Sandwell
Metropolitan Borough Council

Report to Planning Committee

5 October 2022

Application Reference	DC/22/67373
Application Received	9 August 2022
Application Description	Proposed two storey side/rear and single storey rear extensions, new front porch, roof alterations, loft conversion and rear dormer window.
Application Address	10 Grove Road Oldbury B68 9JL
Applicant	Jackie Chiukira
Ward	Old Warley
Contact Officer	Beth Astley-Serougi Beth_AstleySerougi@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to the external materials shall match those of the existing dwelling.

2 Reasons for Recommendations

2.1 It is considered the proposed developments are acceptable in their 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.

4 Context

4.1 This application is being reported to your Planning Committee because it has received 3 objections.

4.2 To assist members with site context, links to Google Maps is provided below:

Aerial View, 10 Grove Road, Oldbury

Street View, 10 Grove 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,
Layout and density of building, and
Design, appearance and materials.

6. The Application Site

6.1 The application relates to a semi-detached house located in a predominantly residential are of Grove Road, Oldbury.

6.2 The applicant is proposing to construct a two-storey side/rear and single storey rear extensions, new front porch, roof alterations, loft conversion and rear dormer window.

7. Planning History

7.1 There are no relevant planning history.

8. Application Details

8.1 The applicant is proposing to construct a two-storey side/rear and single storey rear extensions, new front porch, roof alterations, loft conversion and rear dormer window. The development would result in a 5-bedroom property.

Proposed Dimensions:

Two-Storey Side:

Ground floor: 2.7m in length and a maximum width of 3.8m.
First floor: 2.6m in length and a maximum width of 3m.

Two Storey Rear:

Ground Floor: 3m in length and a maximum width of 5.77m
First Floor: 3m in length and a maximum width of 2.27m

Front Porch:
1.6m in depth and a width of 2.139m

Rear Dormer Window:

2.6m in height
2.9m maximum in depth
5.8m in width

This results in a cubic content of: 21.87m3.

9. Publicity

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

9.2 Objections

Objections have been received on the following grounds:

i) Loss of Privacy,
ii) Loss of light,
iii) Scale and Massing, and
iv) Poor Design/ impact on visual amenity of surrounding area.

Non-material objections have been raised regarding loss of value/inability to sell property in future, damage to boundary fencing, noise from building work and inconvenience to pedestrians once work has begun.

9.3 Responses to objections

I respond to the objector's comments in turn:

(i) It is considered that the proposed development would not cause a significant loss of privacy for habitable rooms of neighbouring properties to an extent that would warrant a refusal. I have recommended that the two, bathroom windows on the side elevation of the first floor extension are to be obscurely glazed and retained as such so as to maintain privacy for both the applicant

and neighbouring property. There are no windows on the development that project from the original rear existing walls of the dwellinghouse.

(ii) In regard to loss of light, the proposed design of the development is sympathetic to any possible impact on neighbouring properties. The proposed first floor extension has been set back significantly from the boundary shared with the adjoined semi-detached property so as to not impact any habitable windows in terms of loss of light. Additionally, due to the building line of the properties and the direction the properties face, this helps alleviate any possible impact on loss of light to habitable windows of the neighbouring property to the west of the applicants' property.

(iii) The scale and massing of the proposed development is not unduly dominant and will not have a significant negative impact on the visual amenity of the surrounding area.

(iv) The design will arguably be a betterment of the current design of the property, particularly the roof design.

10. Consultee responses

10.1 **Highways:**

No adverse comments from the head of highways has been received.

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 polices of the council's Development Plan are relevant:

ENV3: Design Quality
SAD EOS9: Urban Design Principles

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.

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 **Loss of Privacy**

In regard to loss of privacy there are no windows on the side elevations of the proposed rear projection of both the ground and first floor windows. I have recommended a condition for the two, bathroom windows to be obscurely glazed and retained as such so as to ensure the privacy of both the applicant and neighbouring properties are maintained. I do not consider that the proposed development will therefore have a significant impact on privacy to an extent that would warrant a refusal.

13.3 **Loss of Light**

The proposed development will not have a significant impact on loss of light to neighbouring properties. The building line and angle of the applicants' property to the neighbouring properties helps to mitigate the possible impact any development could have on neighbouring properties. The proposed first floor rear projection is set back considerably from the boundary with the adjoining semi-detached and therefore will not impact any habitable window. The single storey rear extension has a mono-pitched roof and has therefore been sympathetic to the possible impact it could have on neighbouring properties.

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.

13.4 **Scale and Massing**

I do not consider the proposed development to be unduly dominant in terms of scale or massing as the proposed rear projection only a maximum length of 3m. The addition of a rear dormer does not cause the property to be larger than those close by, one neighbouring property also has a rear dormer. The plot itself is large and therefore the proposed development does not constitute and overdevelopment.

13.5 **Poor Design**

The proposed roof changes will create a hipped roof and will therefore be a betterment of that which currently exists. The majority of the development cannot be seen from the public highway and would not impact the visual amenity of the surrounding area. The front porch is in keeping with the surrounding area and does not detract from the original character of the dwellinghouse. I therefore do not consider the design of the proposed development to be poor and as a consequence do not consider this to be a reason for refusal.

