

# Report to Planning Committee

**23 November 2022**

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

## 1. Recommendations

1.1 That subject to receipt of an amended plan planning permission is granted subject to:-


- (i) the external materials shall match those of the existing dwelling; and
- (ii) Obscured glazed windows to be retained as such.



## 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.
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## 4 Context

- 4.1 At your last meeting members resolved to visit the site.
- 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, 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 area 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.
- 6.3 Since the last meeting, amended plans have been requested to amend the roof design to a hipped roof, given that the roof designs in this locality are predominantly hipped roofs. Amended plans will be tabled at your meeting and during the site visit.

## 7. Planning History

- 7.1 There is 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 Infill:



Ground floor: 2.7m (L) by 3.8m (W)

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

The whole of the two-storey side, including the original extension would incorporate a new gable roof to a maximum height of 8.79m to the gable roof.

Two Storey Rear:

Ground Floor: 3m (L) by 5.77m (W) with mono pitch roof 3.9m (max)

First Floor: 3m (L) by 2.27m (W) with a hipped roof 5.62m (max)

Front Porch:

1.6m (L) by 2.139m (W) with a pitched roof 3.6m (max)

Rear Dormer Window:

2.6m in height

2.9m maximum in depth

5.8m in width

This results in a cubic content of: 21.87m<sup>3</sup>.

## 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, however it is acknowledged that a hipped roof would be more in character with the area.
- (iv) The roof design, subject to an amendment to a hipped roof, will arguably be a betterment of the current flat roof of the property.



## 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.

The same guidance refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts.

## 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 Subject to amendments to the roof design, the scheme is considered to be in scale and character with the residential area and 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 applicant's 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. It is also considered that the requested amendment to the roof design will also further mitigate loss of light. 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, subject to an amended plan, 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

Subject to receipt of the amended roof design, I do not consider the proposed development to be unduly dominant in terms of scale. Furthermore, the massing as the proposed to the rear projection is only a maximum length of 3 metres. 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 would remove a flat will therefore be a betterment of that which currently exists. Notwithstanding this a hipped design rather than a gable would be more in keeping with area and as such amendments have been requested.

In addition, much of the development cannot be seen from the public highway and would not impact the visual amenity of the surrounding area.

Finally, the front porch is in keeping with the surrounding area and does not detract from the original character of the dwellinghouse.

To conclude, I 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 amended plans are not received to reduce the massing of the roof.

## 15 Implications

<b>Resources:</b>	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.
<b>Legal and Governance:</b>	This application is submitted under the Town and Country Planning Act 1990.
<b>Risk:</b>	None.





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

## 16. Appendices

Site Plan

Context Plan

Plan No.

