

Sandwell Metropolitan Borough Council

Planning Committee

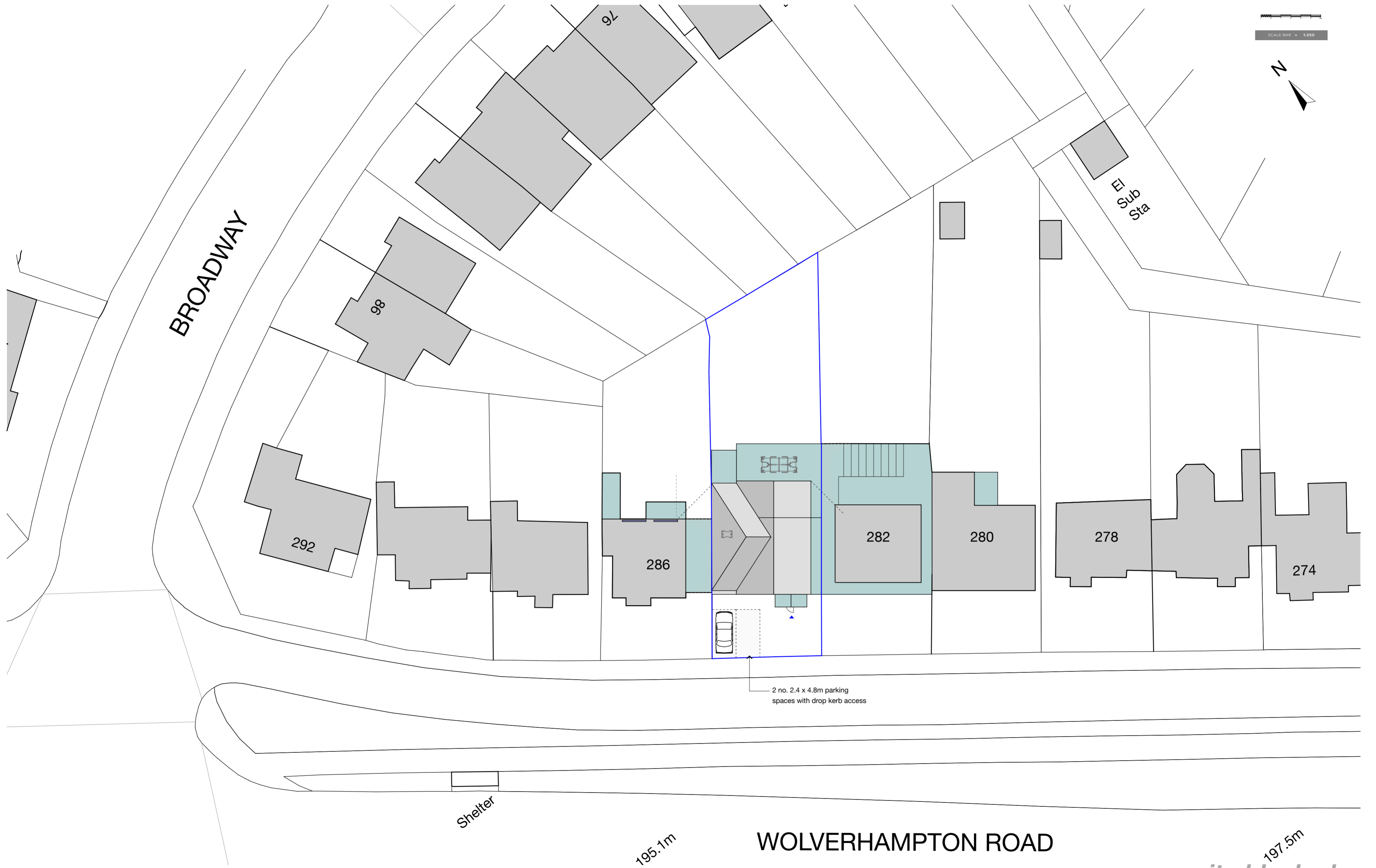
7th September 2022

Index of Applications

Application No & Agenda Page Ref	Premises, Application and Applicant	Recommendation
DC/21/66353 Old Warley	Retention of use of garden area at 602 Hagley Road West as drying area with canopy, jet wash canopy, staff welfare & office building and 4m high boundary wall/fencing and proposed use of rear garden area at 608 & 610 Hagley Road West for car sales. 602 Hagley Road West Oldbury B68 0BS Mr Qamil Aliaj	Grant Permission Subject to Conditions Further objection received from neighbours stating that their concerns remain about noise nuisance from the car wash facility. Amend condition (v) Car parking and manoeuvring areas to be laid out and retained Additional condition (vii) All jet washing equipment associated with the car wash to be used and stored within the car wash canopy.

