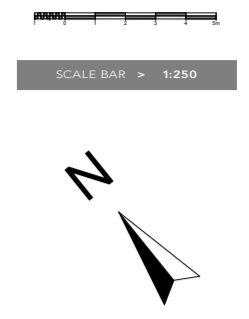
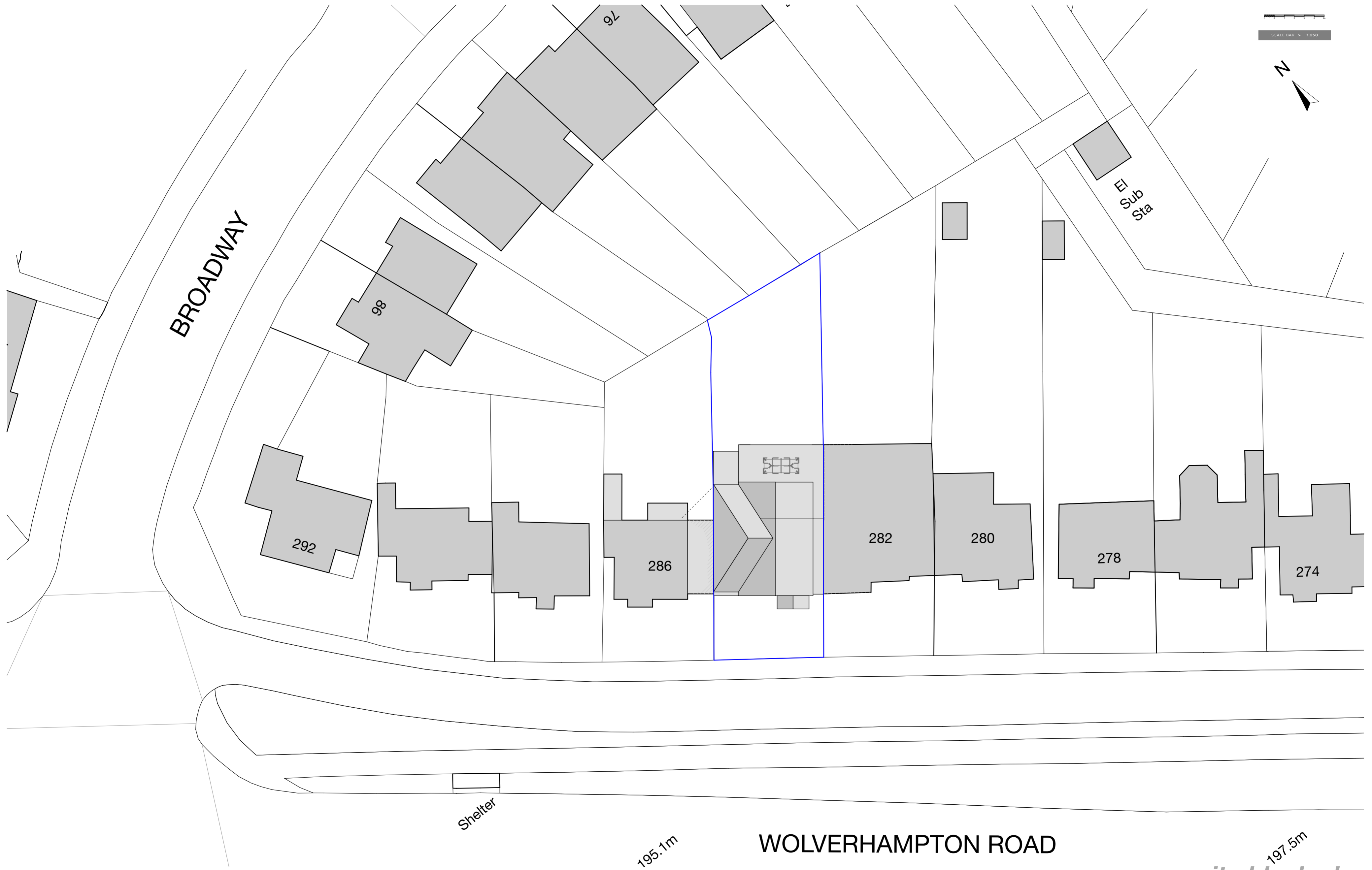
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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	07 July 2022
OS Licence No	





284 wolverhampton road . birmingham

two storey side and rear extensions and new porch

site block plan

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drawing revision : A

drawing size : A2

drawing number : 26 -284 / 402



Produced on 03 September 2021 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
 This map shows the area bounded by 399889 286148, 400031 286148, 400031 286290, 399889 286290, 399889 286148
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ordnance survey plan
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 two storey side and rear extensions and new porch