1170-03 REV C Proposed Ground Floor Plan

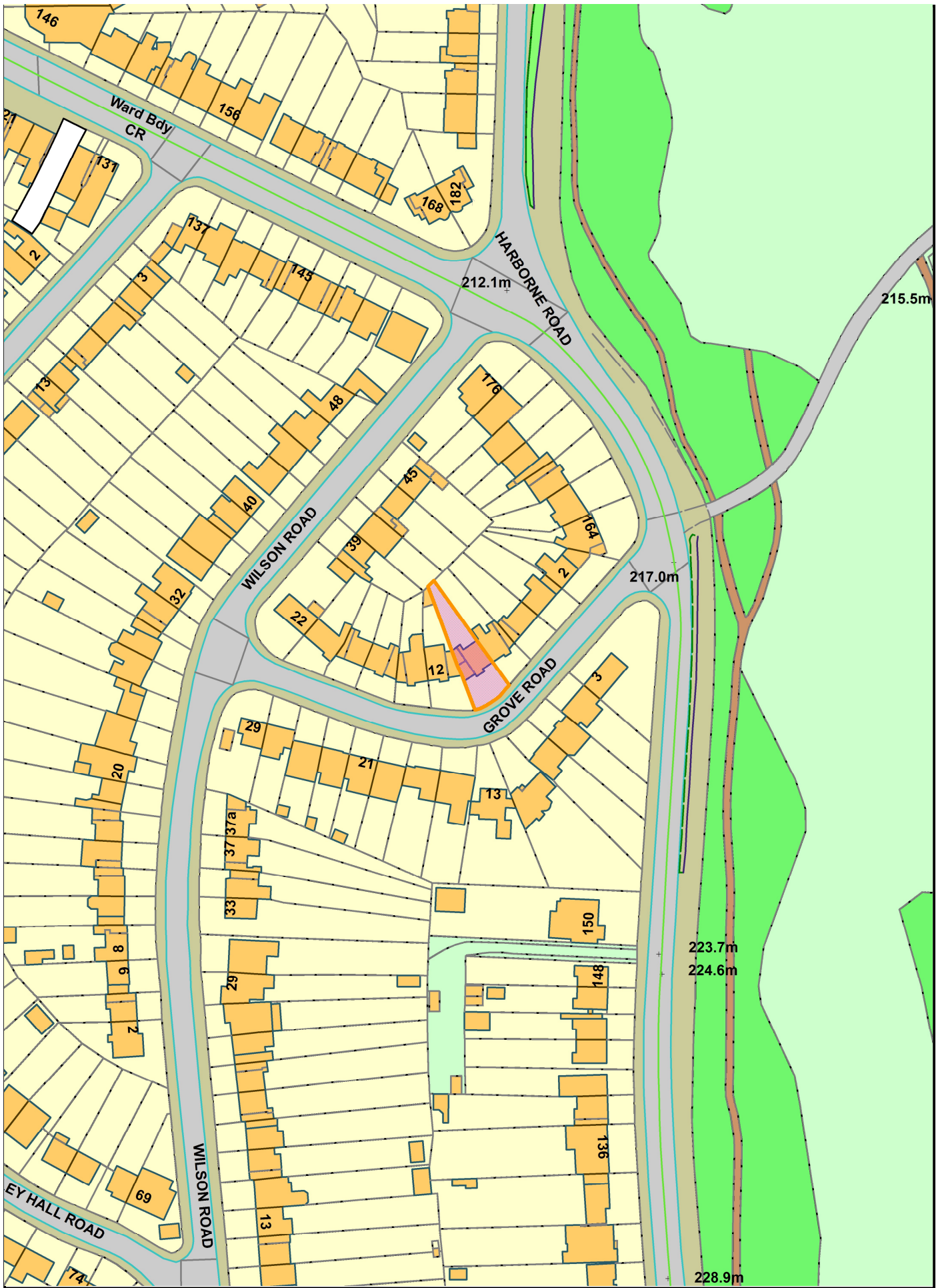
1170-06 REV C Proposed First Floor Plan

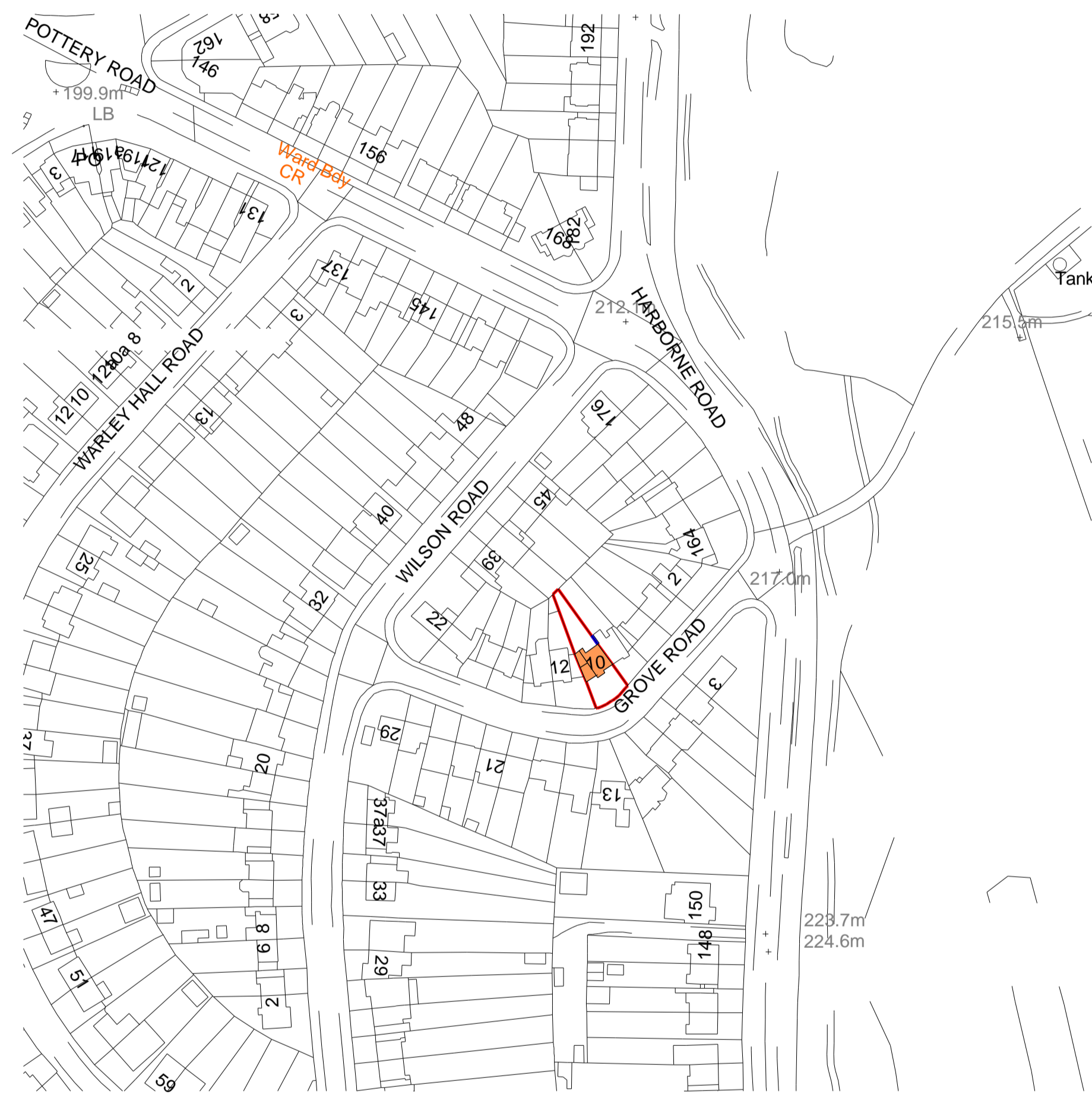