<p>DC/22/66962</p> <p>Old Warley</p> <p>SITE VISIT</p> <p>3.25pm to 3.45pm</p>	<p>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). 284 Wolverhampton Road Oldbury B68 0TF Mr Bobby Purewal</p>	<p>Grant Permission with external materials</p> <p>Revised drawings tabled which removes the fifth bedroom and shows two parking spaces.</p>
<p>DC/22/66976</p> <p>West Bromwich Central</p> <p>VISIT</p> <p>1.55pm to 2.15pm</p>	<p>Proposed conversion of dwelling into 3 apartments with external alterations (previously withdrawn application DC/22/66617). 31 Constance Avenue West Bromwich B70 6ED Harmel Singh</p>	<p>Grant Permission Subject to Conditions</p> <p>Tabled revised plan showing 4 parking spaces.</p>
<p>DC/22/67014</p> <p>St Pauls</p> <p>VISIT</p> <p>2.25pm to 2.45pm</p>	<p>Proposed 7 No. 2 bedroom and 4 No. 4 bedroom dwellings (11 dwellings in total) including associated parking and landscaping. Site Of Former 34-88 West End Avenue Smethwick Mr Alan Martin</p>	<p>Grant Permission Subject to Conditions</p> <p>No further comments</p>

<p>DC/22/67090</p> <p>Soho & Victoria</p> <p>VISIT</p> <p>2.55pm to 3.15pm</p>	<p>Proposed 33 No. dwellings with parking and landscaping. Land Between Stanhope Road/Dale Street/Dale Close Smethwick Mr Rob Ackerman</p>	<p>Grant Permission Subject to Conditions</p> <p>No further comments</p>
<p>DC/22/67197</p> <p>Cradley Heath & Old Hill</p>	<p>Retention of existing garage with 2 No. side dormers to be used as storage and administration building for adjacent residential development. Beechwood Court 435 - 437 Halesowen Road Cradley Heath B64 7JD Mr Steven Singh</p>	<p>Grant Permission Subject to Conditions</p> <p>No further comments</p>
<p>DC/22/67209</p> <p>Blackheath</p>	<p>Proposed variation of condition 2 of DC/20/64781 (Proposed taproom/bar for the serving of alcohol on Fridays, Saturdays and Sundays and tours of the distillery) to extend permission for further 2 years. Unit 1 153 Powke Lane Rowley Regis</p>	<p>Recommend for a visit prior to the next meeting on 5.10.22.</p> <p>Location plan attached.</p>