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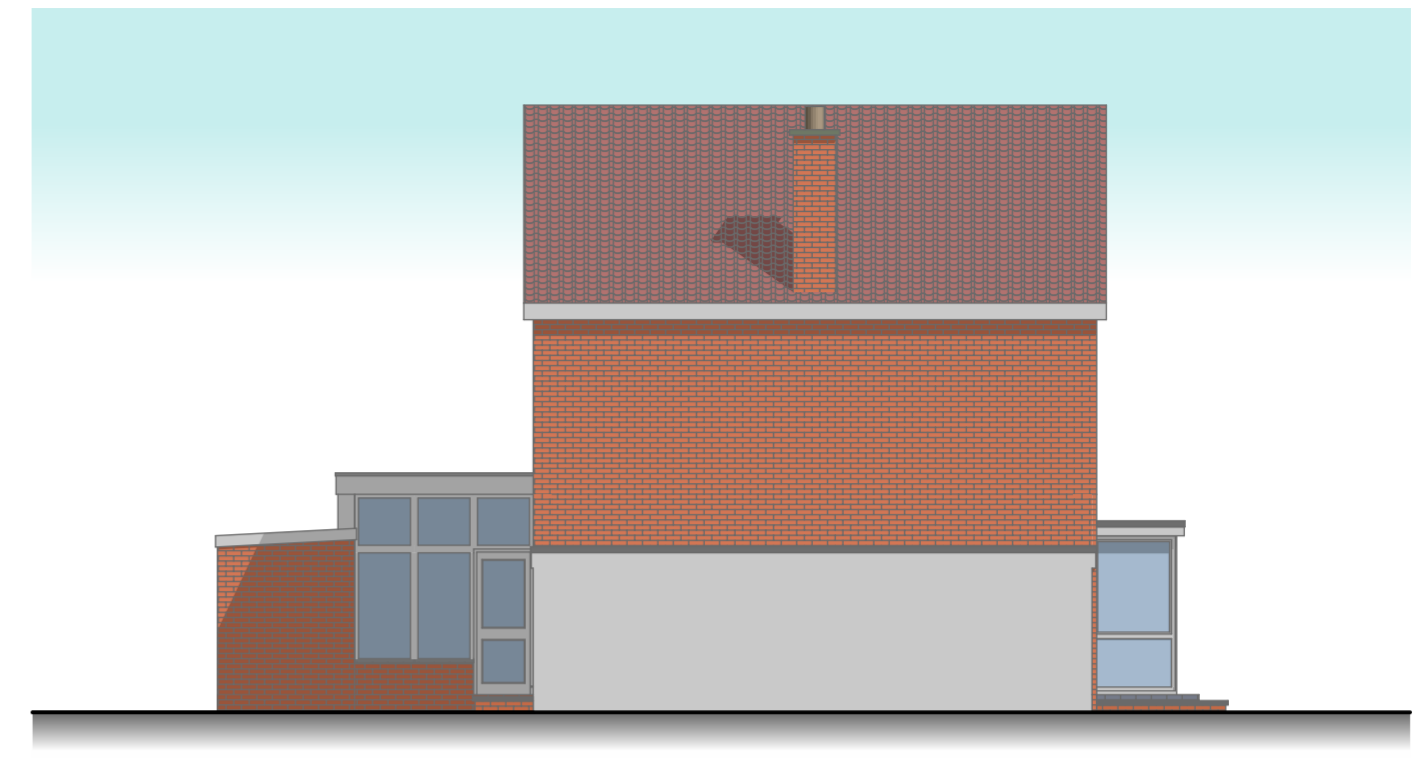
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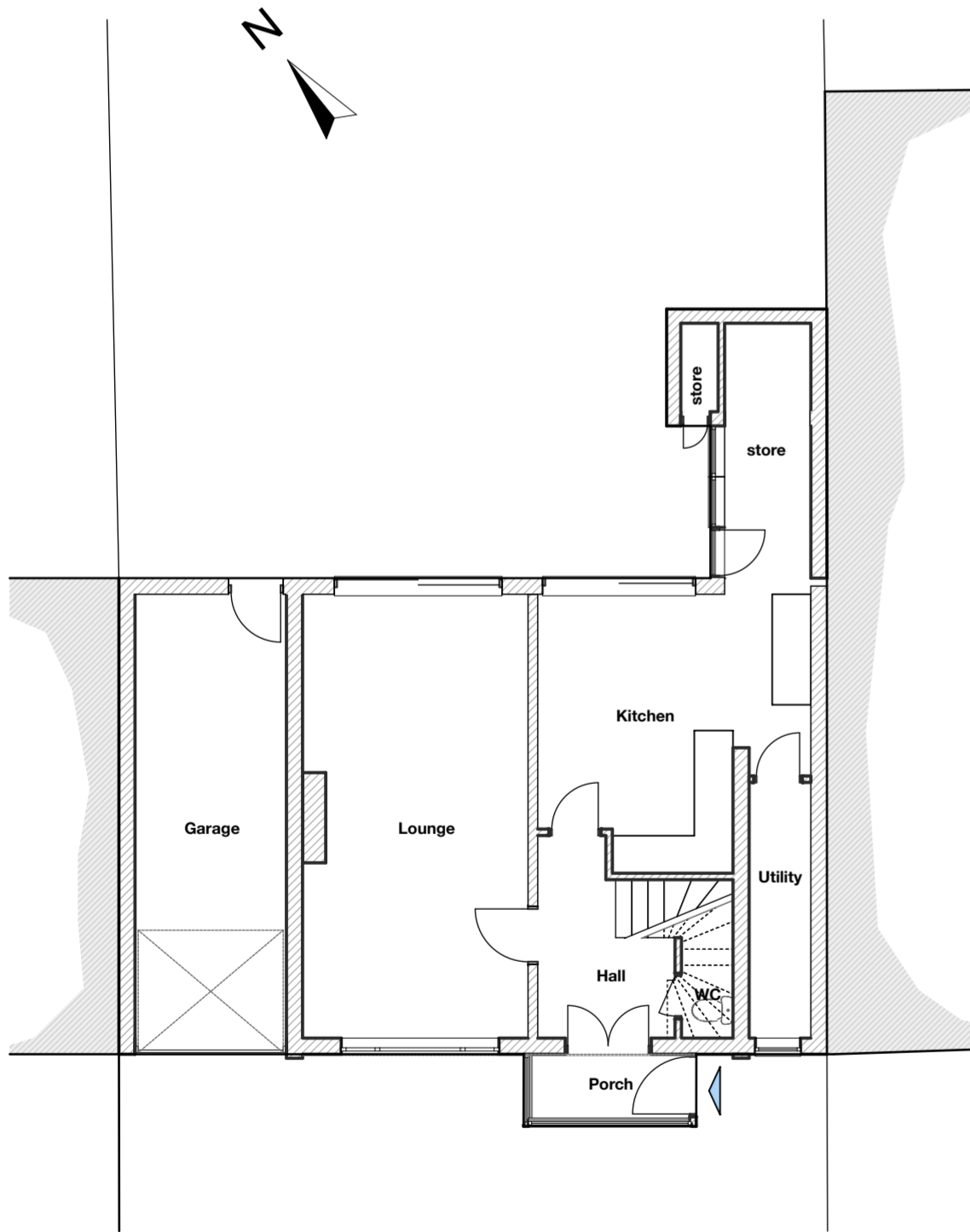