14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so.

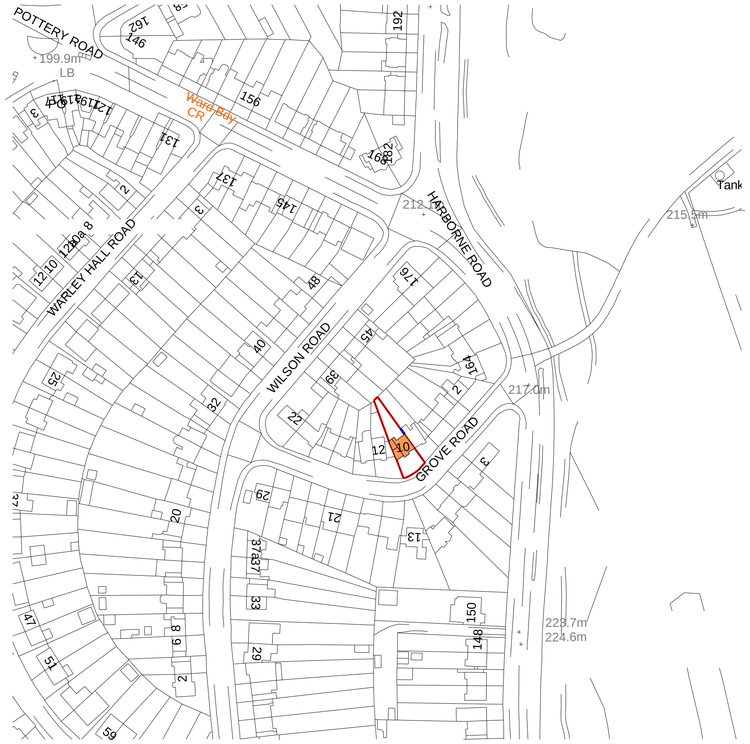
15 Implications

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.

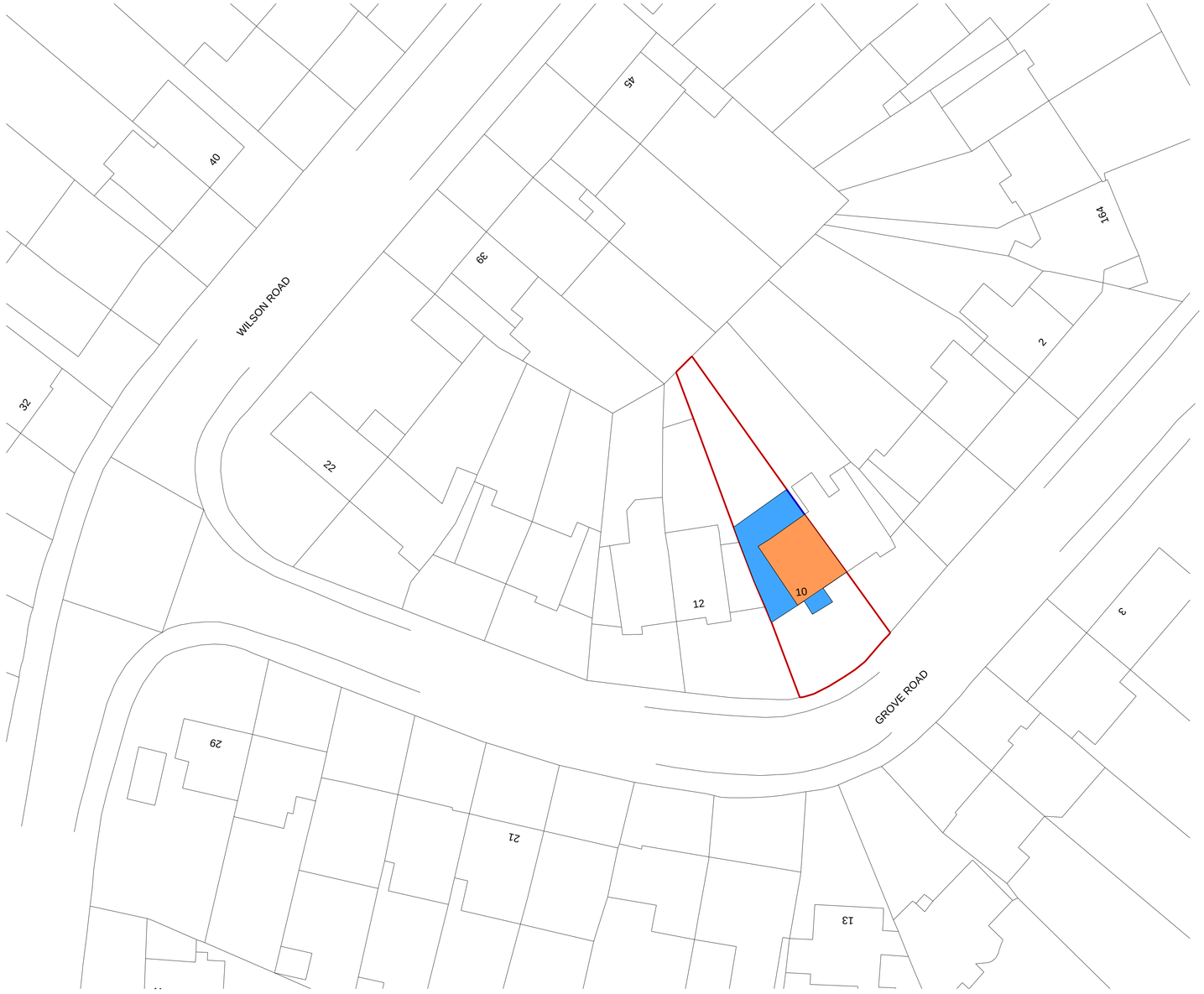
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None
Social Value	None

