

Report to Planning Committee

5 October 2022

Application Reference	DC/22/67177
Application Received	15 June 2022
Application Description	Retention of single storey front extension with porch, and single storey rear extension.
Application Address	66 Longleat, Great Barr, Birmingham, B43 6QD
Applicant	Mr Varun Khantana
Ward	Charlemont With Grove Vale
Contact Officer	William Stevens William_stevens@sandwell.gov.uk


1 Recommendations

1.1 That retrospective planning permission is granted.

2 Reasons for Recommendations

2.1 This is a retrospective application and, in my opinion, is of satisfactory design that does not impact on the private amenities of the occupiers of the adjacent residential properties.

3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods
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4 Context

- 4.1 This is a retrospective application.
- 4.2 The application site is situated on the southern side of Longleat, Great Barr and relates to a detached property.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[66 Longleat, Great Barr](#)

5 Key Considerations

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

Planning history,
Public visual amenity,
Design, appearance and materials, and
Highway safety,

6. The Application Site

- 6.1 The application site relates to a detached property within a residential area.

7. Planning History

- 7.1 Planning permission was refused in 2021 for a single storey front and rear extensions and rendering to existing elevations, on the following grounds:



7.2 *The proposal is contrary to Black Country Core Strategy policy ENV3, Site Allocations and Delivery Development Plan Document policy EOS9 and Sandwell's supplementary planning guidance on residential design in that the front extension would be inharmonious in appearance with the existing property, create undue massing on the front elevation and would be unconventional within the street scene.*

7.3 Relevant planning applications are as follows:

DC/21/66137	Single storey front and rear extensions and rendering to existing elevations.	Refusal 3 rd December 2021
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8. Application Details

8.1 The applicant has amended the front of the property from a wooden frame porch (as seen below) and reinstated a traditional front window.



More in keeping with the local area.



8.2 The rear extension would measure a maximum rear projection of 5.5m and again is also built. As the photographs below demonstrate, the extension does not protrude beyond the rear walls on adjacent properties significantly to cause any loss of light, outlook or privacy issues.





8.3 The following two photographs show the front of the property as originally was, and the changes made (note the forward extension in terms of the garage and a canopy to the front):



The property as is now.



9. Publicity

9.1 The application has been publicised by neighbour notification letters with three objectors raising concerns have been received.

9.2 Objections

Objections have been received on the following grounds:

- i) Little has changed since the last refusal and as such, this application should also be refused, and
- ii) The applicant wants to render the building white and will look out of keeping with the area.

Immaterial objections have been raised regarding the wall surrounding the front of the property being out of keeping. This is 1.0m in height and does not require planning permission. Whilst concerns have been raised



from a highway safety point of view, the Council's planning department has no powers to stop the owner implementing their permitted development rights.

The issue of a new owner has arisen since the first application; however, this has little to do with the application before Members.

9.3 Responses to objections

I respond to the objector's comments in turn:

- i) In my opinion, the front porch has been changed significantly from the previous refusal to be more in keeping with the local area. Determining the application on its own merits and seeking to overcome the previous reason for refusal, I believe the new design accords with the provisions of the adopted Revised Residential Design Guide, in that page 25 states:

The appearance and size of roof designs, windows, doors and architectural detailing must respect established design codes.

As per the photograph above, I believe the changes do just that.

- ii) The properties on Longleat do not have a particular style. There are those that are all brick and some that are a mixture of white render. When viewed from the application site, Members will note the different styles and materials used:





10. Consultee responses

10.1 There are no consultee responses.

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 Taking into account the adopted Revised Residential Design Guide, 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 The site is allocated for residential development in the Development Plan.



12.4 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 Planning history

See paragraph 8 and also section 9.3 (i) above.

13.3 Public visual amenity

See 9.3 (ii) above.

13.4 Design, appearance and materials

See 9.3 (ii) above.

13.5 Highway safety

See point 9.2 above.

14 Alternative Options

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

15 Implications



Resources:	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.
Legal and 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.