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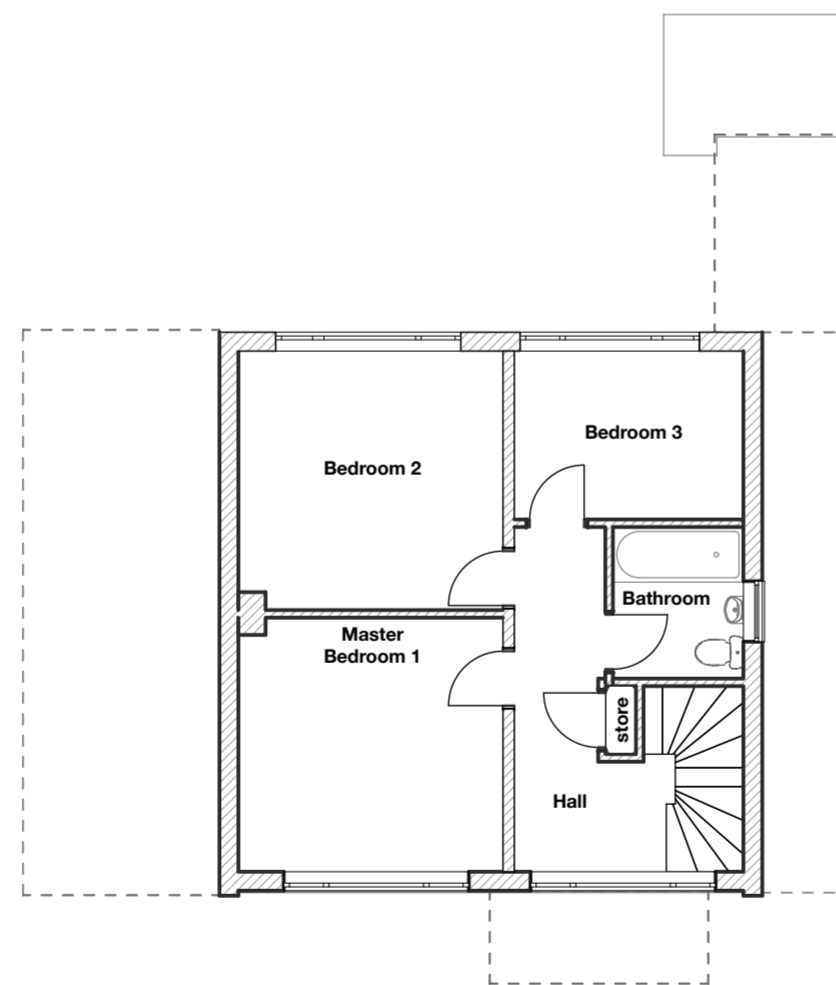
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