16. Appendices

Site Plan
Context Plan
Plan No.
1170-03 REV C Proposed Ground Floor Plan
1170-06 REV C Proposed First Floor Plan
1170-08 REV C Proposed Loft Floor Plan
1170-10 REV C Proposed Elevations
1170-11 REV C Proposed Section



Site Location **1:1250**



Proposed Site Layout **1:250**

N

All Dims in millimeters unless otherwise stated.
Do not scale except for planning purposes.
If in doubt - Ask

This drawing is confidential and is the property of Keenan Project Designs Ltd.

Scale 1:1250
25 0 60m

Scale 1:500
5 0 30m

KEENAN PROJECT DESIGNS

KEENAN PROJECT DESIGNS
0800 233 5787
INFO@KEENANPROJECTDESIGNS.COM
WWW.KEENANPROJECTDESIGNS.COM

CLIENT: [redacted]

DATE: 28/01/2022

DRAWN BY: Val Pelovski

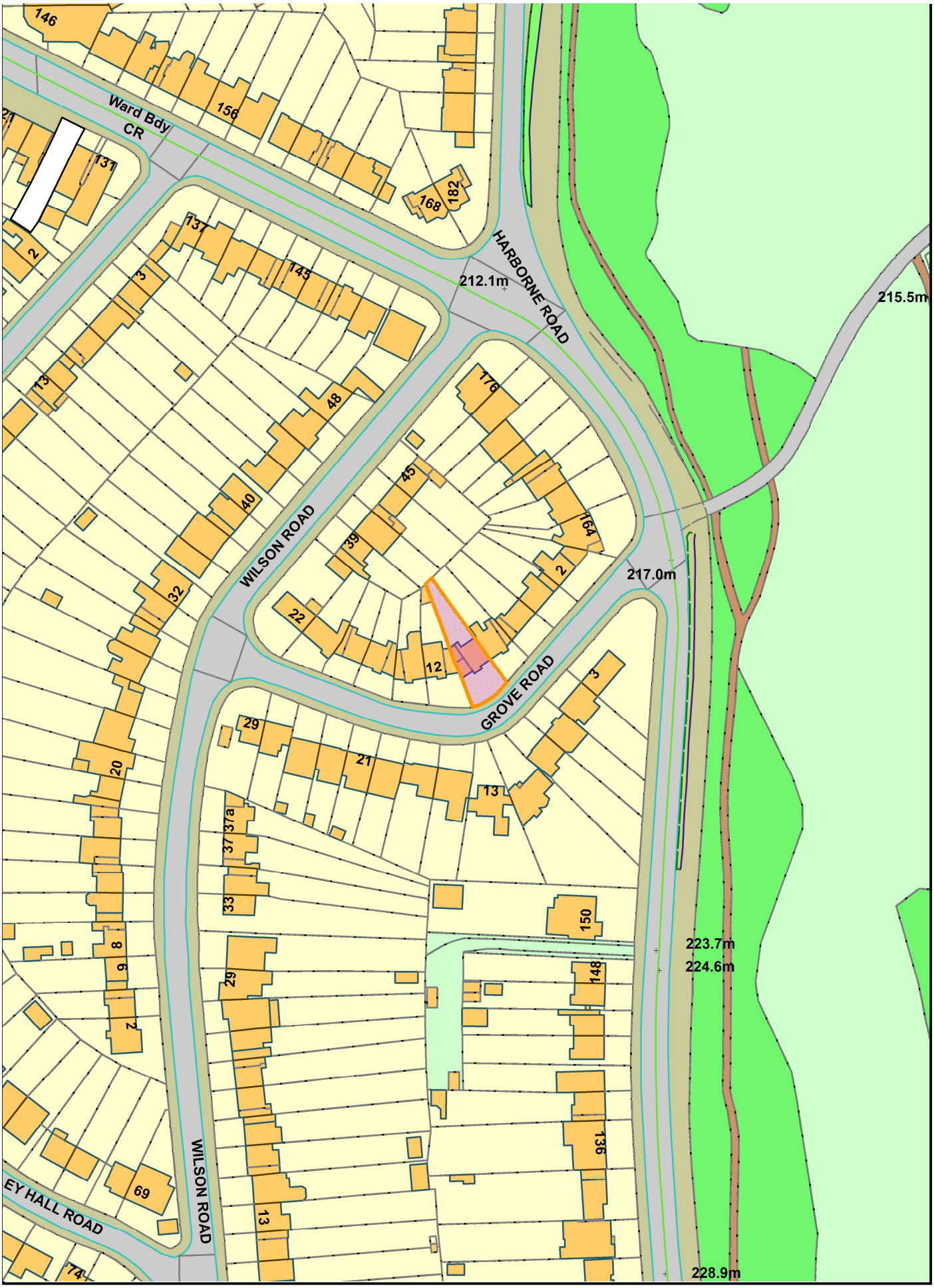
PROJECT LEAD: Phil Corban

ADDRESS: 10 Grove Road, Oldbury, West Midlands B68 9JL

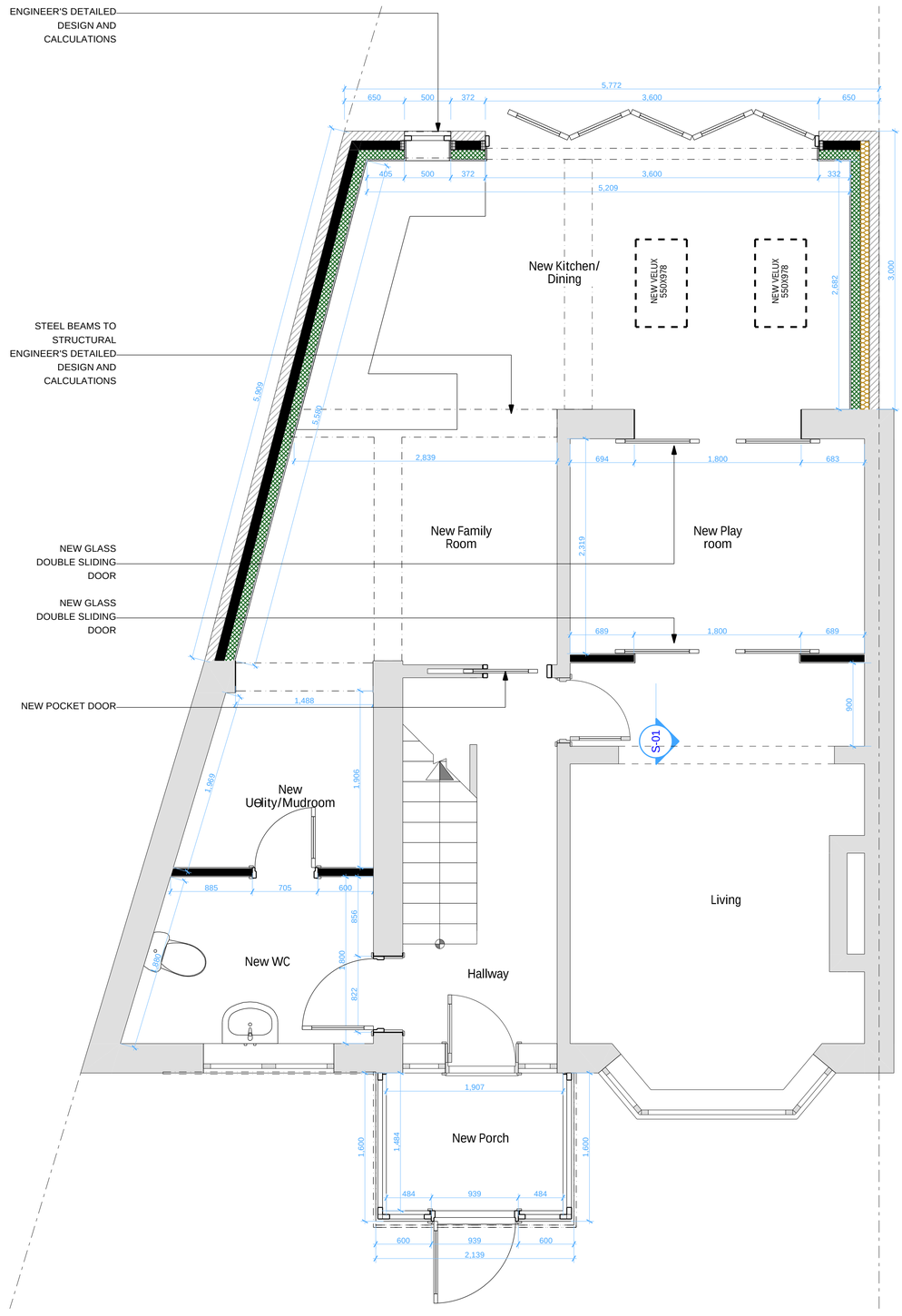
DRAWING SHEET SIZE: A1

DRAWING NUMBER: 1170 - 12

REVISION: C
03/05/2022
Val Pelovski



Sandwell
Metropolitan Borough Council



+00-Ground Floor Plan - Proposed **1:30**

All Dims in millimeters unless otherwise stated.
Do not scale except for planning purposes.
If in doubt - Ask

This drawing is confidential and is the property of Keenan Project Designs Ltd.