SCALE BAR 1:250



BROADWAY

El Sub Sta

292

98

96

286

282

280

278

274

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

Shelter

195.1m

WOLVERHAMPTON ROAD

197.5m

site block plan

284 wolverhampton road . oldbury

two storey side and rear extensions and new porch

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drawing revision : C

drawing size : A2

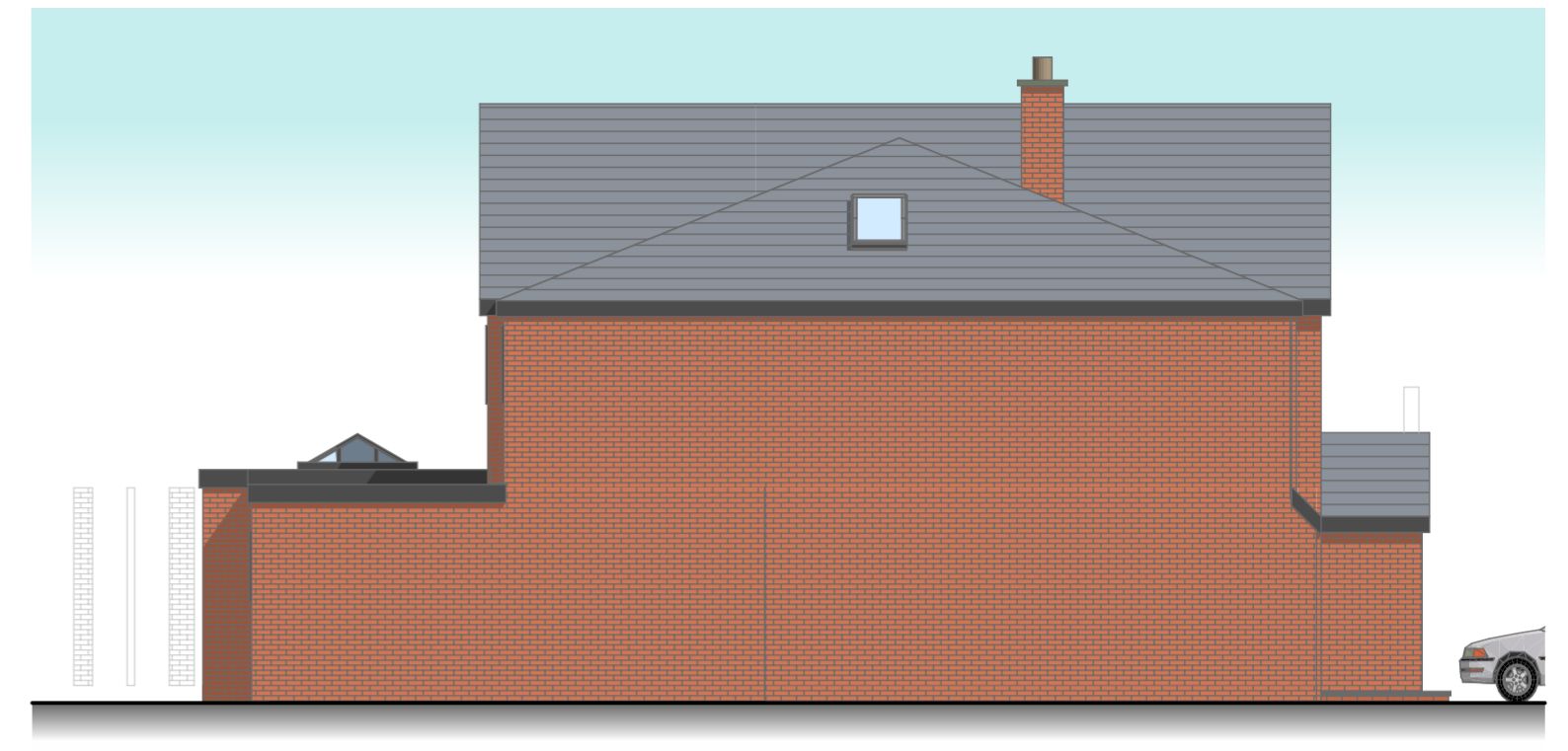
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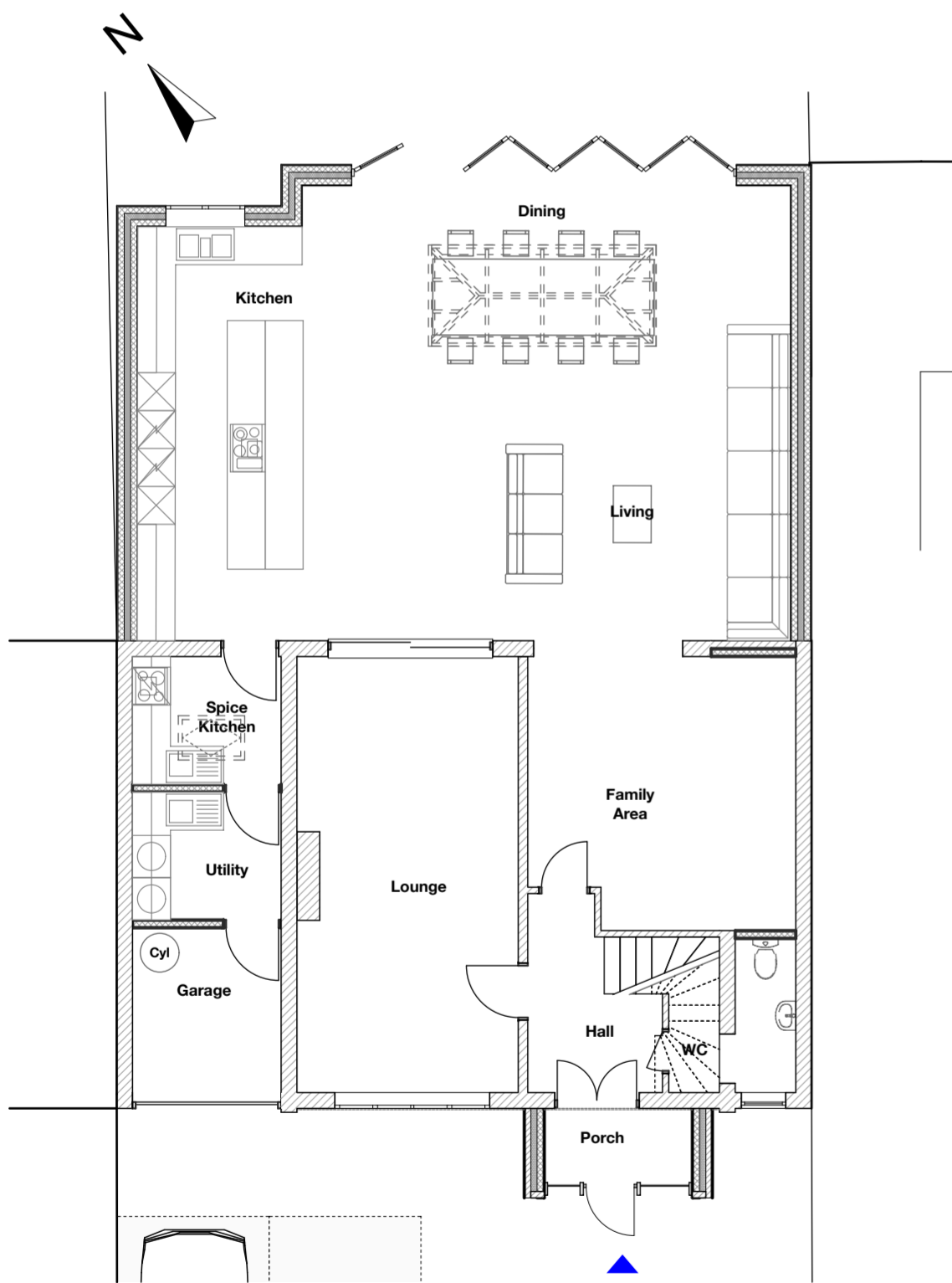
284 Wolverhampton Rd Proposed Front Elevation North 1:100