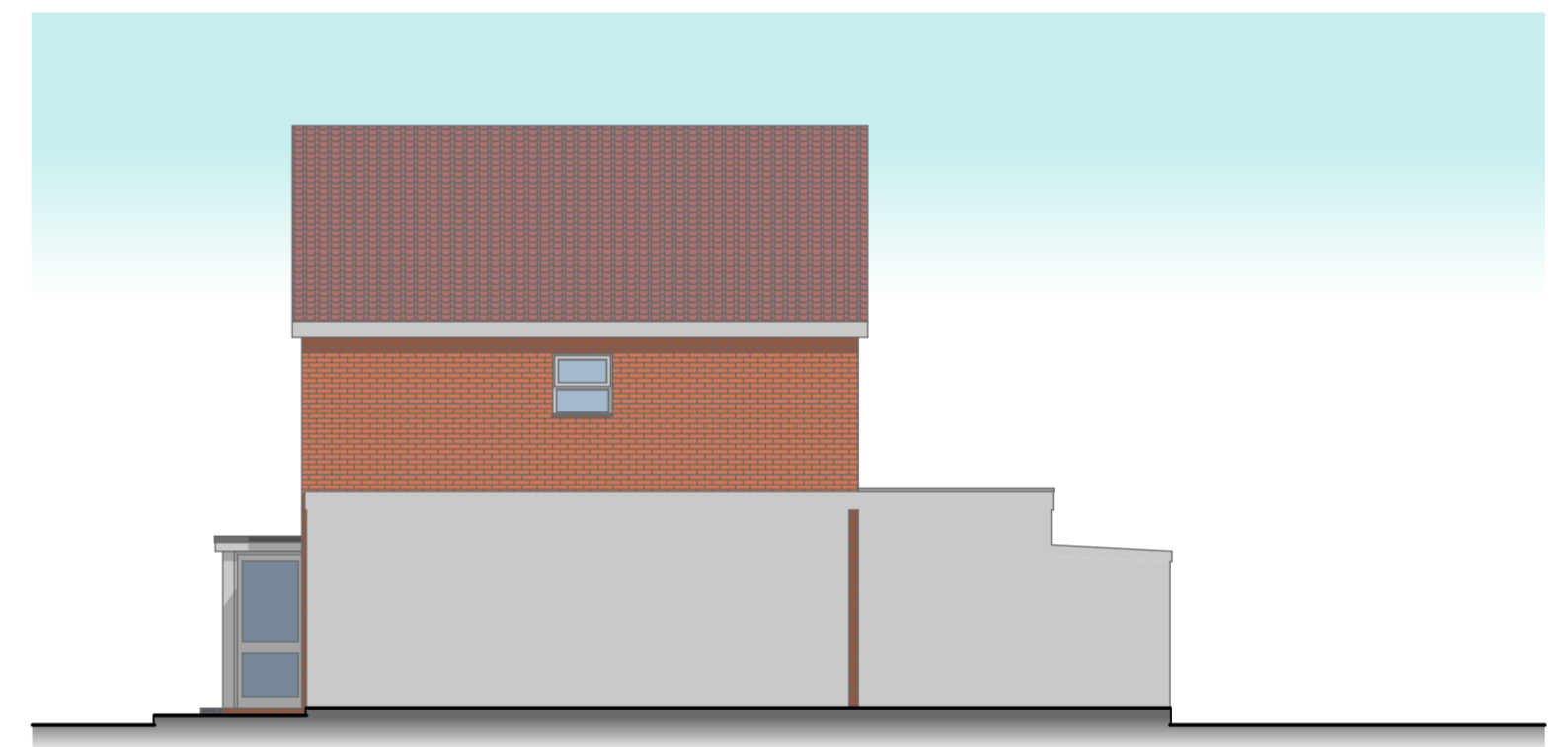
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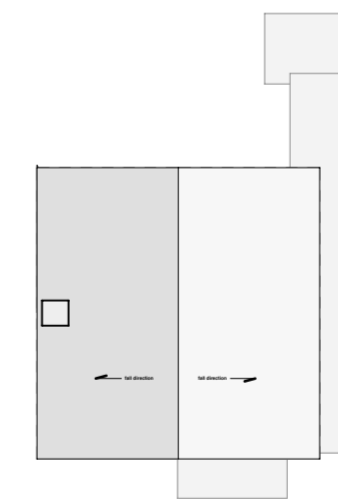
284 Wolverhampton Rd Existing Ground Floor 1:100