Scale 1:25 — 1 0 2m

Scale 1:50 — 1 0 4m

Scale 1:100 — 2 0 5m

KEENAN PROJECT DESIGNS

KEENAN PROJECT DESIGNS
0800 233 5787
INFO@KEENANPROJECTDESIGNS.COM
WWW.KEENANPROJECTDESIGNS.COM

CLIENT: [redacted]

DATE: 28/01/2022

DRAWN BY: Val Pelovski

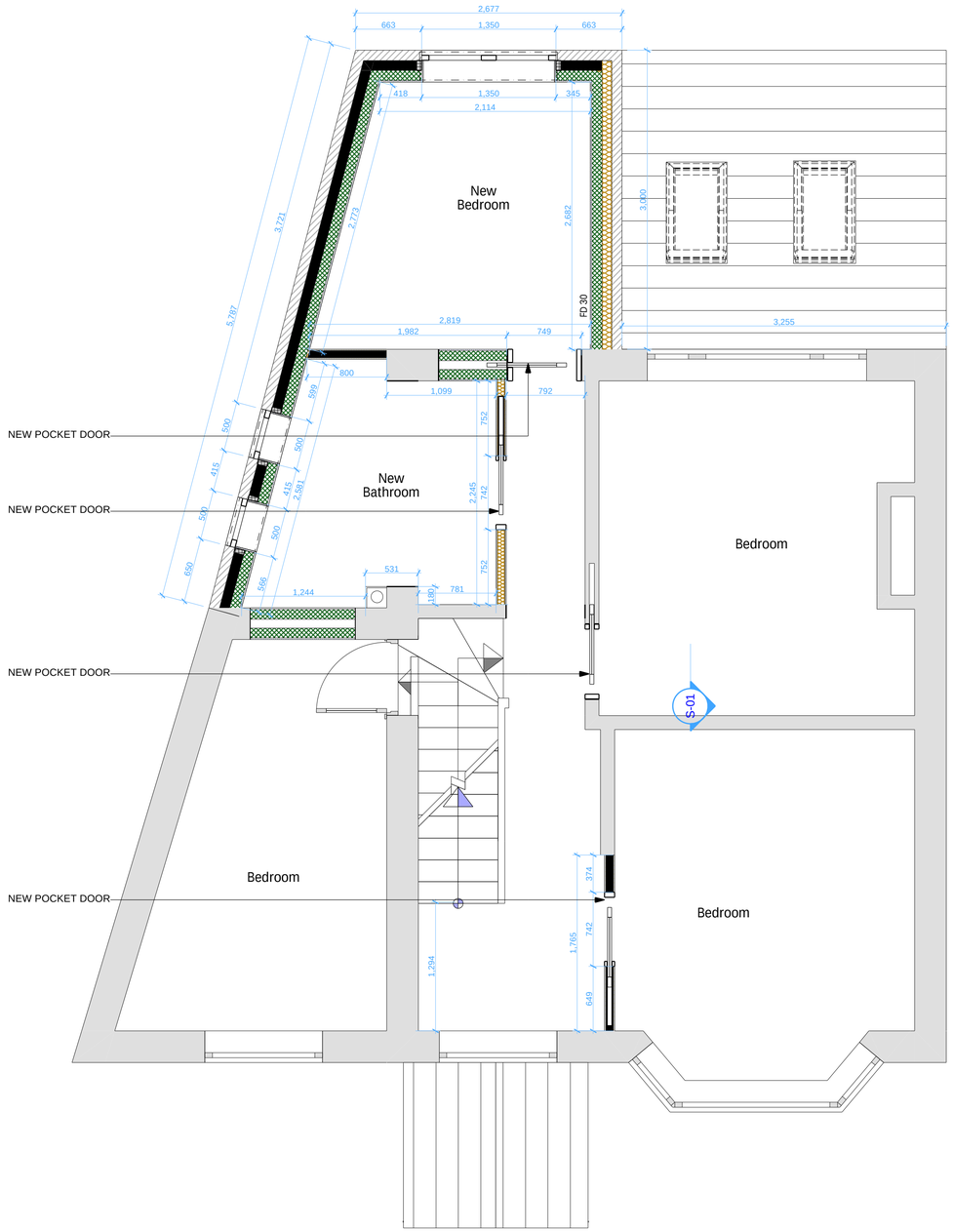
PROJECT LEAD: Phil Corban

ADDRESS: 10 Grove Road, Oldbury, West Midlands B68 9JL

DRAWING SHEET SIZE: A1

DRAWING NUMBER: 1170 - 03

REVISION: C
03/05/2022
Val Pelovski



+01-Finished First Floor

1:30

All Dims in millimeters unless otherwise stated.
Do not scale except for planning purposes.
If in doubt - Ask

This drawing is confidential and is the property of Keenan Project Designs Ltd.

Scale 1:25
1 0 2m

Scale 1:50
1 0 4m

Scale 1:100
2 0 5m

KEENAN PROJECT DESIGNS

KEENAN PROJECT DESIGNS

0800 233 5787

INFO@KEENANPROJECTDESIGNS.COM

WWW.KEENANPROJECTDESIGNS.COM

[redacted]