1170-08 REV C Proposed Loft Floor Plan

1170-10 REV C Proposed Elevations

1170-11 REV C Proposed Section

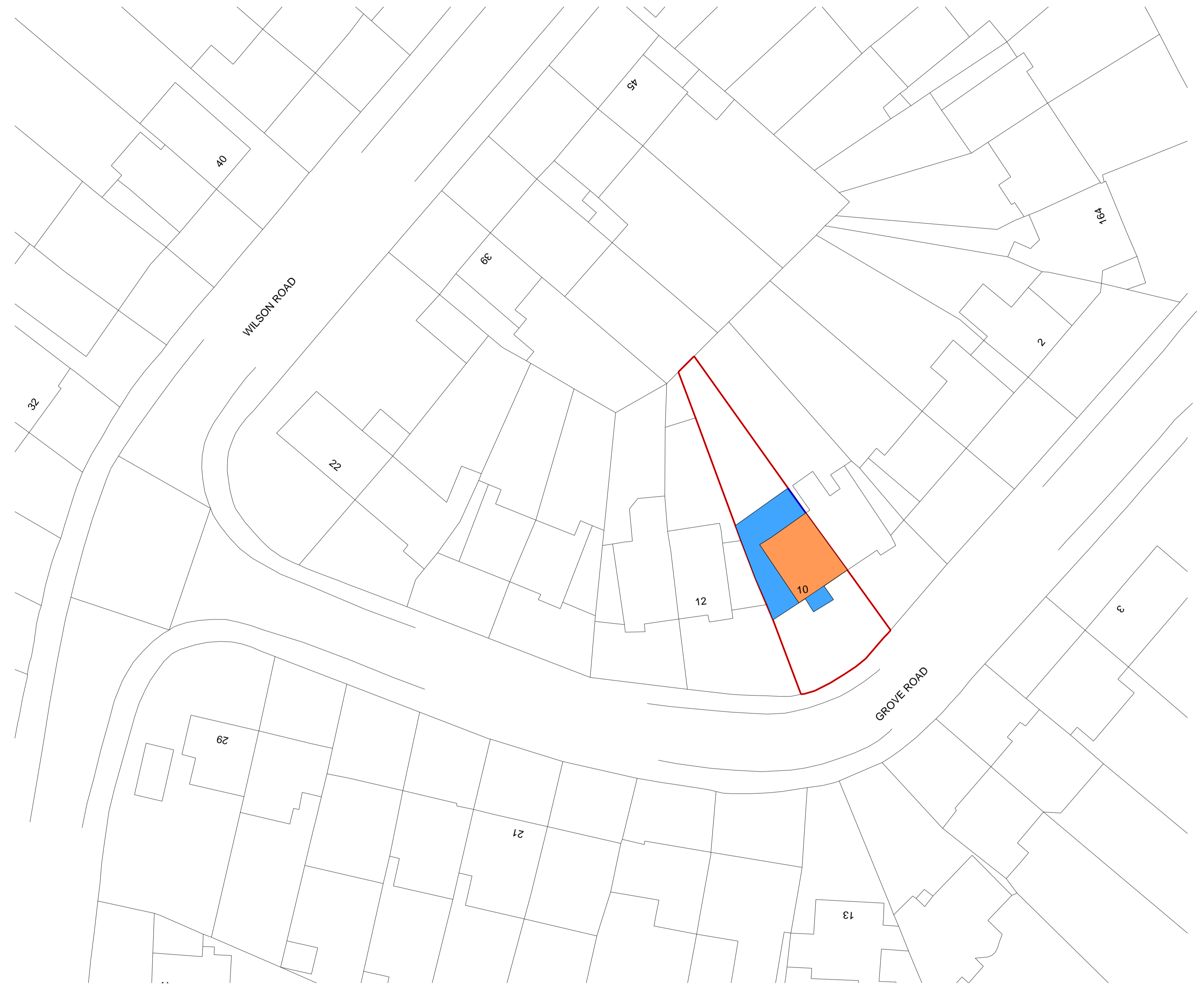
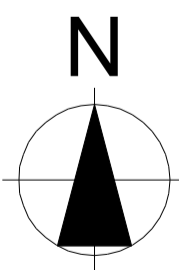