284 Wolverhampton Rd Existing First Floor 1:100



284 Wolverhampton Rd Existing Side Elevation East 1:100



284 Wolverhampton Rd Existing Roof Plan 1:200



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two storey side and rear extensions and new porch

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drawing revision :

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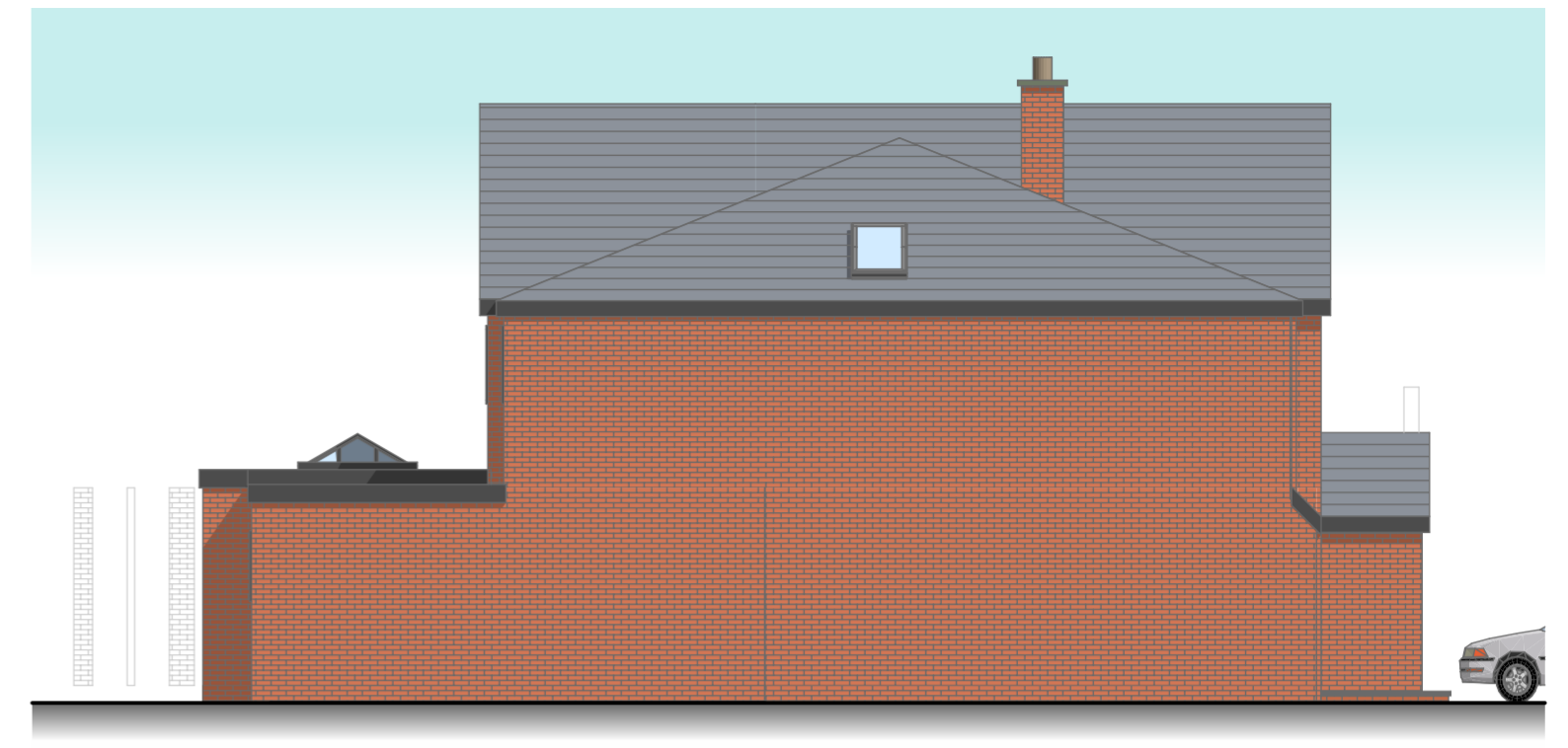
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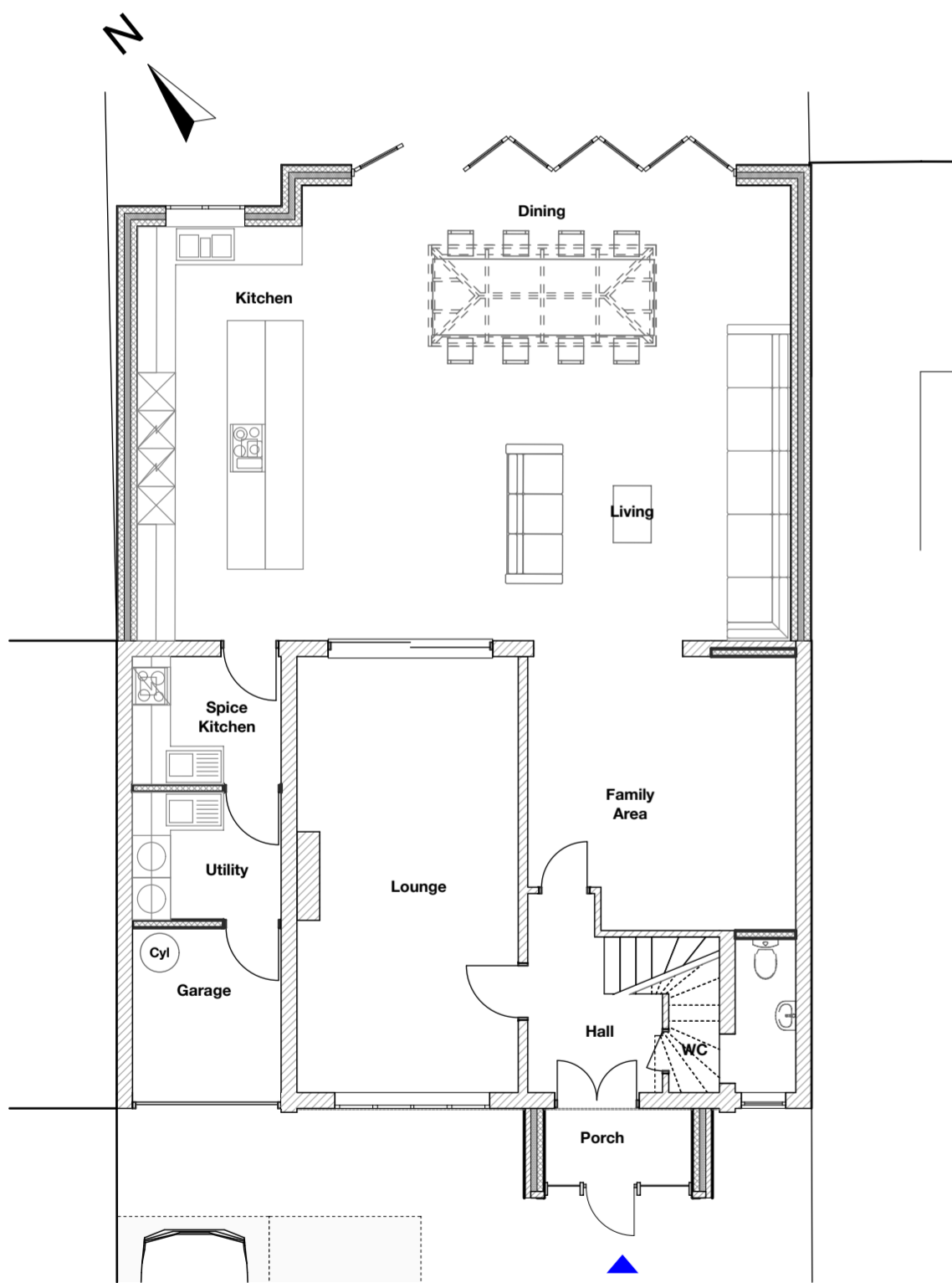
284 Wolverhampton Rd Proposed Front Elevation North 1:100