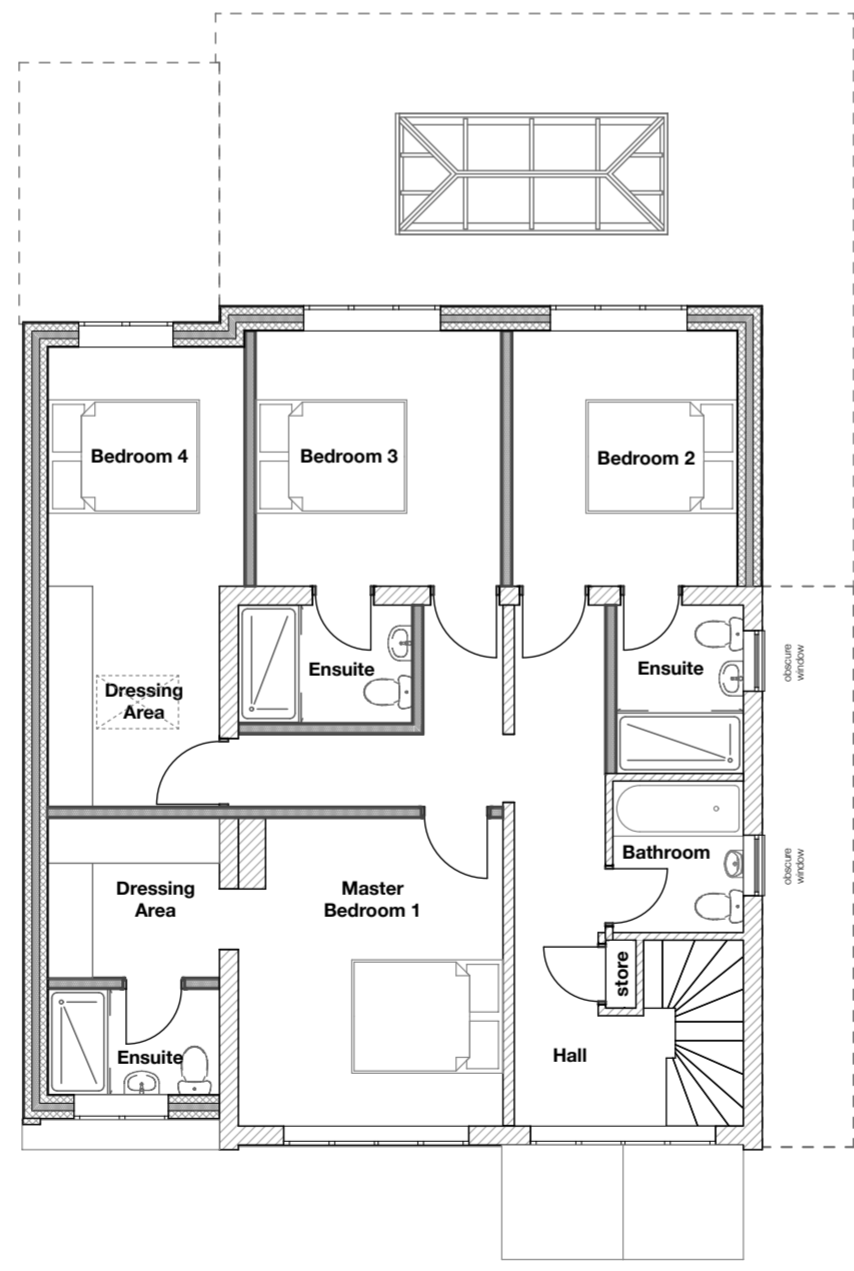
284 Wolverhampton Rd Proposed Rear Elevation South 1:100