Site Location

1:1250



Proposed Site Layout

1:250

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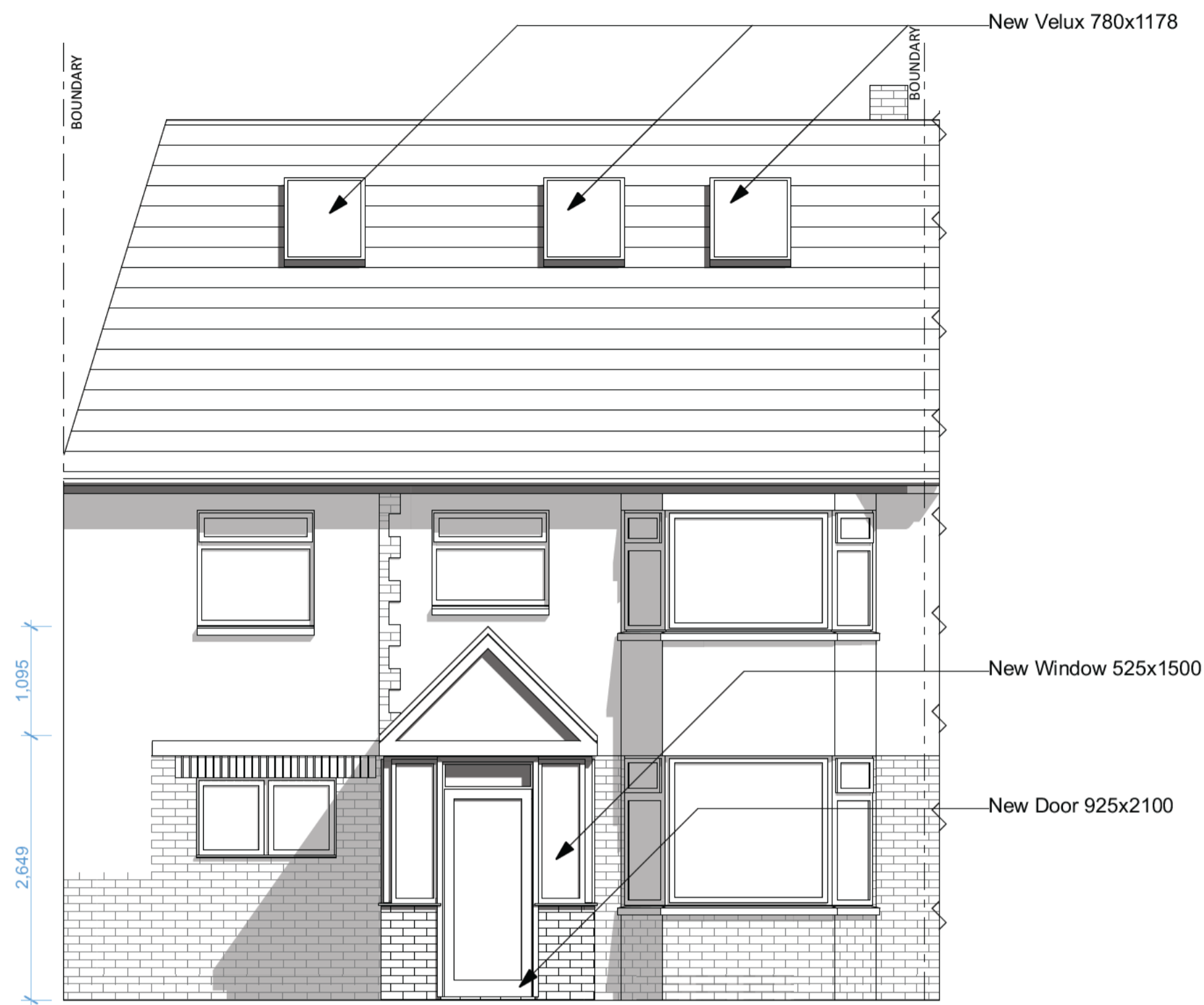
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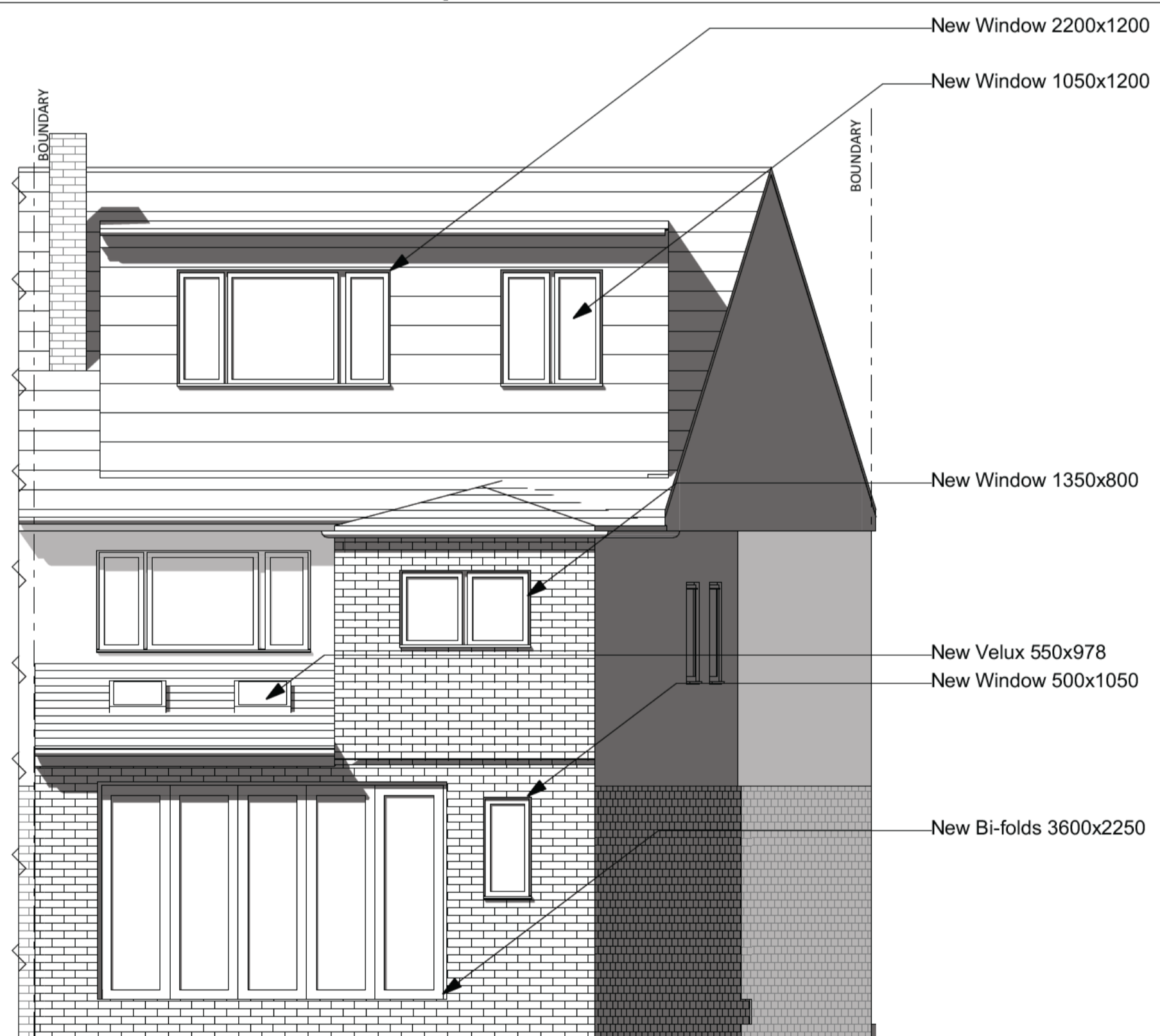
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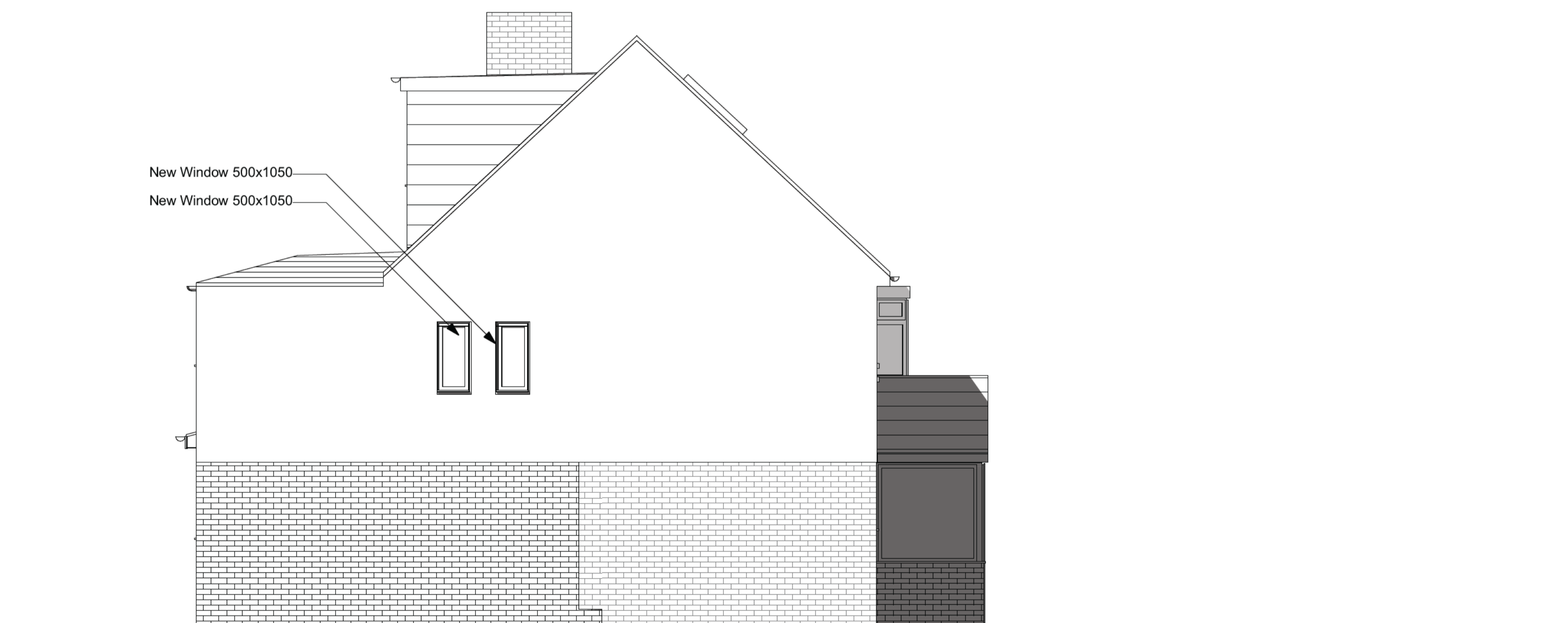
**Proposed Front Elevation** **1:50**