ADDRESS:
10 Grove Road, Oldbury, West Midlands B68 9JL

DATE:
28/01/2022

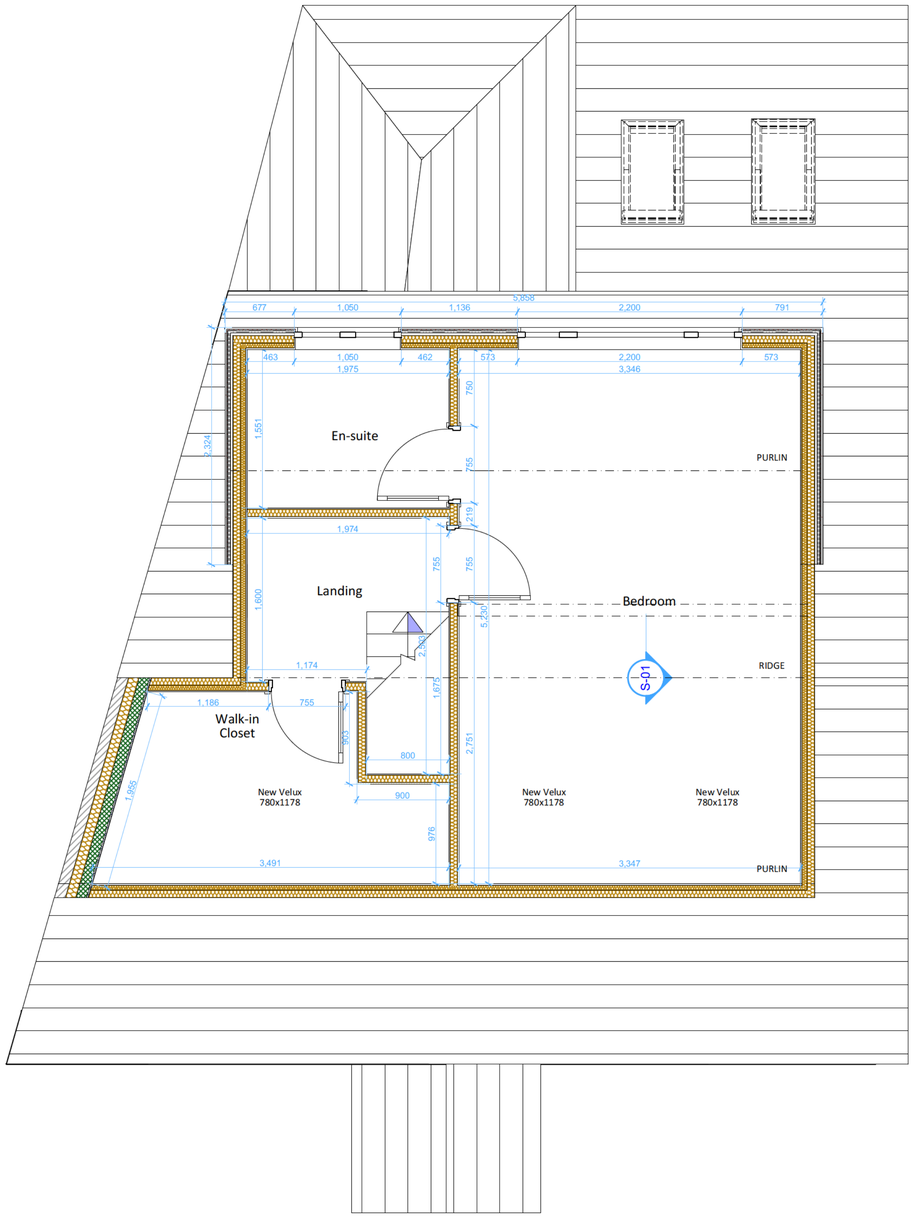
DRAWN BY:
Val Pelovski

PROJECT LEAD:
Phil Corban

DRAWING SHEET SIZE:
A1

DRAWING NUMBER:
1170 - 06

REVISION: C
03/05/2022
Val Pelovski



+02-Eaves/Loft Floor **1:30**

Scale 1:25 1 0 2m

Scale 1:50 1 0 4m

Scale 1:100 2 0 5m

KEENAN PROJECT DESIGNS

KEENAN PROJECT DESIGNS
0800 233 5787
INFO@KEENANPROJECTDESIGNS.COM
WWW.KEENANPROJECTDESIGNS.COM

CLIENT: [redacted]