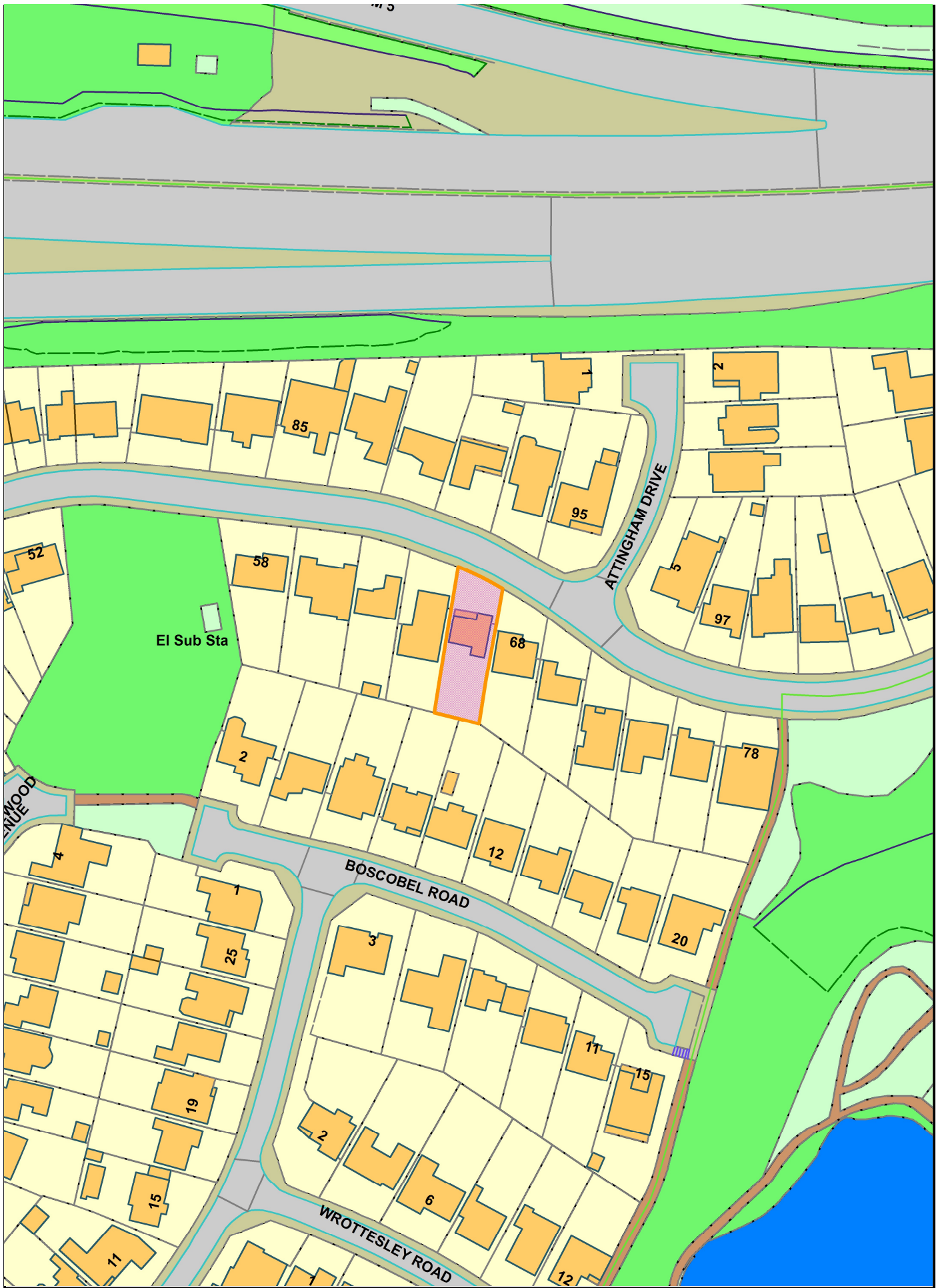
16. Appendices

Location plan

Block plan

Floor and Elevation Plan







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