**Proposed Side Elevation** **1:50**

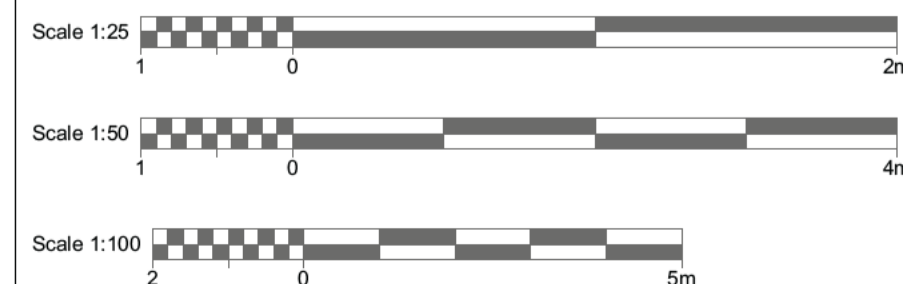


**Proposed Rear Elevation** **1:50**



**Proposed Side Elevation** **1:50**

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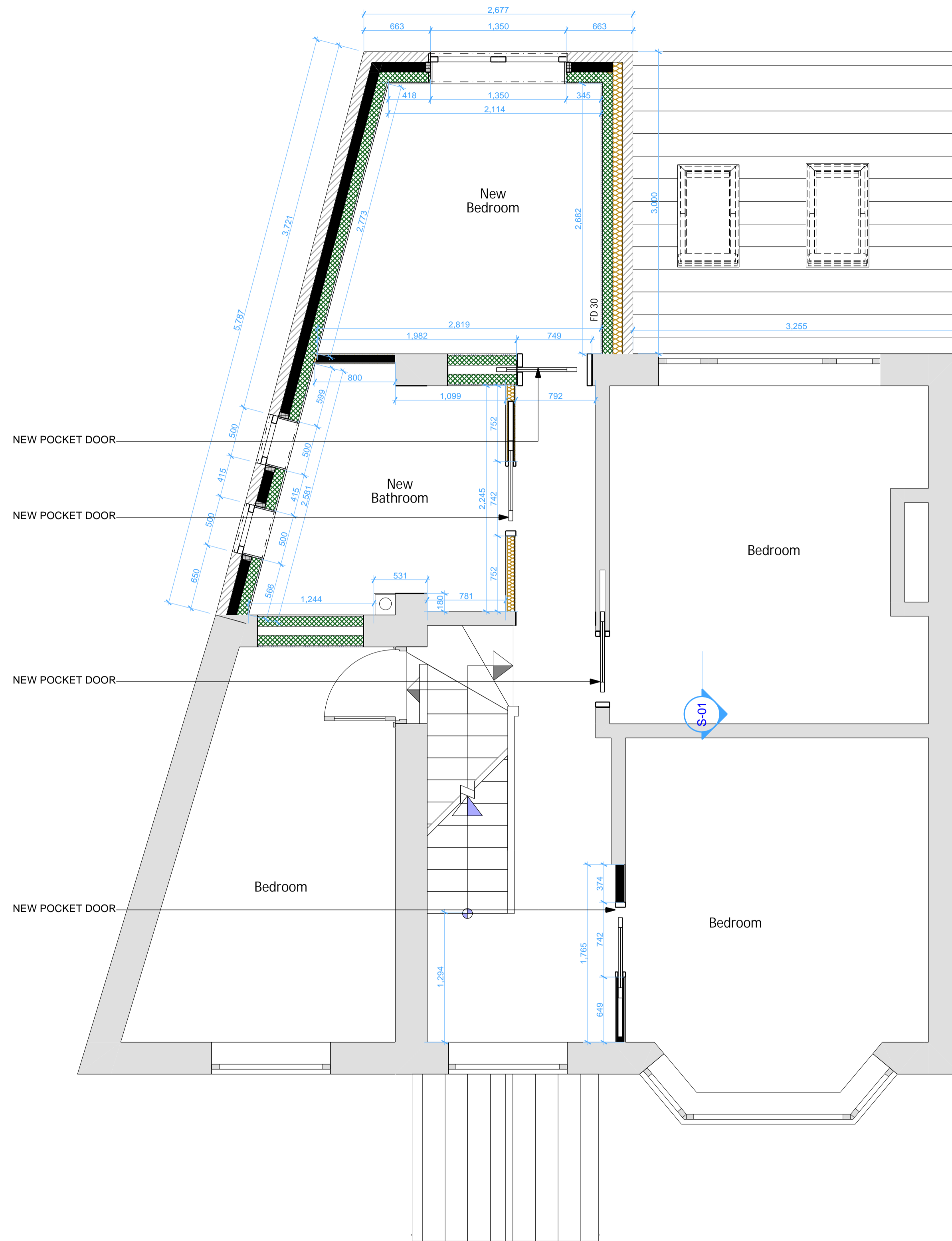
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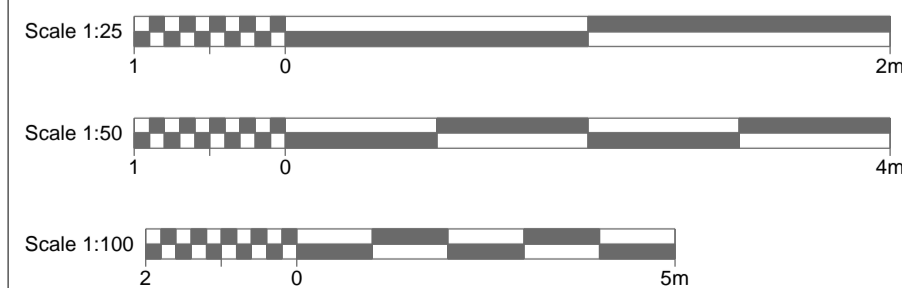
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**+01-Finished First Floor**

