

Report to Planning Committee

23 November 2022

Application Reference	DC/22/67608
Application Received	13 October 2022
Application Description	Proposed single storey front/side extension.
Application Address	14 Hancox Street Oldbury B68 9LQ
Applicant	Mr Sid Cashmore
Ward	Bristnall
Contact Officer	Beth Astley-Serougi Beth_AstleySerougi@sandwell.gov.uk

1. Recommendations


1.1 The application is recommended for approval subject to no neighbour objections and external materials to match existing.

2 Reasons for Recommendations

2.1 It is considered the proposed development is acceptable in its design, appearance and scale and would not result in any 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 This application is being reported to your Planning Committee because the agent is an employee of Sandwell MBC with the Regeneration and Growth Directorate.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[14 Hancox Street, Oldbury - Aerial View](#)

[14 Hancox Street, Oldbury - Street View](#)

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/outlook

6. The Application Site

- 6.1 The application relates to a detached house located off a private drive shared by two other detached residential properties. The wider area is predominantly residential.



6.2 The applicant is proposing to construct a single storey front/side extension.

7. Planning History

7.1 There is no relevant planning history.

8. Application Details

8.1 The applicant is proposing to construct a single storey front/side extension.

Proposed Dimensions:

Single Storey Front: 1.5m (L) by 4.176m (W) (max) with flat roof to 2.4m

Single Storey Side extension: 8.9m (L) by 3.8m (W) (max) with a flat roof including roof lantern to a maximum height of 2.7m

9. Publicity

9.1 At the time of writing this report, the neighbour consultation period had not expired. The committee will be notified verbally of any representations made.

10. Consultee responses

There are no statutory consultation responses to report for this application.

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 policies of the Council's Development Plan are relevant:

ENV3: Design Quality

SAD EOS9: Urban Design Principles

12.2 The development is not unduly dominant in terms of scale or massing. It is considered that the design of the proposed development would not have a significant negative impact on the visual amenity of the surrounding area. The building line of the neighbouring properties within the private drive are staggered and hence the front projection will not detract from the character of this area. The proposal is therefore 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 Overlooking/loss of privacy/outlook

The proposal would not result in any amenity issue given its modest footprint and relationship to the adjacent neighbouring properties.

14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. However, it is considered that this proposal would comply with relevant planning policies and there are no material considerations to warrant 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