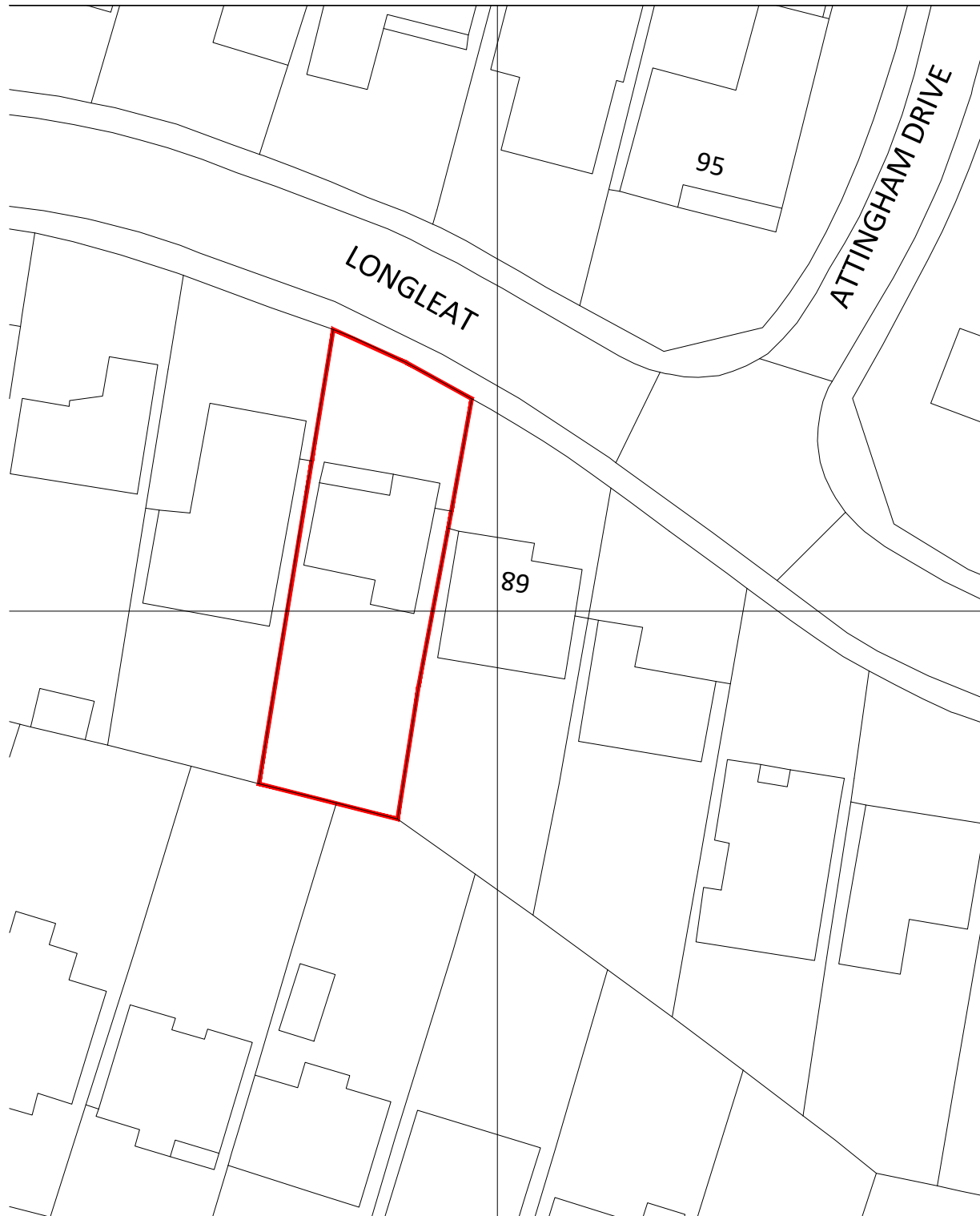
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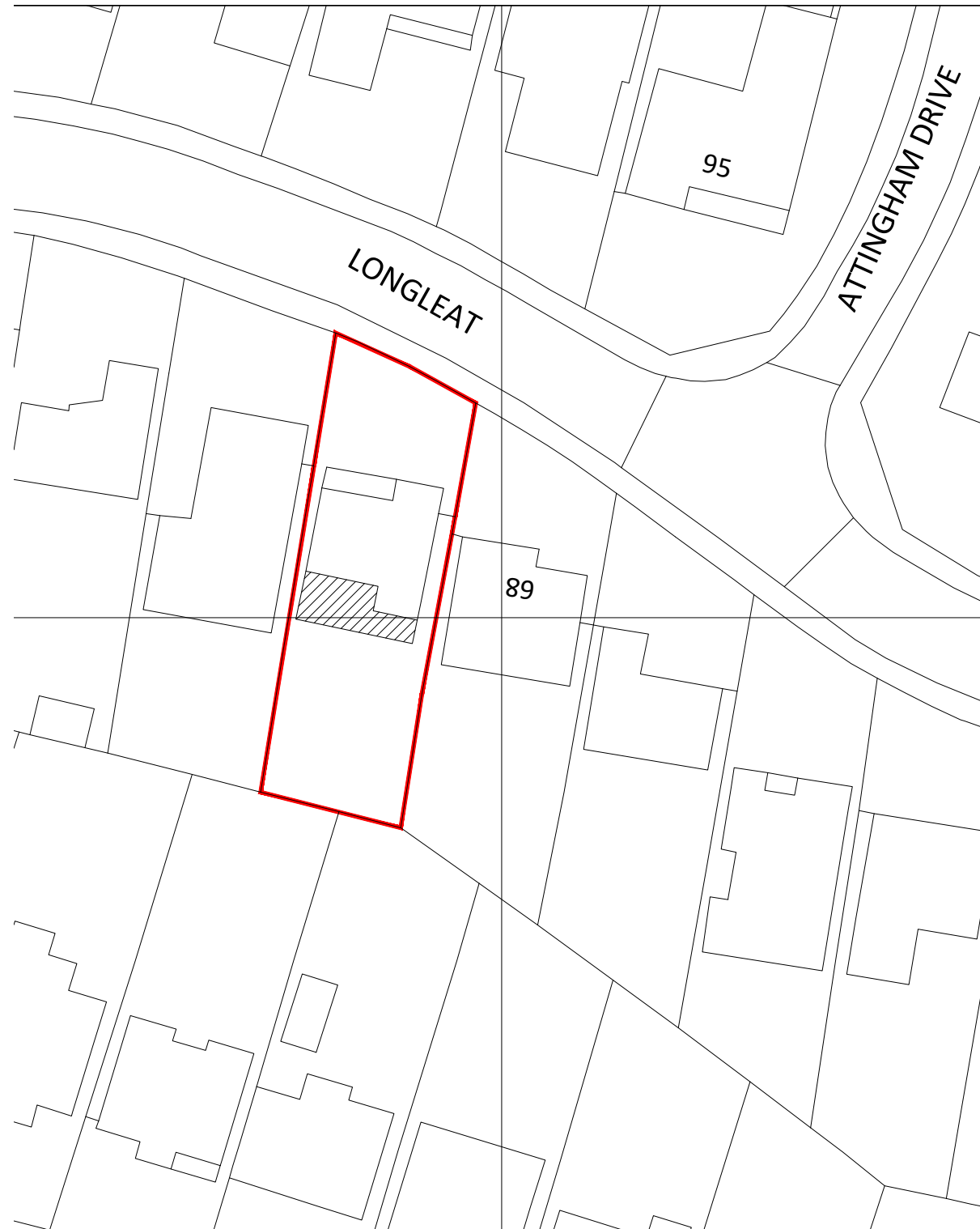
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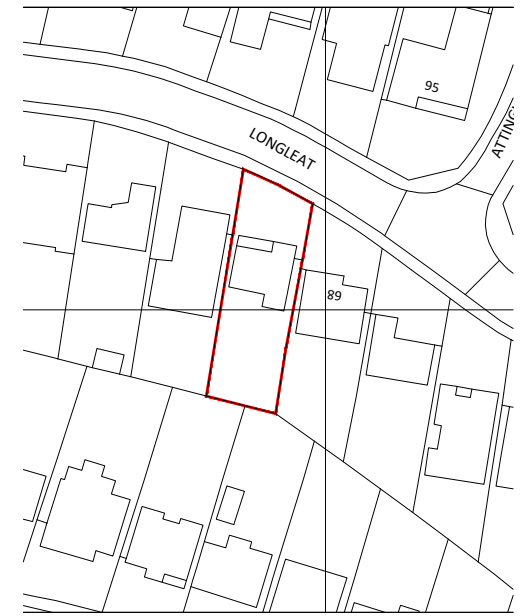
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Scale 0 1 2 3 4 5 metres
Existing Site Plan - scale 1:500@A3