**1:30**

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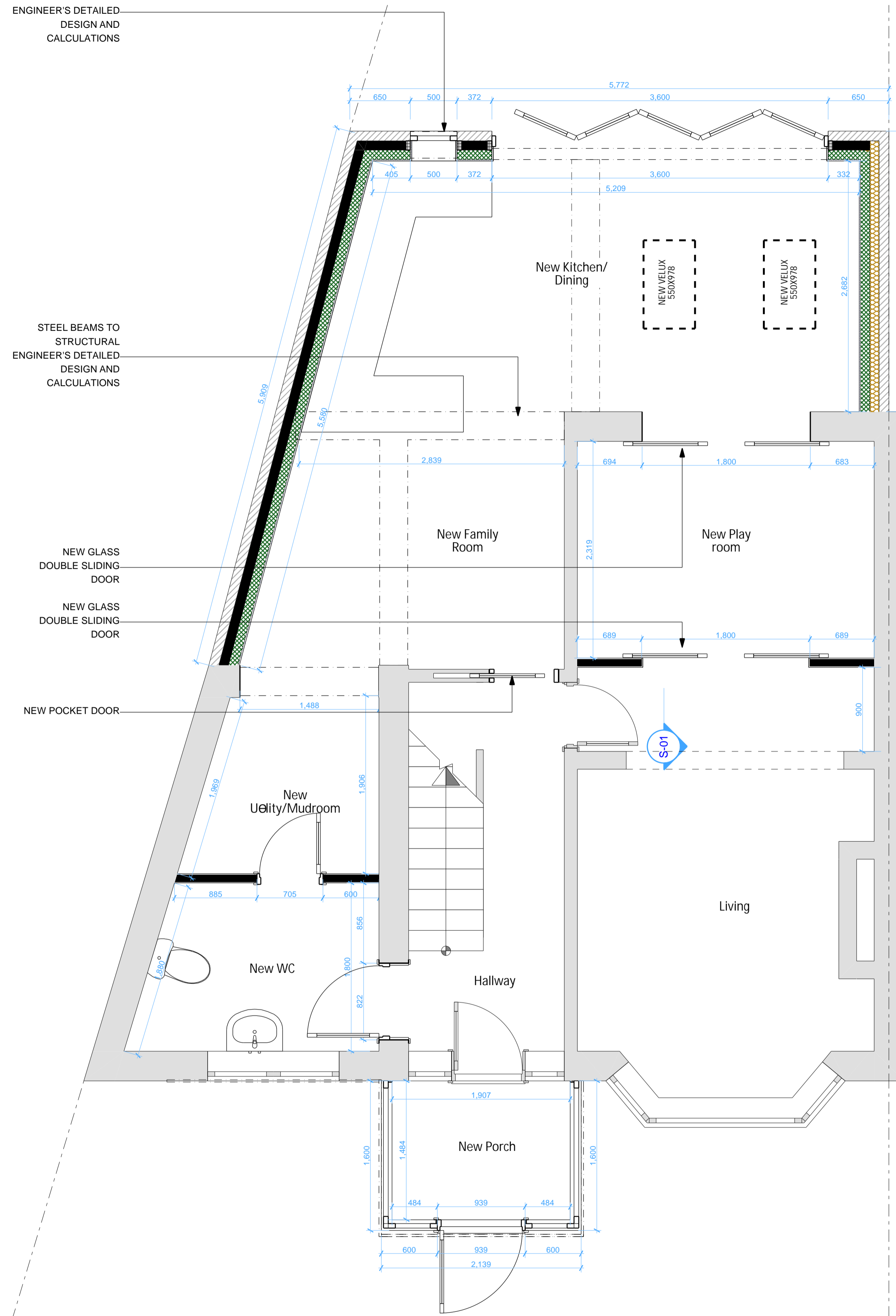
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**+00-Ground Floor Plan - Proposed**