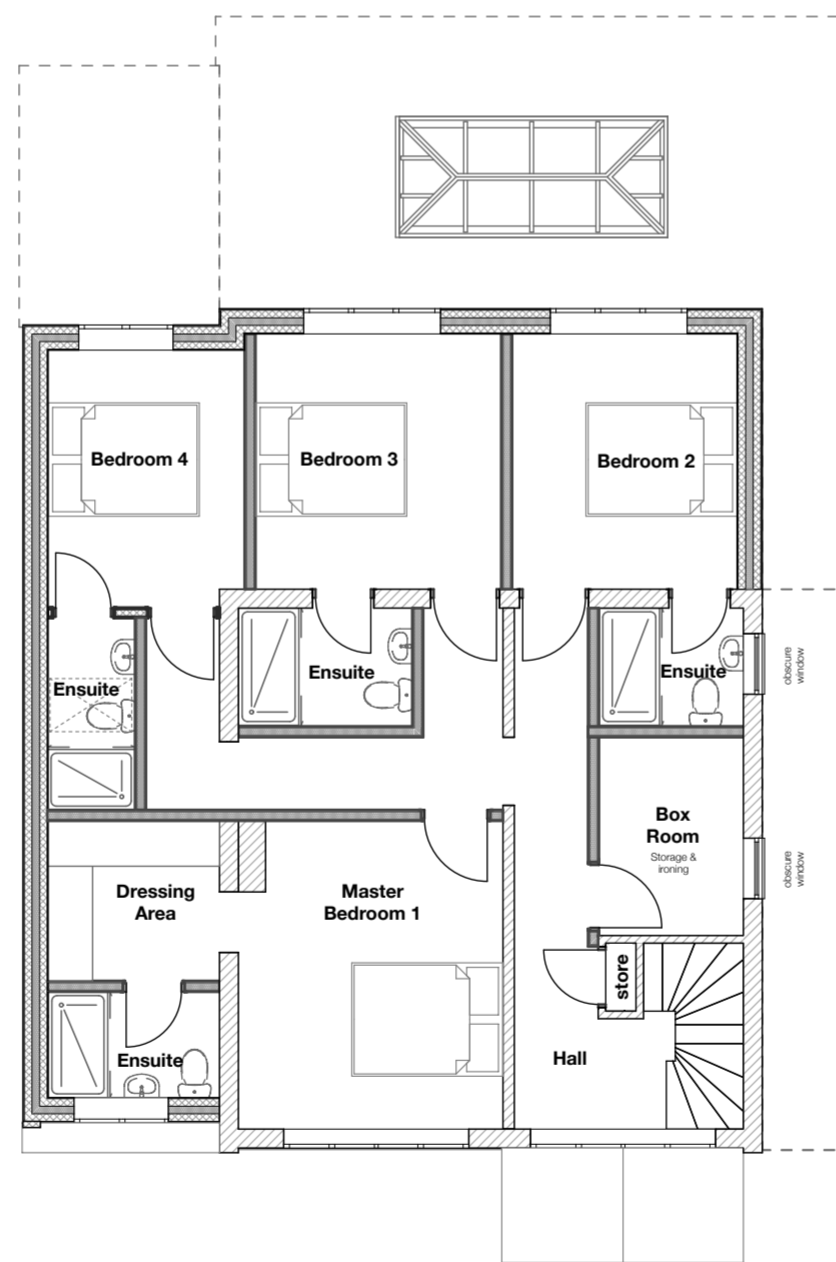
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284 Wolverhampton Rd Proposed Side Elevation West 1:100