ADDRESS: 10 Grove Road, Oldbury, West Midlands B68 9JL

DATE: 28/01/2022

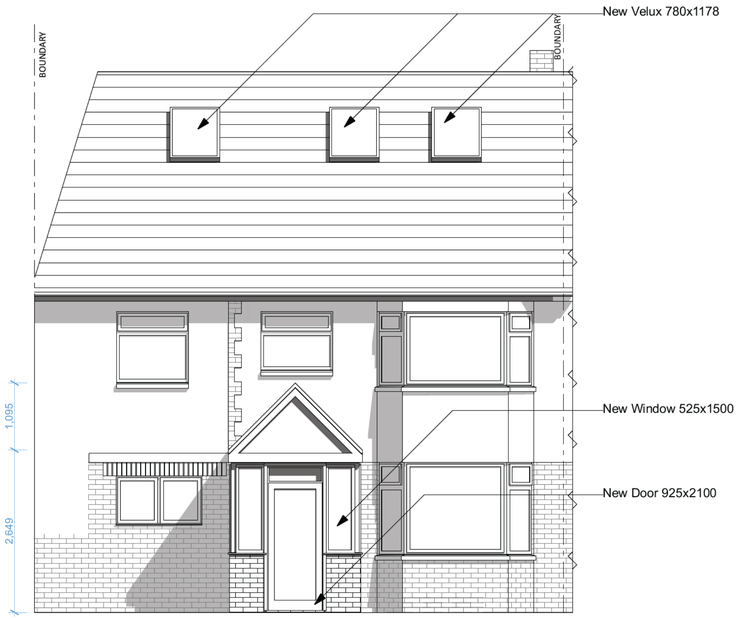
DRAWING SHEET SIZE: A1

DRAWN BY: Val Pelovski

DRAWING NUMBER: 1170 - 08

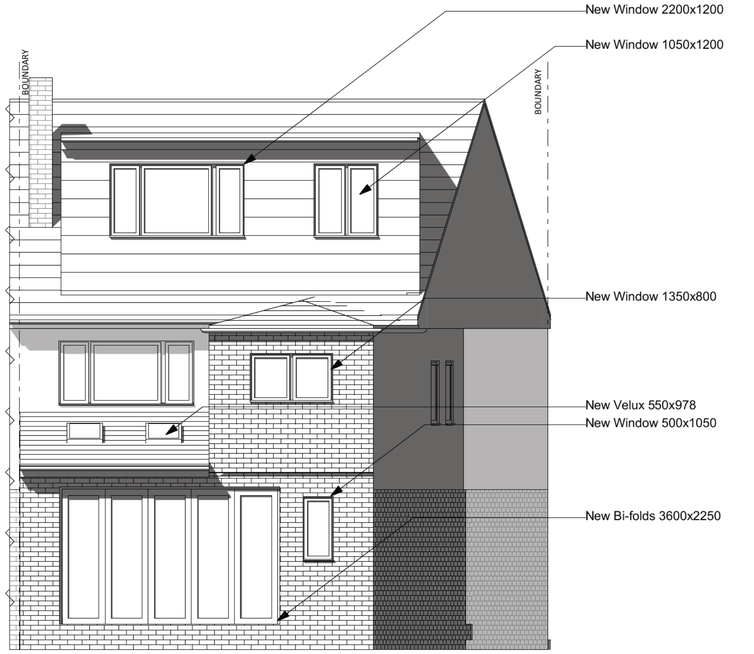
PROJECT LEAD: Phil Corban

REVISION: C
03/05/2022
Val Pelovski

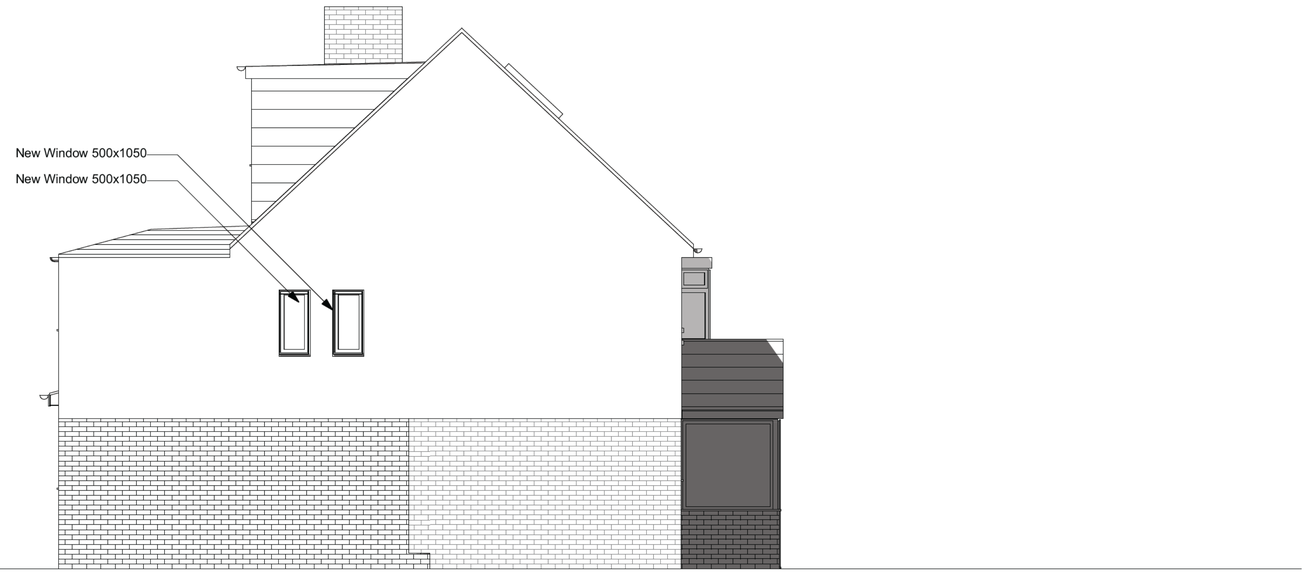


Proposed Front Elevation **1:50**

Proposed Side Elevation **1:50**



Proposed Rear Elevation **1:50**



Proposed Side Elevation **1:50**

Scale 1:25 — 1 0 2m

Scale 1:50 — 1 0 4m

Scale 1:100 — 2 0 5m

KEENAN PROJECT DESIGNS

KEENAN PROJECT DESIGNS
0800 233 5787
INFO@KEENANPROJECTDESIGNS.COM
WWW.KEENANPROJECTDESIGNS.COM

[redacted]