284 Wolverhampton Rd Proposed Side Elevation West 1:100



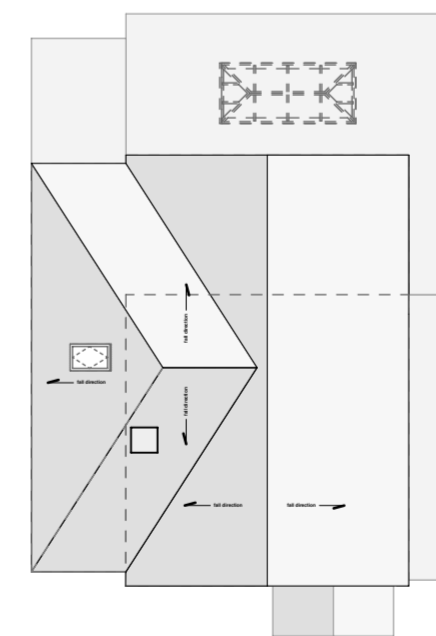
284 Wolverhampton Rd Proposed Ground Floor 1:100



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

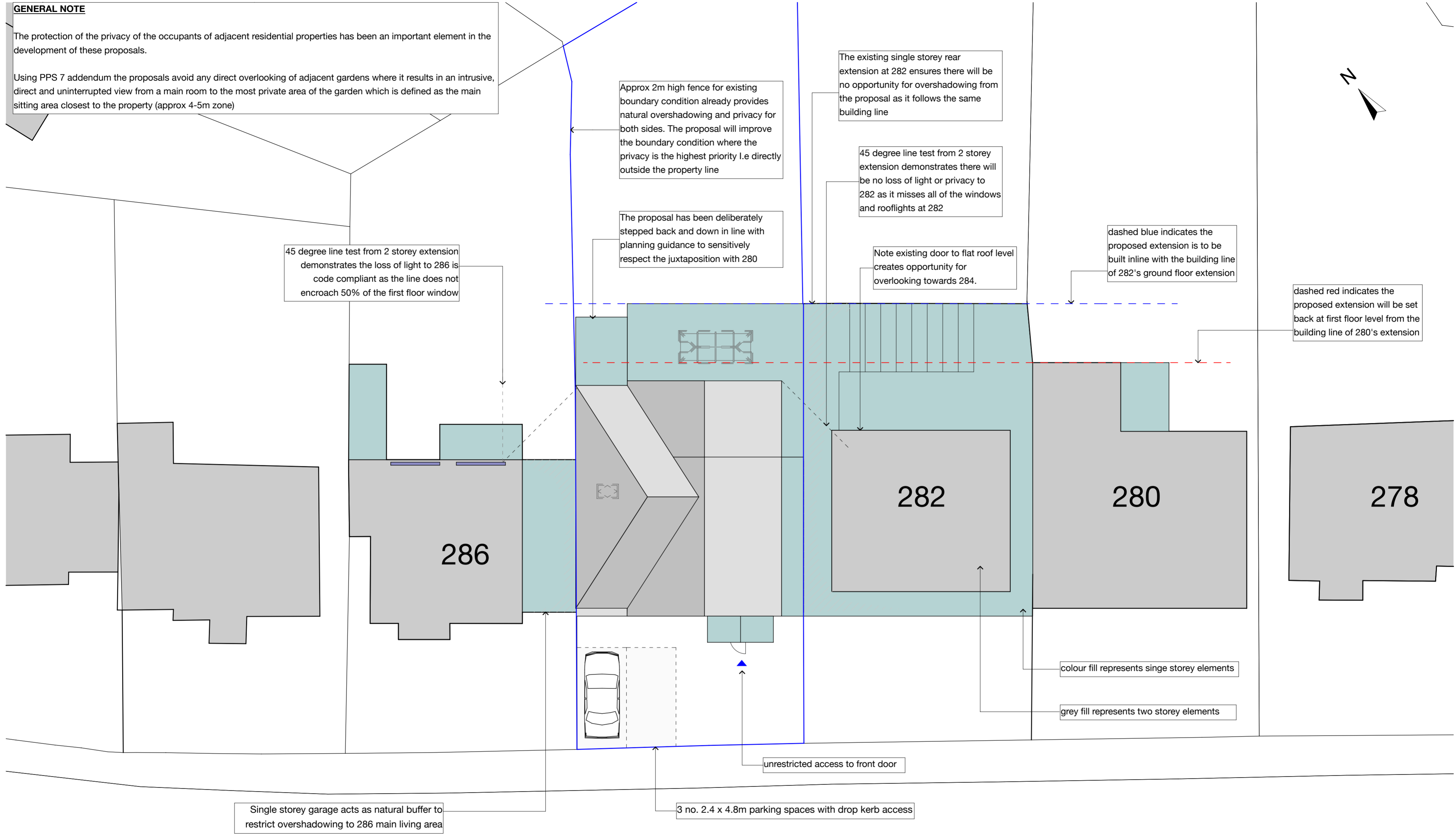