Scale 0 1 2 3 4 5 metres
Proposed Site Plan - scale 1:500@A3



Scale 0 1 2 3 4 5 metres
OS Plan - scale 1:1250@A3

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Scale	1:500/1:1250@A3	Purpose of Issue	Planning
Date	Aug 21	Project	66 Longleat
Client	B&M	Address	Birmingham B43 6BB
Drawing No.	2021-189-002	Drawing	Existing / Proposed Site & OS Plan

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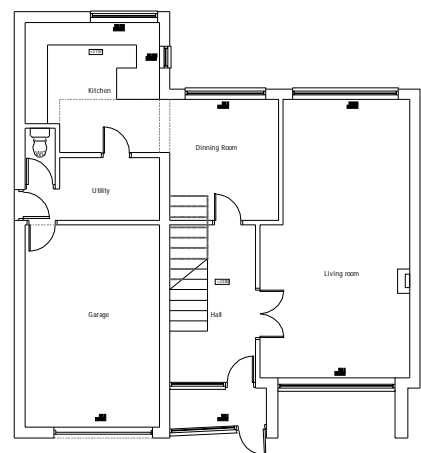
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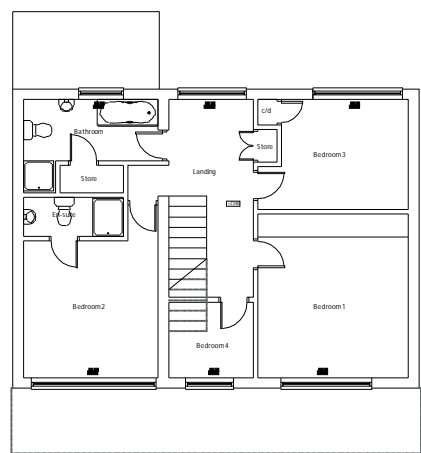
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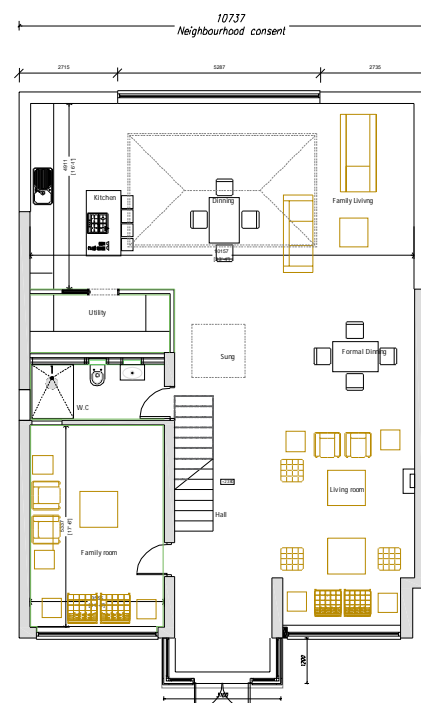
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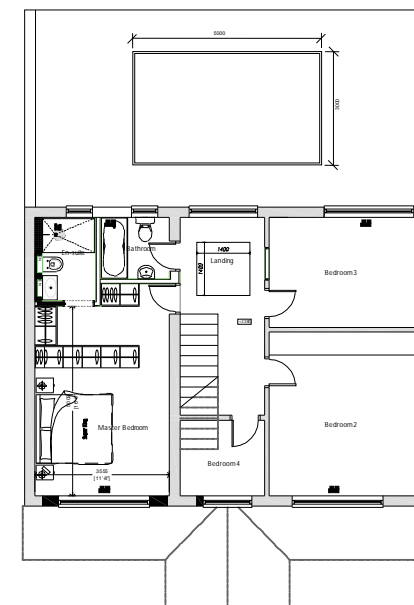
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Scale 0 1 2 3 4 metres
Existing First Floor - scale 1:200@A3