ADDRESS:
10 Grove Road, Oldbury, West Midlands B68 9JL

DATE:
28/01/2022

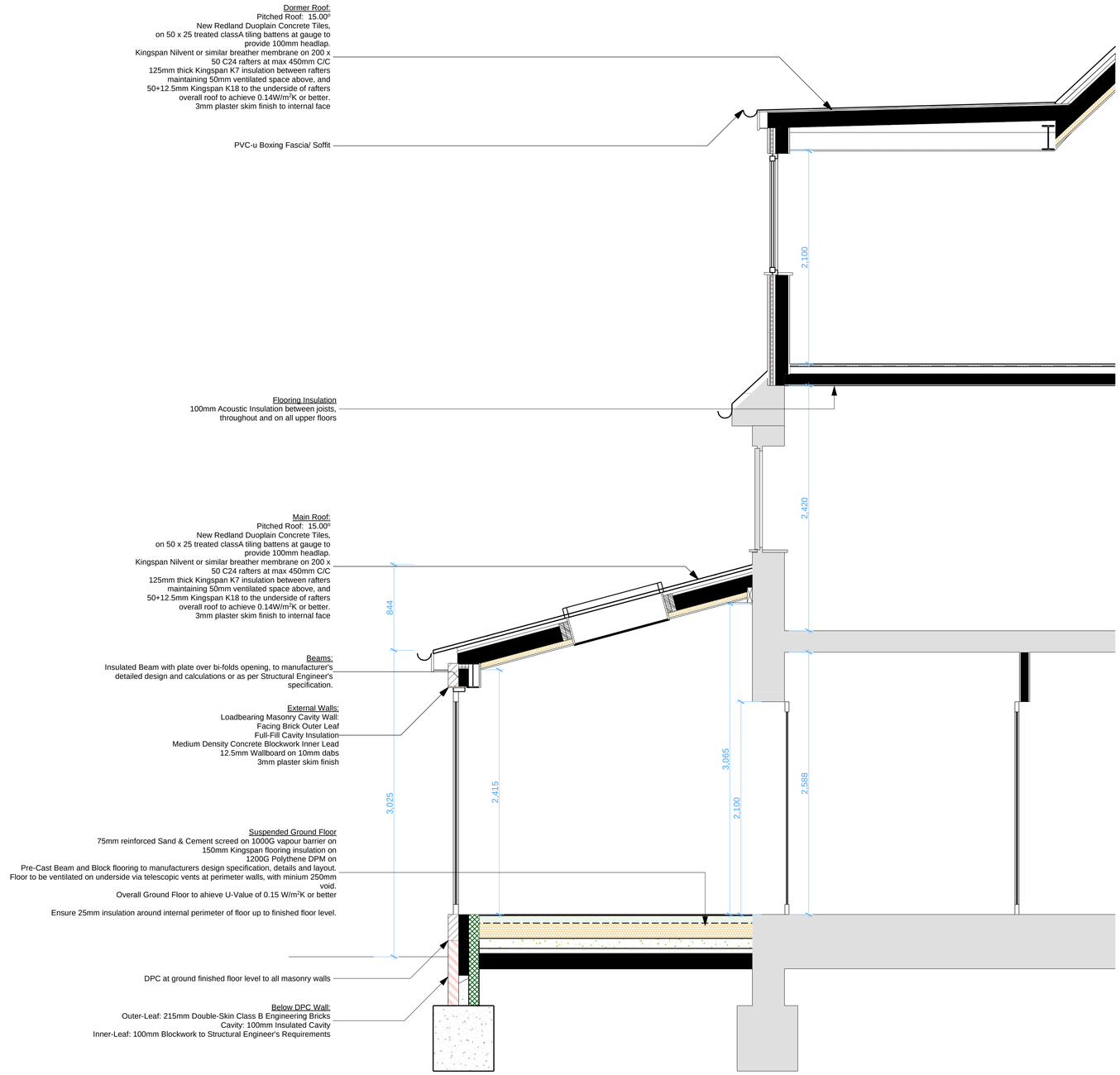
DRAWN BY:
Val Pelovski

PROJECT LEAD:
Phil Corban

DRAWING SHEET SIZE:
A1

DRAWING NUMBER:
1170 - 10

REVISION: C
03/05/2022
Val Pelovski



Proposed Section 1:25

All Dims in millimeters unless otherwise stated.
Do not scale except for planning purposes.
If in doubt - Ask

This drawing is confidential and is the property of Keenan Project Designs Ltd.

Scale 1:25 — 1 0 2m
Scale 1:50 — 1 0 4m
Scale 1:100 — 2 0 5m

KEENAN PROJECT DESIGNS

KEENAN PROJECT DESIGNS
0800 233 5787
INFO@KEENANPROJECTDESIGNS.COM
WWW.KEENANPROJECTDESIGNS.COM

[redacted]

ADDRESS:
10 Grove Road, Oldbury, West Midlands B68 9JL

DATE:
28/01/2022

DRAWN BY:
Val Pelovski

PROJECT LEAD:
Phil Corban

DRAWING SHEET SIZE:
A1

DRAWING NUMBER:
1170 - 11

REVISION: C
03/05/2022
Val Pelovski