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drawing revision : D drawing size : A2 drawing number : 26 -284 / 405

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

284 wolverhampton road . oldbury

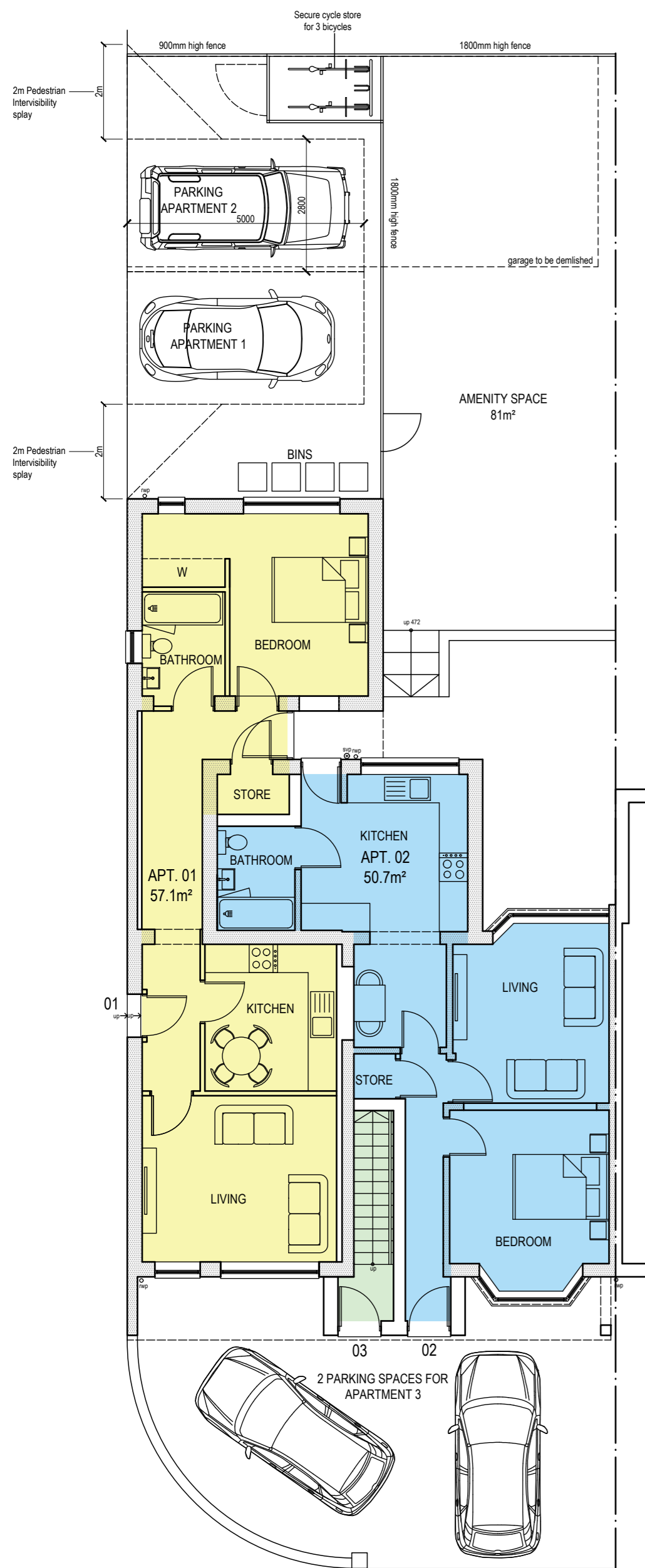
two storey side and rear extensions and new porch

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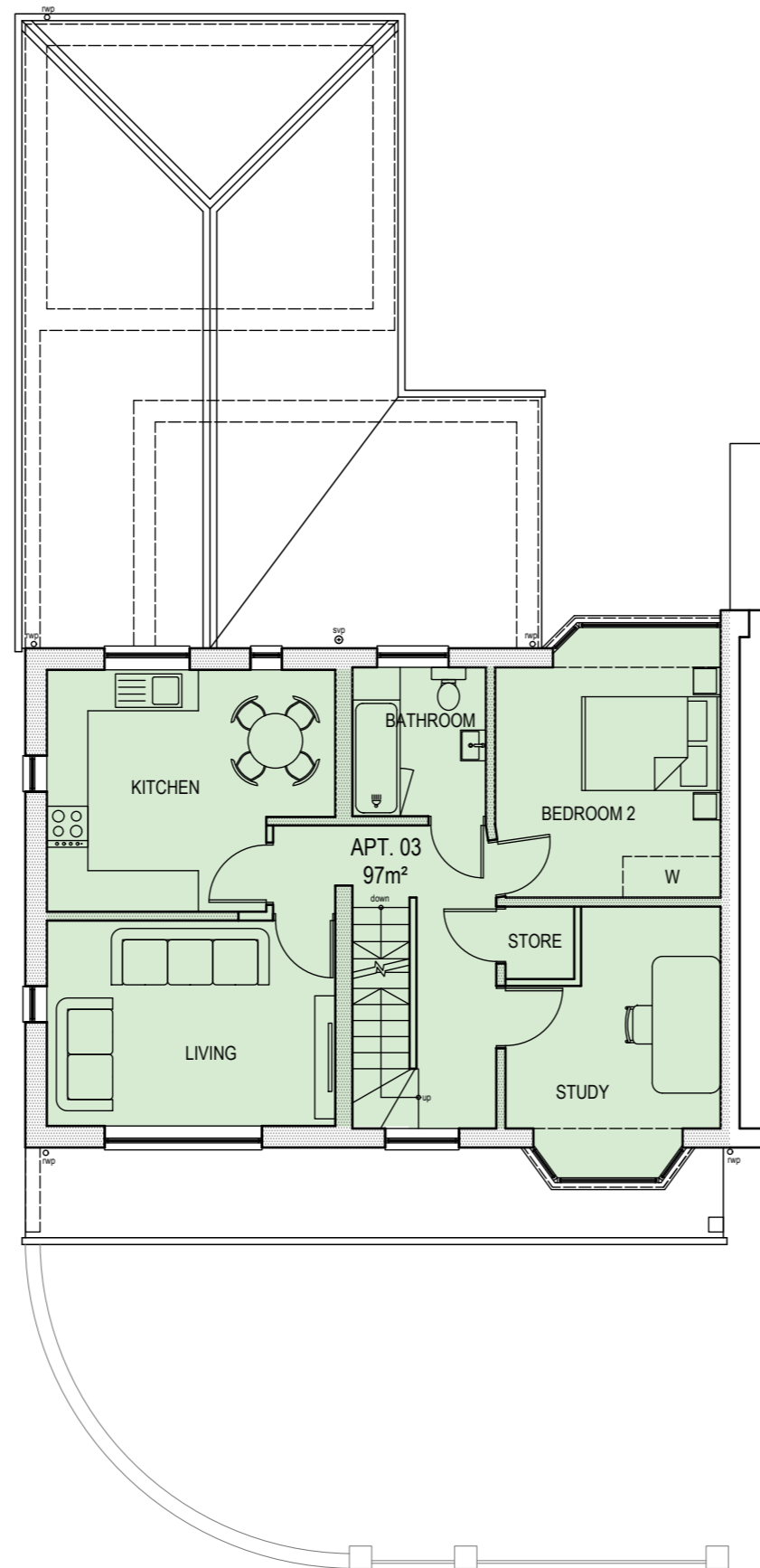
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drawing number : 26 -284 / 421



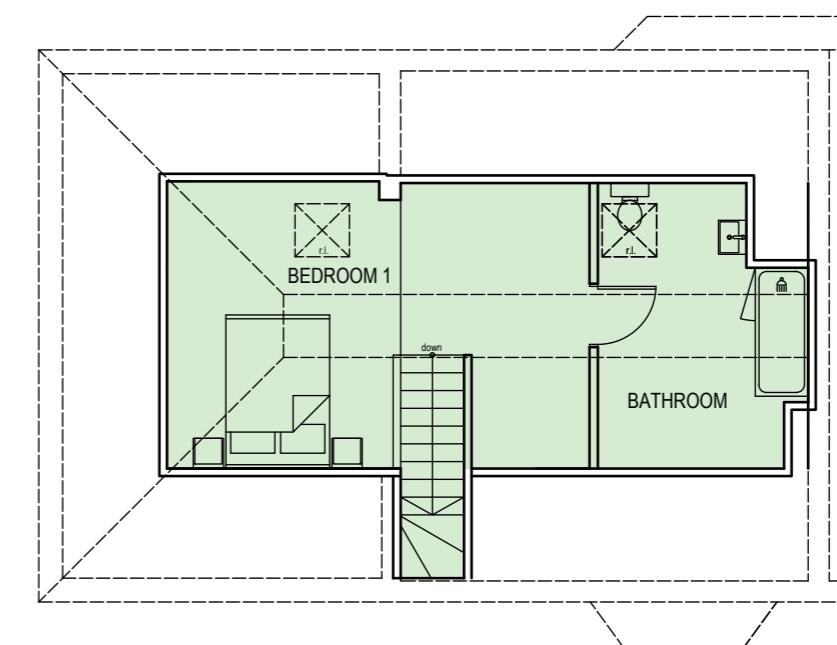
GROUND FLOOR PLAN



FIRST FLOOR PLAN

ACCOMMODATION SCHEDULE

APARTMENT 01	1 BED	57.1m ²
APARTMENT 02	1 BED	50.7m ²
APARTMENT 03	2 BED	97.0m ²



SECOND FLOOR PLAN

b	02.09.22	Additional parking space added for Apt. 3
A	13.07.22	First floor rooms flipped
Rev	Date	Comments

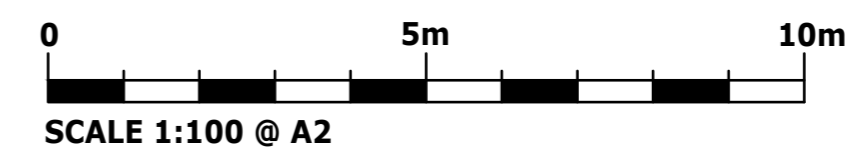


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Job
PROPOSED CONVERSION OF DWELLING INTO 3 APARTMENTS
31 CONSTANCE AVENUE

Dwg Title
PLANS AS PLANS AS PROPOSED



Scale	Date	Dwg no.
1:100 @ A2	APRIL 22	1143_13B



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LANDMARK INFORMATION

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