

Report to Planning Committee

5 October 2022

Application Reference	DC/22/66996
Application Received	28 April 2022
Application Description	Proposed outbuilding to rear for storage.
Application Address	75 Brandhall Road Oldbury B68 8DT
Applicant	Mr Faraqat Hussain
Ward	Bristnall
Contact Officer	Dave Paine David_paine@sandwell.gov.uk

1 Recommendations


- 1.1 That planning permission is granted subject to approval of external materials.

2 Reasons for Recommendations

- 2.1 The proposal would cause no significant harm to the amenity of the occupiers of adjacent properties. It would be of an acceptable design, complying with relevant policies.



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 This application is being reported to your Planning Committee because three material planning objections have been received by the Council. At the July meeting, committee resolved to defer the application to allow for amended plans to be submitted showing a lowered roof height. Amended plans have now been received with the maximum roof height lowered to 3.5 metres.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[75 Brandhall Road](#)

5 Key Considerations

- 5.1 The site is allocated for housing in 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 outlook
Design, appearance and materials



6. The Application Site

6.1 The application site is situated on the east side of Brandhall Road. This is a residential area, characterised by uniform development of mid 20th Century semi-detached houses.

7. Planning History

7.1 A two storey side extension with single storey rear extension and front canopy was approved in 2020. Prior Approval for a single storey rear extension was granted in 2022.

7.2 Relevant planning applications are as follows:

DC/20/64953	Proposed two storey/first floor side extension, single storey rear extension, front canopy and render to side/rear.	Approve with conditions. 06/01/2021.
PD/22/02131	Proposed single storey rear extension measuring: 4.5m L x 2.9m H (2.75m to eaves)	Prior approval required and granted.

8. Application Details

8.1 The applicant proposes to construct an outbuilding at the end of their garden, measuring 3.5 metres high (2.535 to the eaves), by 4.153 metres deep by 8.540 metres wide.

8.2 The outbuilding would be of a brick construction with two windows and a double door to the front and a tiled roof. The stated intended use is for storage.



9. Publicity

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

9.2 Objections

Objections have been received on the following grounds:

- i) Loss of natural light.
- ii) Feeling of enclosure.
- iii) The proposed building would be an eyesore.
- iv) The proposed building would be out of character with the area.
- v) Loss of outlook.
- vi) The building would be too high.
- vii) The proposed building would be akin to a bungalow and could be used as a dwelling.

Immaterial objections have been raised regarding loss of property value, removal of a tree, removal of a fence

9.3 Responses to objections

I respond to the objector's comments in turn:

- i) These properties have large gardens with the nearest dwellinghouse being approximately 23 metres from the site of the proposed outbuilding. Our minimum standard rear-to-rear separation distance for two storey dwellings is 21 metres and this application therefore exceeds this minimum. There would be some impact on direct sunlight to neighbours' gardens but this is not something which can reasonably be controlled through Planning.
- ii) As stated above, these are large gardens. The impact of this proposal in creating a feeling of enclosure would be minimal.



- iii) The proposed outbuilding would be of a typical design and of a similar design and scale to other nearby outbuildings, including at the neighbouring property at number 73.
- iv) Refer to iii) above.
- v) The size of these gardens mitigates against impact on outlook. Although the outbuilding would be visible from the rear of nearby dwellings, the impact of this proposal would be minimal.
- vi) The building has been reduced to 3.5 metres high. This is not an unusual height for this type of outbuilding. The adjoining outbuilding in the neighbouring garden is 3.6 metres high.
- vii) The outbuilding would be of a similar size to the outbuilding at number 73 and others nearby. There is no evidence that it will be used as a dwelling. Any intended use as a dwelling would require further planning consent and cannot be considered as part of this application. However, if members are minded to do so, they can control the use of the building by condition.

10. Consultee responses

None.

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 I am of the opinion that the scheme is of a good design, in accordance with paragraph 124 of the NPPF.

12. Local Planning Policy

12.1 The following 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 design is considered to be acceptable in terms of scale and appearance to the existing property and surrounding area.