Scale 0 1 2 3 4 metres
Proposed Ground Floor - scale 1:200@A3



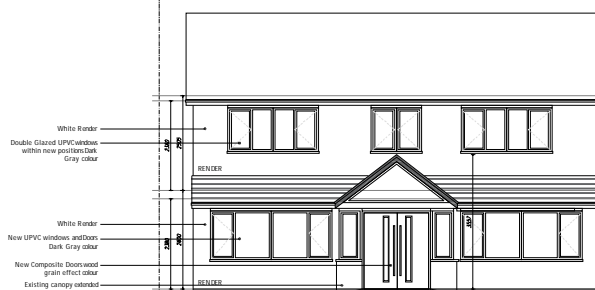
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Proposed First Floor - scale 1:200@A3



Scale 0 1 2 3 4 metres
Existing Front Elevation - scale 1:200@A3



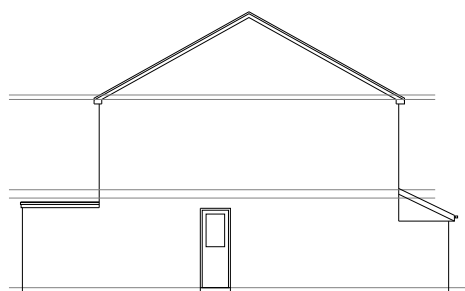
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Existing Rear Elevation - scale 1:200@A3



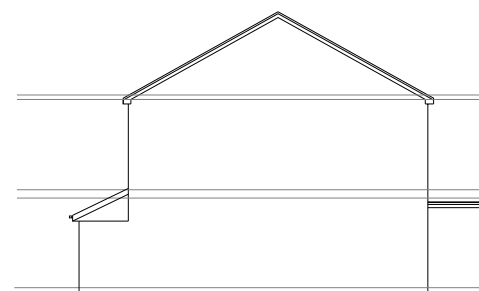
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Proposed Front Elevation - scale 1:200@A3



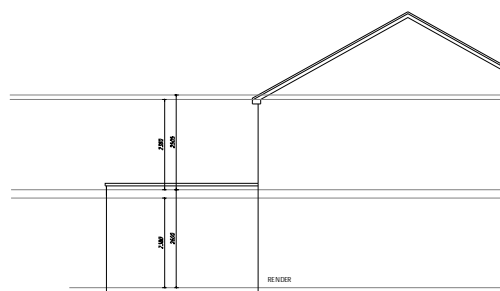
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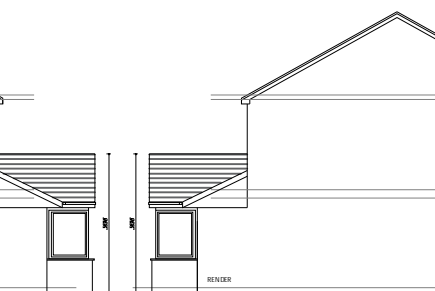
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Existing Side Elevation - scale 1:200@A3



Scale 0 1 2 3 4 metres
Existing Side Elevation - scale 1:200@A3



Scale 0 1 2 3 4 metres
Proposed Side Elevation - scale 1:200@A3



Scale 0 1 2 3 4 metres
Proposed Side Elevation - scale 1:200@A3



Scale 0 10 20 30 40 50 metres
O S Plan - scale 1:1250@A3

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Scale	1:200@A3	Purpose of Issue	Planning
Date	May 22	Project	66 Longleat
Drawn	Bsm	Address	Birmingham B43 6BB
Number	2021-189-003	Drawings	Existing & Proposed Plans, Elevation.

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