**1:30**

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Scale 1:25

Scale 1:50

Scale 1:100

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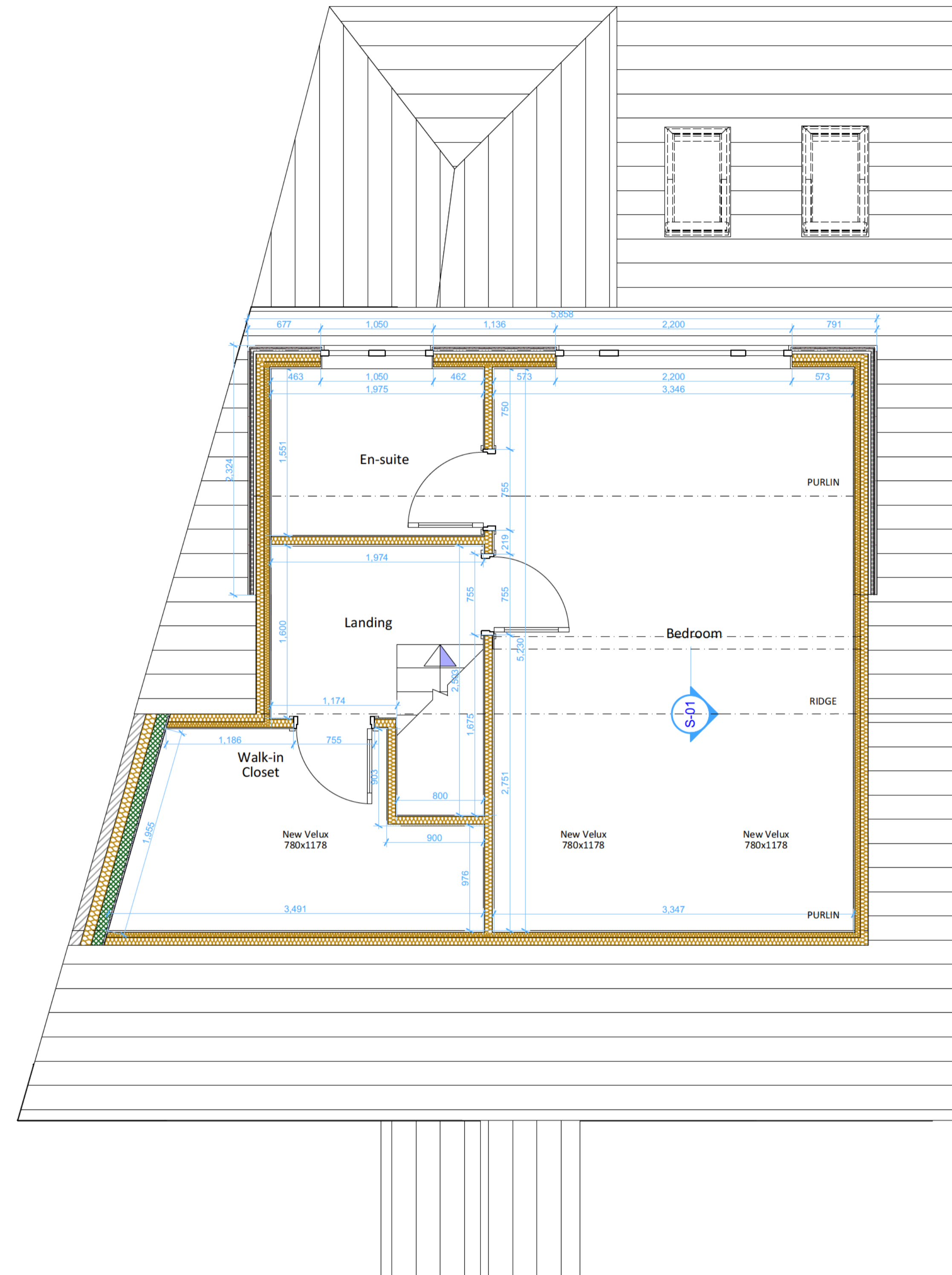
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**+02-Eaves/Loft Floor**

**1:30**

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**Dormer Roof:**  
 Pitched Roof: 15.00°  
 New Redland Duoplain Concrete Tiles,  
 on 50 x 25 treated classA tiling battens at gauge to  
 provide 100mm headlap.  
 Kingspan Nilvent or similar breather membrane on 200 x  
 50 C24 rafters at max 450mm C/C  
 125mm thick Kingspan K7 insulation between rafters  
 maintaining 50mm ventilated space above, and  
 50+12.5mm Kingspan K18 to the underside of rafters  
 overall roof to achieve 0.14W/m²K or better.  
 3mm plaster skim finish to internal face

PVC-u Boxing Fascia/ Soffit

**Flooring Insulation**  
 100mm Acoustic Insulation between joists,  
 throughout and on all upper floors

**Main Roof:**  
 Pitched Roof: 15.00°  
 New Redland Duoplain Concrete Tiles,  
 on 50 x 25 treated classA tiling battens at gauge to  
 provide 100mm headlap.  
 Kingspan Nilvent or similar breather membrane on 200 x  
 50 C24 rafters at max 450mm C/C  
 125mm thick Kingspan K7 insulation between rafters  
 maintaining 50mm ventilated space above, and  
 50+12.5mm Kingspan K18 to the underside of rafters  
 overall roof to achieve 0.14W/m²K or better.  
 3mm plaster skim finish to internal face