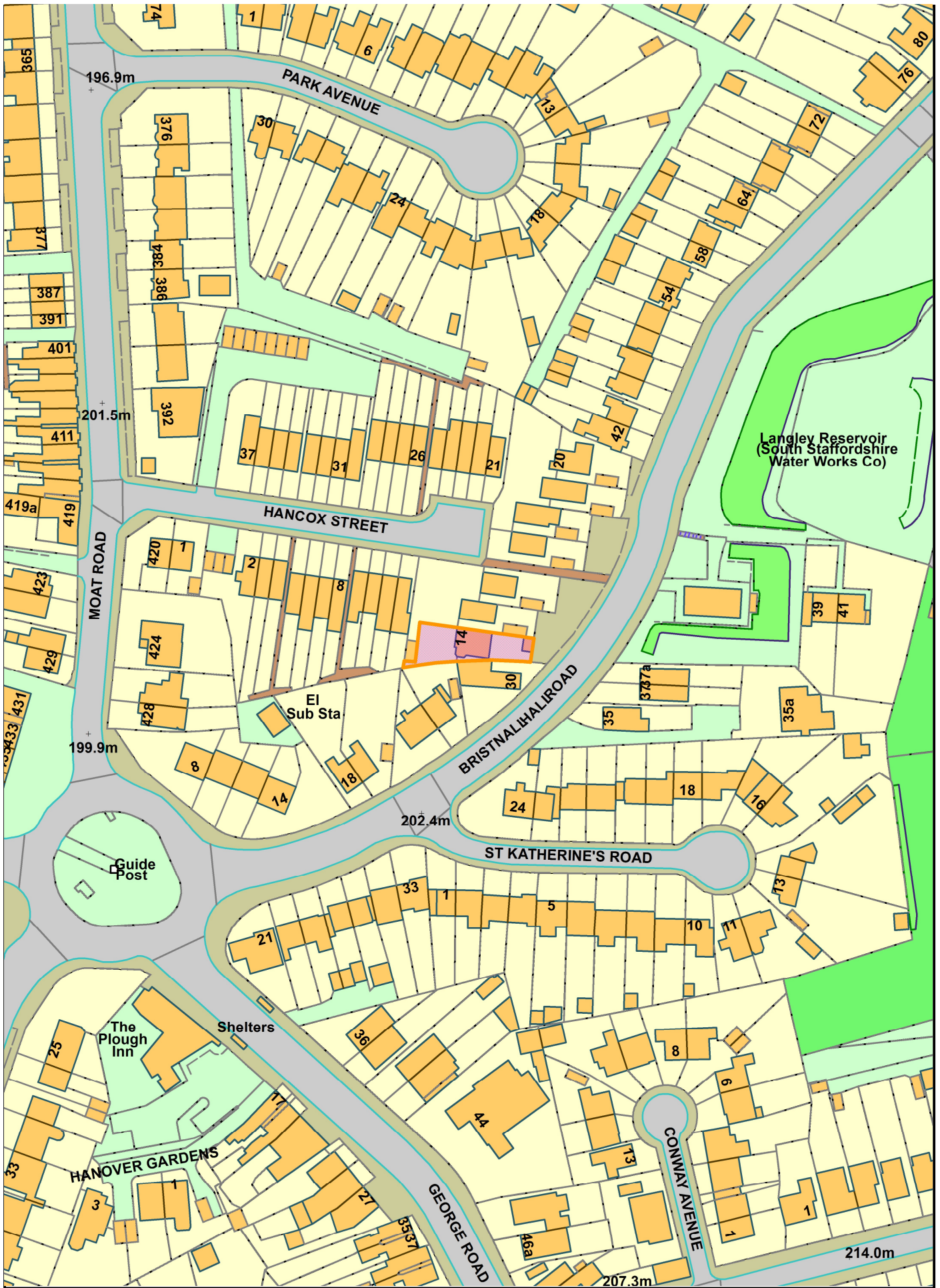
Context Plan

Location Plan 2022-01/REV 01

Proposed Floor Plan, Elevations and Roof Plan 2022-04/REV 02

Proposed Site Plan 2022-02/REV 02





Location Plan

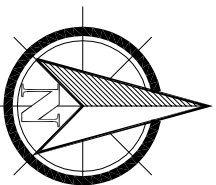
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NOTES:

Do not scale from this drawing.
 All contractors must visit the site and be responsible for taking and checking dimensions
 Any discrepancy between drawings, specifications and site conditions must be brought to the attention of the architect.
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REVISIONS



CLIENT:

Mr Sid Cashmore

JOB:

14 Hancox Street, Oldbury, B68 9LQ

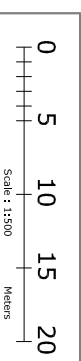
DRG TITLE:

Location Plan Existing

DRG NO.	REV.	Paper
2022-01/	01	A3
DATE: Oct' 22	SCALE: 1:1250	

Location Plan

Scale 1:500

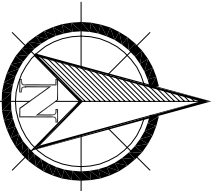


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DRG NO.	REV.	Paper
2022-02/	02	A3
DATE: Nov' 22	SCALE: 1:500	

DRG TITLE: Site Plan proposed
JOB: 14 Hancox Street, Oldbury, B68 9LQ
CLIENT: Mr Sid Cashmore



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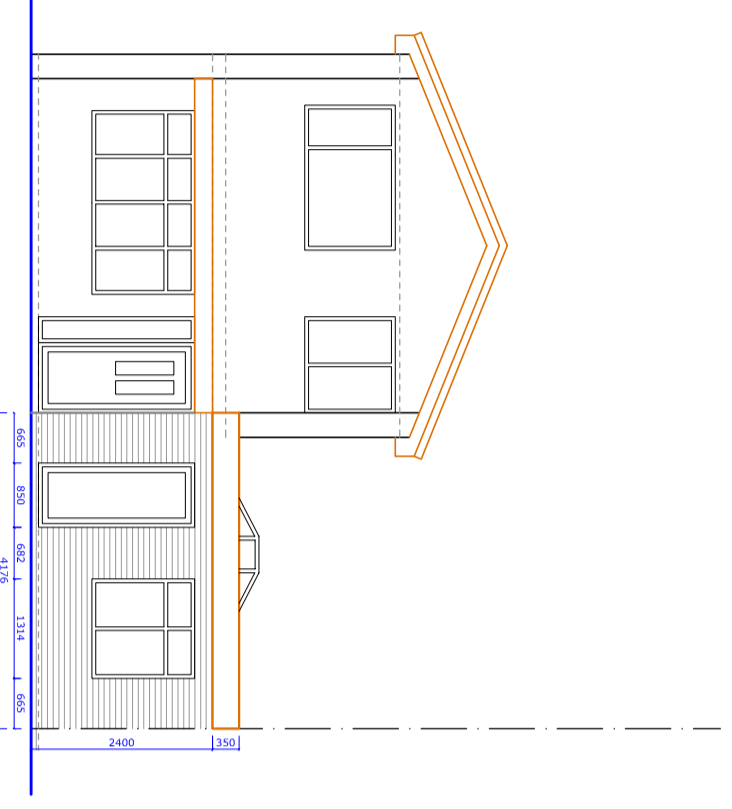
CLIENT:
 Mr. Sid Cashmore
JOB:
 14 Hancock Street, Oldbury, B68 9LD
DRG TITLE:
 Proposed