13. Material Considerations

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

13.2 Proposals in the Development Plan

The site is unallocated in the Development Plan

13.3 Loss of Privacy

The length of the rear garden of this property is over 21 metres and it is therefore deemed that no significant loss of privacy would occur.

13.4 Loss of light and outlook

This has been addressed in paragraph 9.3 above.

13.5 Design, appearance and materials

As stated in paragraph 12.2 above, this proposed is deemed to be compliant with local design policies. Its appearance would be similar to other outbuildings in the vicinity and would be considered acceptable. The materials used would include, brick and roof tiles which are considered to be appropriate and would include render to the sides and rear. I would recommend a condition to control the specific materials to be used.



14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. In my opinion the proposal is compliant with relevant policies and there are no material considerations that would justify refusal.

15 Implications

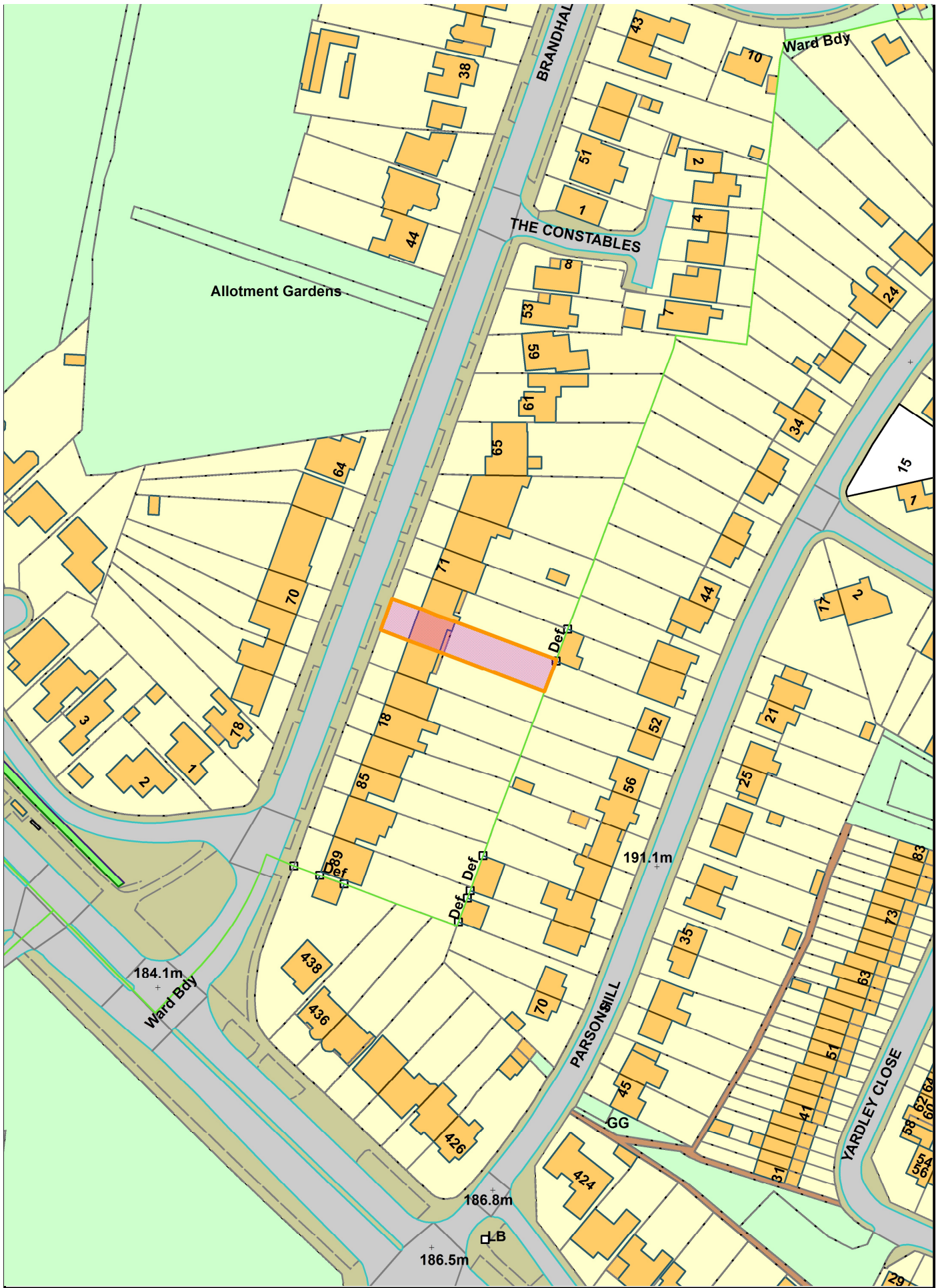
Resources:	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are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