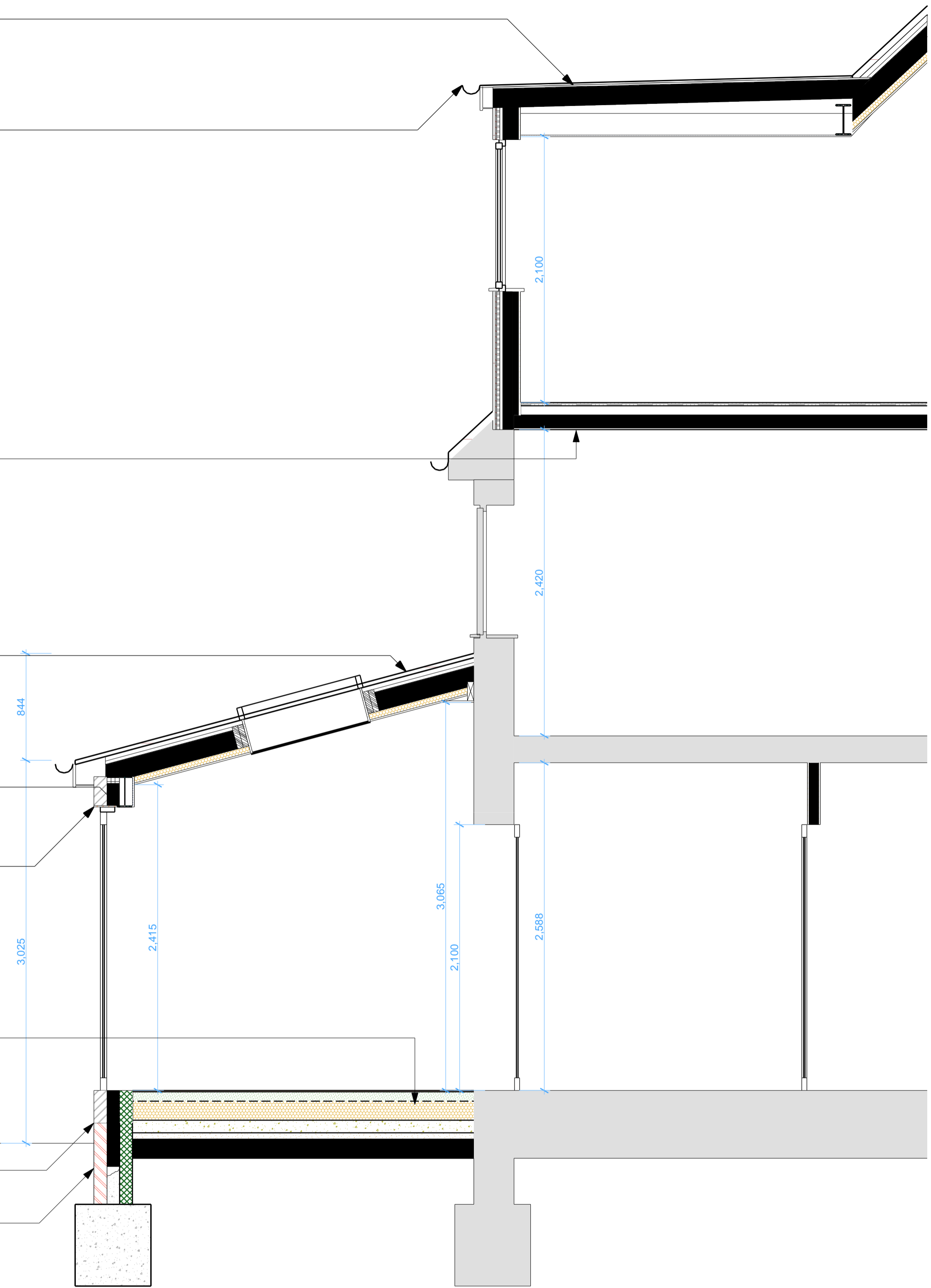
**Beams:**  
 Insulated Beam with plate over bi-folds opening, to manufacturer's  
 detailed design and calculations or as per Structural Engineer's  
 specification.

**External Walls:**  
 Loadbearing Masonry Cavity Wall:  
 Facing Brick Outer Leaf  
 Full-Fill Cavity Insulation  
 Medium Density Concrete Blockwork Inner Leaf  
 12.5mm Wallboard on 10mm dabs  
 3mm plaster skim finish

**Suspended Ground Floor**  
 75mm reinforced Sand & Cement screed on 1000G vapour barrier on  
 150mm Kingspan flooring insulation on  
 1200G Polythene DPM on  
 Pre-Cast Beam and Block flooring to manufacturer's design specification, details and layout.  
 Floor to be ventilated on underside via telescopic vents at perimeter walls, with minimum 250mm  
 void.  
 Overall Ground Floor to achieve U-Value of 0.15 W/m²K or better  
 Ensure 25mm insulation around internal perimeter of floor up to finished floor level.

DPC at ground finished floor level to all masonry walls

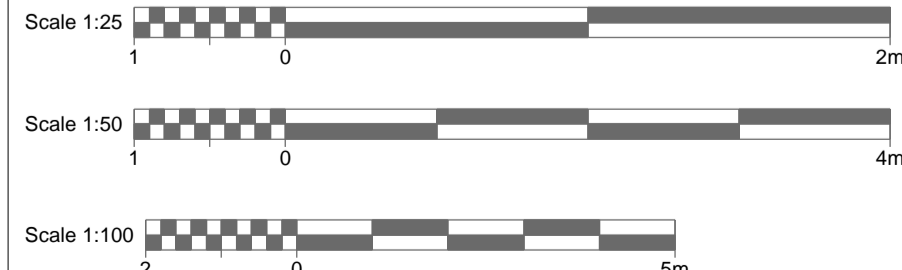
**Below DPC Wall:**  
 Outer-Leaf: 215mm Double-Skin Class B Engineering Bricks  
 Cavity: 100mm Insulated Cavity  
 Inner-Leaf: 100mm Blockwork to Structural Engineer's Requirements



**Proposed Section**

**1:25**

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