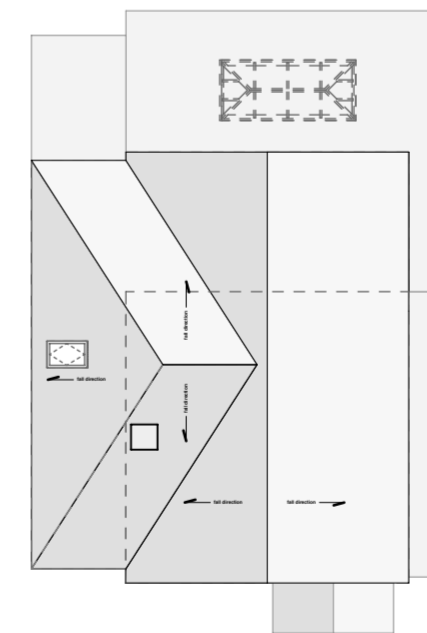
284 Wolverhampton Rd Proposed Ground Floor 1:100



284 Wolverhampton Rd Proposed First Floor 1:100



284 Wolverhampton Rd Proposed Side Elevation East 1:100



284 Wolverhampton Rd Proposed Roof Plan 1:200



proposed layout

284 wolverhampton road . oldbury

two storey side and rear extensions and new porch

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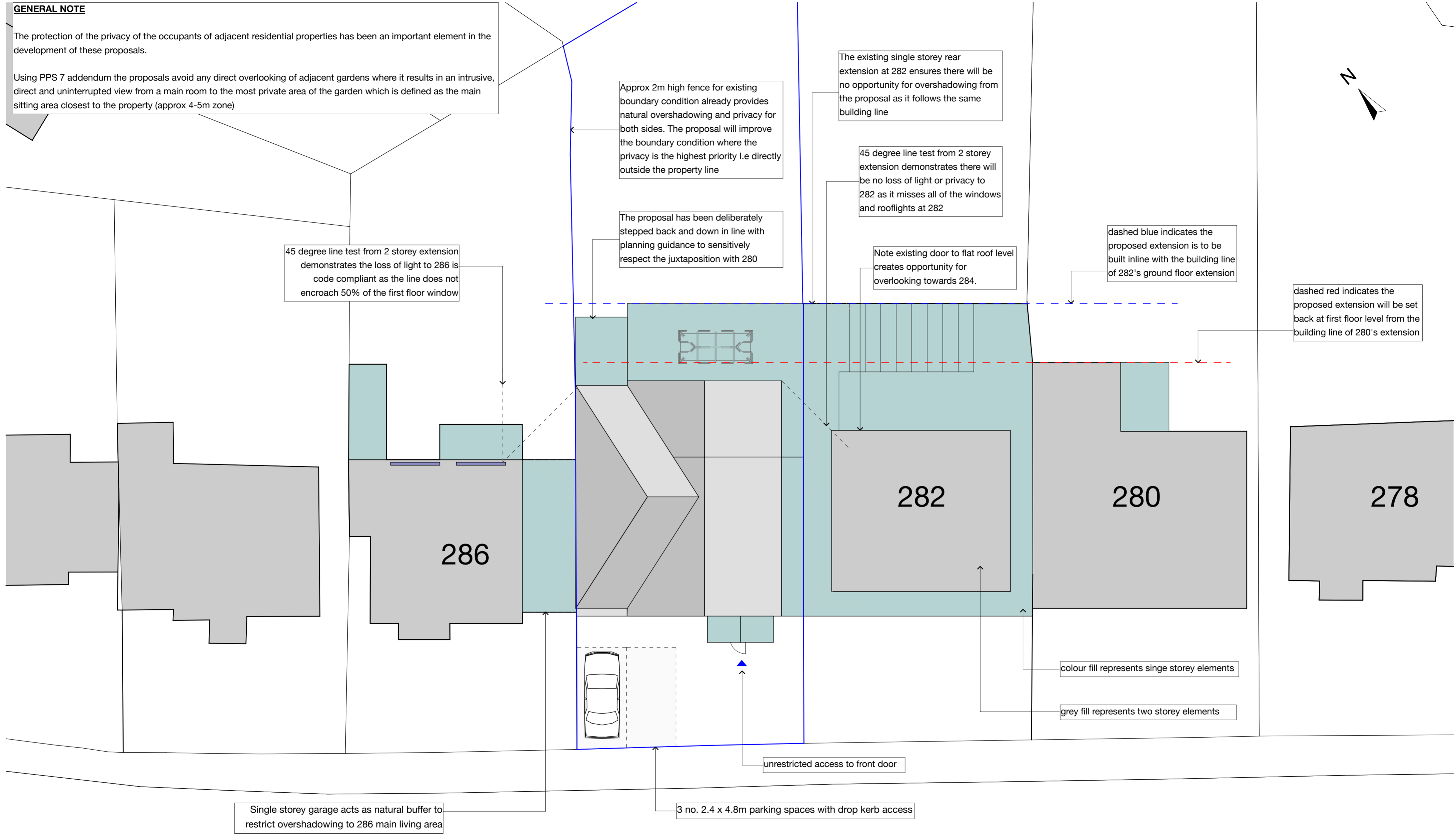
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GENERAL NOTE

The protection of the privacy of the occupants of adjacent residential properties has been an important element in the development of these proposals.

Using PPS 7 addendum the proposals avoid any direct overlooking of adjacent gardens where it results in an intrusive, direct and uninterrupted view from a main room to the most private area of the garden which is defined as the main sitting area closest to the property (approx 4-5m zone)



45 degree line test from 2 storey extension demonstrates the loss of light to 286 is code compliant as the line does not encroach 50% of the first floor window

Approx 2m high fence for existing boundary condition already provides natural overshadowing and privacy for both sides. The proposal will improve the boundary condition where the privacy is the highest priority i.e directly outside the property line

The proposal has been deliberately stepped back and down in line with planning guidance to sensitively respect the juxtaposition with 280

The existing single storey rear extension at 282 ensures there will be no opportunity for overshadowing from the proposal as it follows the same building line

45 degree line test from 2 storey extension demonstrates there will be no loss of light or privacy to 282 as it misses all of the windows and rooflights at 282

Note existing door to flat roof level creates opportunity for overlooking towards 284.

dashed blue indicates the proposed extension is to be built inline with the building line of 282's ground floor extension

dashed red indicates the proposed extension will be set back at first floor level from the building line of 280's extension

colour fill represents single storey elements

grey fill represents two storey elements

unrestricted access to front door

Single storey garage acts as natural buffer to restrict overshadowing to 286 main living area

3 no. 2.4 x 4.8m parking spaces with drop kerb access

adjacent plot planning considerations

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two storey side and rear extensions and new porch

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