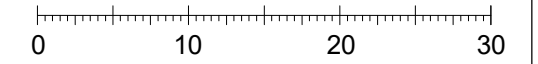
Location and block plan - PL01

Proposed floor plan and elevations - PL02 REV 1

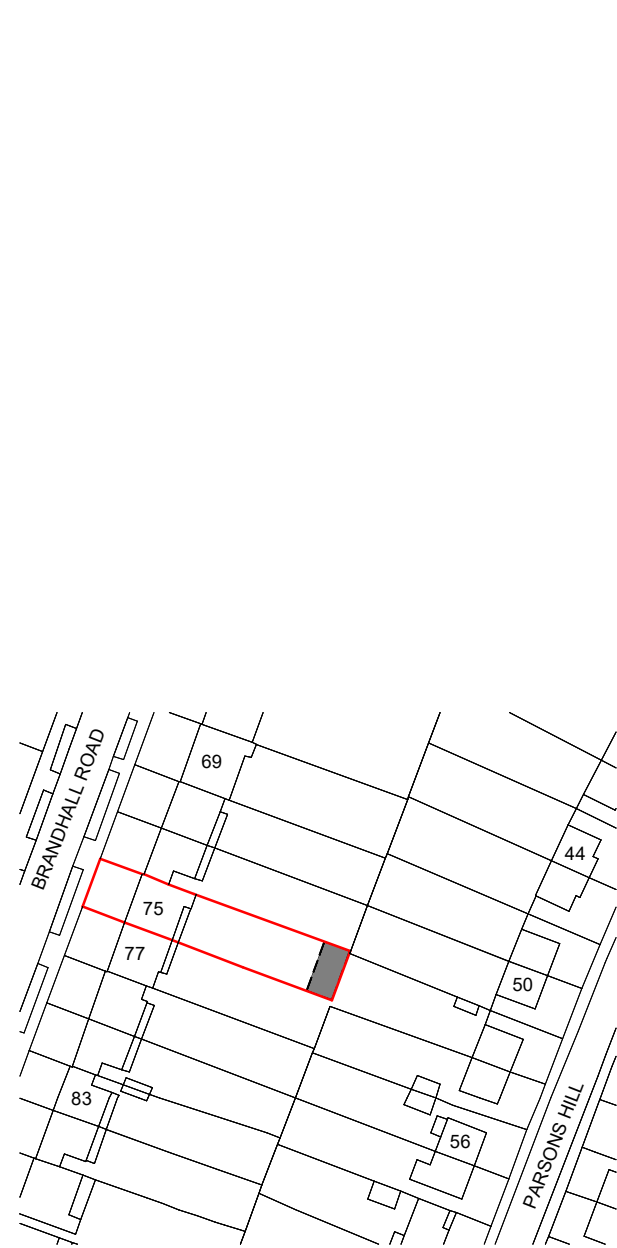
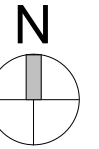
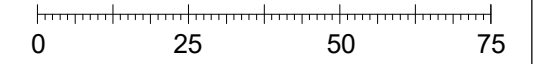




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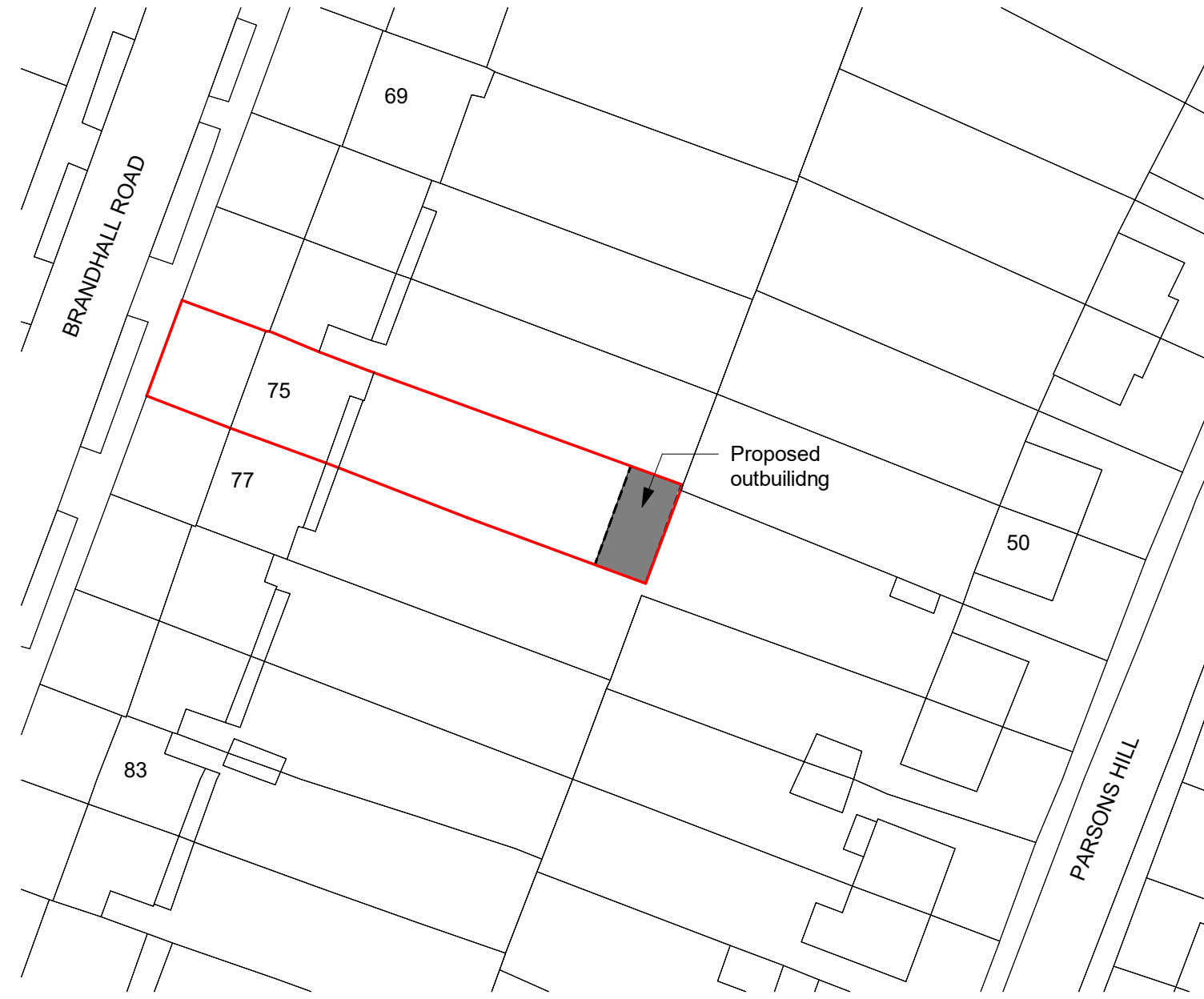


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Site Location Plan - Proposed

SCALE 1 : 1250



Block Plan - Proposed

SCALE 1 : 500

Rev	Description	Date
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address
75 Brandhall Road, Oldbury, West Midlands, B68 8DT

project
Proposed Outbuilding for Storage

title
Site Location & Block Plan - Proposed

project number 22.75.01	date 27/04/22
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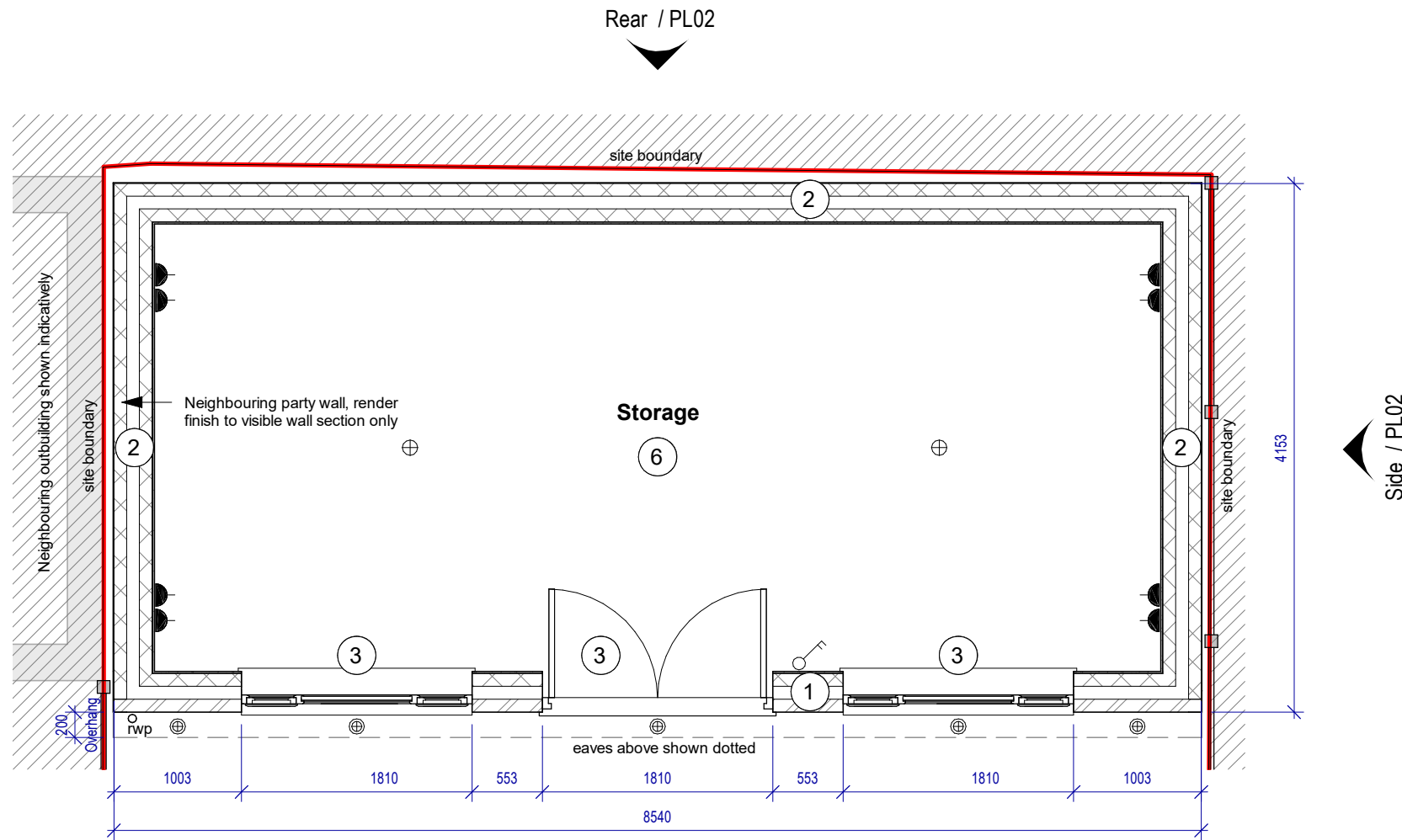
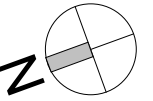
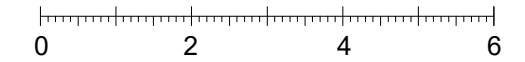
scale As indicated @ A3	purpose of issue PLANNING
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number PL01	rev
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Material Key

- ① Facing brickwork cavity wall construction, bricks to match main house
- ② Rendered cavity wall construction, colour to match main house
- ③ uPVC double glazed windows and door, colour to match main house
- ④ uPVC fascia & rainwater products. Boxed fascia and soffit with intergrated downlights to Client choice
- ⑤ Concrete interlocking roof tiles, colour & style to match main house
- ⑥ Ground bearing insulated concrete floor slab
- ⑦ Class B semi-engineering bricks below DPC, colour grey/black

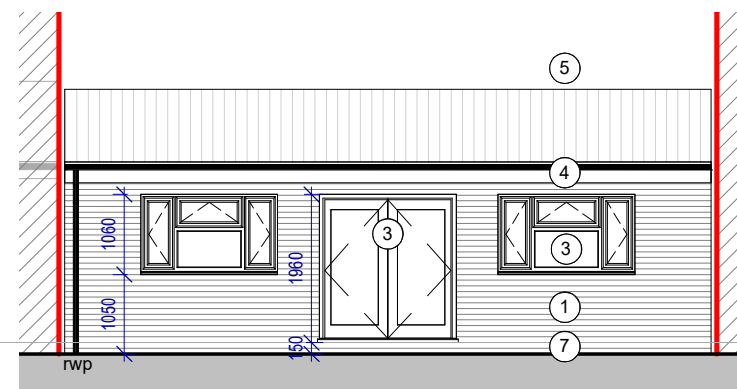
Electrical

- Double 13amp socket (450mm above ffl)
- Double gang light switch (1200mm above ffl)
- Externally rated G010 White recessed 24v spot light (80mm dia) with 50 W bulb
- Ceiling pendant

Ground Floor Plan - Proposed

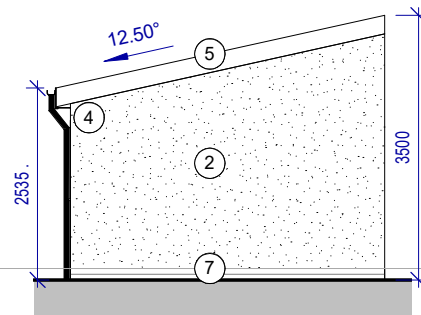
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Front / PL02



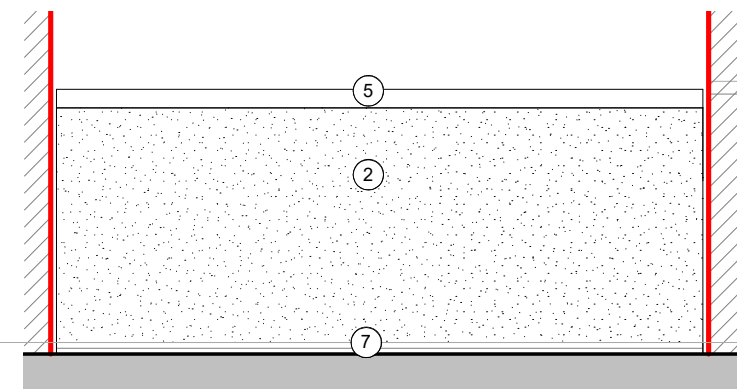
Front Elevation - Proposed

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Side Elevation - Proposed

SCALE 1 : 100



Rear Elevation - Proposed

SCALE 1 : 100

1	Height reduced to 3.5 metres to suit Planners comments	26.07.22
Rev	Description	Date

address
75 Brandhall Road, Oldbury, West Midlands, B68 8DT

project
Proposed Outbuilding for Storage

title
Plan & Elevations - Proposed

project number 22.75.01 | **date** 27/04/22

scale As indicated @ A3 | **purpose of issue** **PLANNING**

number **PL02** | **rev** **1**

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