DRG NO.	REV.	Paper
2022-04/	02	A2
DATE:	Nov' 22	SCALE: 1:100

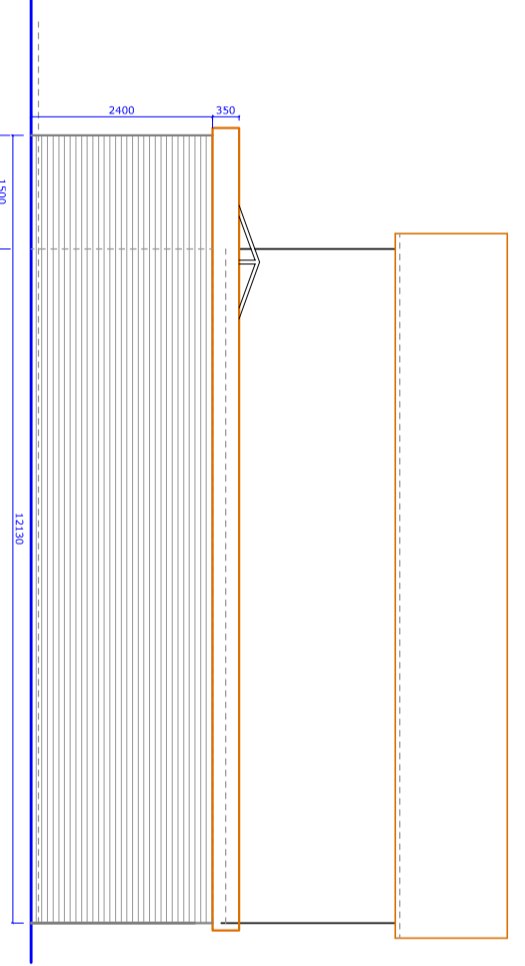


GROUND FLOOR

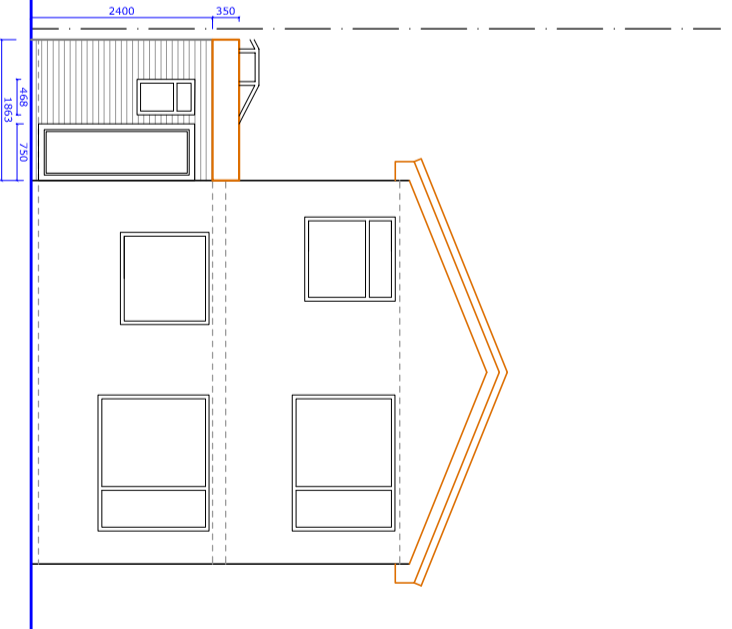
ROOF PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION