

Report to Planning Committee

11 January 2023

Application Reference	DC/22/67124
Application Received	1 June 2022
Application Description	Proposed change of use and alteration of public house to create 21no. bedroom house in multiple occupation (HMO), erection of 2no. dwellings, car parking, access, cycle and refuse store and associated works.
Application Address	Holly Bush The Uplands Smethwick B67 6BL
Applicant	Mr G Dillon
Ward	Smethwick
Contact Officer	Alison Bishop Alison_bishop@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to the following conditions relating to:

- (i) External materials;
- (ii) Finished floor levels;
- (iii) Contamination;
- (iv) Drainage;




- (v) Boundary treatments to include that visibility splays are retained;
- (vi) Landscaping;
- (vii) Cycle storage to be provided and retained;
- (viii) Waste storage to be provided and retained;
- (ix) Electric vehicle charging;
- (x) External lighting;
- (xi) Construction hours – 8am until 6pm Monday to Friday; 8am until 2pm Saturdays; no working on Sundays or public holidays;
- (xii) Construction method statement;
- (xiii) Submission of management plan;
- (xiv) All shared areas in HMO to be provided and retained;
- (xv) Windows in northwest elevation of HMO to be obscurely glazed;
- (xvi) Removal of permitted development rights to the two dwellings for extensions (dormers and rear/side extensions);
- (xvii) Retention of parking;
- (xviii) New drop kerb to serve the new dwellings prior to occupation;
- (xix) That no boundary treatment/foilage within the visibility splays shown in the attached drawing are over 900mm in height and splays are retained as such; and
- (xx) Internal layout to retained as approved.

2 Reasons for Recommendations

- 2.1 The proposal raises no significant concerns from a policy, design or highway perspective and would deliver a range of housing in a sustainable location.

3 How does this deliver objectives of the Corporate Plan?

	<p>Quality homes in thriving neighbourhoods – The design of the proposal is acceptable in respect of national and local planning policy.</p>
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4 Context

- 4.1 At the last committee meeting, members resolved to visit the site.
- 4.2 The application is being reported to your Planning Committee due to the volume of objections received.
- 4.3 To assist members with site context, a link to Google Maps is provided below:

[Holly Bush, The Uplands, Smethwick](#)

5 Key Considerations

- 5.1 The material planning considerations which are relevant to this application are:

Government policy (NPPF);
Design and overdevelopment;
Appropriateness of the use;
Internal layout and amenity of the HMO;
Access, highway safety, parking and servicing;
Anti-social behaviour;
Contamination by a previous use;
Noise;
Flood risk; and
Presumption in favour of sustainable development and housing supply.

6. The Application Site

- 6.1 The application relates to a vacant public house on the north side of The Uplands, Smethwick. A cricket ground lies to the rear of the site, but the surrounding area is otherwise residential.



7. Planning History

7.1 None relevant.

8. Application Details

8.1 The development proposes a change of use and alteration of public house to create a 21-bedroom house in multiple occupation (HMO); erection of two, three bed semi-detached dwellings; car parking, access, cycle and refuse store and associated works.

8.2 The two dwellings would be situated adjacent to the public house and would have their own private amenity space with two off-street parking spaces per dwelling.

8.3 The HMO would incorporate 21 bedrooms (ranging from 10 sqm to 15 sqm) over three floors as follows:

- Ground floor – 8 bedrooms with ensuites and a shared kitchen/dining area (28 sqm)
- First floor - 7 bedrooms with ensuites and a shared kitchen/dining area (20 sqm)
- Second floor – 6 bedrooms with ensuites and a shared kitchen area (7.7 sqm)

A proposed layout includes 15 parking spaces with bin stores and cycle parking provision to the rear of the site.

9. Publicity

9.1 The application has been publicised by neighbour notification letter and site notice.

9.2 Two petitions of objection have been received one carrying 257 signatures and one carrying 41. A list of addresses is attached to your papers, unfortunately the petitions cannot be attached due to GDPR and



postcodes were not provided; Fifteen individual objections have also been received from residents in the same area.

9.3 The main points of objection mainly relate to the HMO and may be summarised as follows:

- i) The HMO would affect the character of the area;
- ii) Internal layout and lack of amenity space;
- iii) Overdevelopment;
- iv) Anti-social behaviour;
- v) Transient nature of HMO occupants;
- vi) Traffic; and
- vii) Noise and increased comings and goings.

9.4 Non-material objections regarding the impact of the proposal on property prices have also been received.

9.5 The objections will be discussed further under Material Considerations.

9.6 Three letters of support have been received along with a 63-signature petition. This is attached and redacted to include just post codes. This welcomes the new housing and the regeneration of the site which retains a non-designated heritage asset. In addition, the use would prevent ongoing vandalism, generate investment into the area and bring an attractive building back into use.

10. Consultee responses

10.1 Planning and Transportation Policy

No overall objection. The new build element is a 'windfall', subject to SAD policy H2 of the same name. The proposal meets the H2 policy requirements as it is previously developed land suitable for residential use, and capable of meeting other development plan requirements. The officer has noted parking provision and the lack of amenity space for HMO residents. Both matters can be addressed via amended plans.



10.2 Highways

Highways raised no concern to the parking provision associated with the HMO or dwellings. In particular the parking provision for the HMO exceeds Sandwell's parking standards of 1 space for every 3 rooms.

10.3 Severn Trent

No objection subject to condition.

10.4 Public Health (Air Quality)

No objection. Electric vehicle charging, low NOx boilers and construction method statement required by condition.

10.5 Public Health (Contaminated Land)

No objection subject to condition.

10.6 Public Health (Noise)

No objection subject to conditions relating to hours of construction and a construction method statement.

10.7 West Midlands Police

No objection. The officer's comments refer to general design and security principals for HMOs (which are covered under licensing regulations). Whilst the officer states that large HMOs can cause conflict between residents, no overall objection has been made.



10.8 Private Sector Housing

No objection the facilities with the proposed HMO meet the standards under HMO licensing subject to various fire protection measure which would be dealt with through building regulations and the licensing.

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 Presumption in favour of sustainable development is engaged. This is discussed further below.

12. Local Planning Policy

12.1 The following polices of the council's development plan are relevant:

BCCS

CSP4 – Place Making

DEL1 – Infrastructure Provision

HOU1 - Delivering Sustainable Housing Growth

HOU2 – Housing Density, Type and Accessibility

TRAN4 - Creating Coherent Networks for Cycling and for Walking

ENV3 – Design Quality

ENV5 – Flood Risk, Sustainable Drainage Systems / Urban Heat Island

ENV8 – Air Quality

SADD –

SAD H2 - Housing Windfalls

SAD EOS 9 - Urban Design Principles



- 12.2 In respect of CSP4 the design of the new houses would enhance the attributes the area offers in terms of its local character. Additionally, the conversion of the public house would retain a building of considerable character, having a positive impact on the visual appearance of the wider area.
- 12.3 Infrastructure provision, in this case EVC bays, would be ensured by condition (DEL1). The proposal is CIL liable.
- 12.4 Whilst land is identified and allocated in the development plan to meet the borough's sustainable housing growth, under policy HOU1 additional housing capacity will also be sought elsewhere through planning permissions on suitable sites. As such, this proposal would assist with providing much needed housing within the borough.
- 12.5 The proposal meets the requirements of policy HOU2 in that it proposes a range of types and sizes of accommodation which would be accessible by sustainable transport to residential services. The dwellings would also achieve high quality design with minimal amenity impact.
- 12.6 Sufficient amenity space is provided to allow for cycle parking provision (TRAN4).
- 12.7 The proposal raises no significant concerns in respect of design and is therefore compliant with policy ENV3 and SAD EOS 9.
- 12.8 Drainage can be addressed by the submission of further information by condition (ENV5).
- 12.9 In respect of air quality (ENV8), electric vehicle charging points can be ensured by condition.
- 12.10 The proposed dwellings would be a windfall, subject to SAD H2. The proposal meets the requirement of the policy as it is previously developed land, suitable for residential development, and capable of meeting other plan policies.



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 Design and overdevelopment

With regards to the new dwellings, the internal living space would exceed the national standard. The site is large enough to provide adequate external amenity space and provide sufficient space for such purposes as well as for cycle and waste storage. The massing and scale of the dwellings raise no concerns and the scale of the dwellings respond well to the existing public house – the design of which has been careful not to compete with this building. With regards to overdevelopment, the proposals have been scaled back to remove one dwelling and two HMO rooms. Whilst a large HMO is still proposed, this now has sufficient private and shared space to accommodate residents and provide for amenity space, waste and cycle storage.

13.3 Appropriateness of the use

I note objector's concerns regarding the character of the area; however, the HMO proposes a residential use in a residential area. It must be noted that the application has been submitted to judge the appropriateness of the proposed residential use in this location, not the character of its potential residents. Anti-social behaviour is discussed further below. The building would also be set apart from other dwellings.

13.4 Internal layout and amenity of the HMO

Council design guidance, derived from housing regulations, states that for one-person units of accommodation each bedroom should be 10m² except where a separate living room is provided which is not a kitchen or a kitchen/dining room, in which case the bedroom shall be 6.51m². All



rooms exceed 10m² which is appropriate as there are no separate living rooms provided. Concern was raised due to the possibility of twin occupancy in each room; however, twin occupancy rooms in this instance requires an internal space of at least 15m² and only three of the rooms exceed this floor area. On this basis, I do not consider the potential for twin occupancy to be a significant concern. The kitchen/diner space at ground and first floor is sufficient to serve residents of those floors in accordance with the standards; however, the second-floor kitchen is below the standard (7.7m² provided versus 10m² required), nevertheless this is deemed acceptable as residents can use the first-floor kitchen also as travel distances are deemed to be appropriate. In addition, the room sizes at this floor all exceed 10m² which also offsets the smaller kitchen. All bedrooms have a window to allow for natural light.

13.5 Access, highway safety, parking and servicing

The development meets with the approval of the highway authority and parking spaces are in accordance with the requirements meet Council's design guidance for the new housing and exceeds parking standards for HMO provision.

13.6 Anti-social behaviour

Whilst I note the concerns raised by objectors and the police regarding the matter, appeal decisions have tended to allude to the fact that responsible management of HMOs is the paramount issue in respect of anti-social behaviour (which is beyond the scope of planning), and whilst the number of HMOs in the area has been brought to my attention, no evidence of anti-social behaviour from these existing HMOs has been provided by objectors or West Midlands Police. Furthermore, West Midlands Police raise no objection to the proposal. I note that the transient nature of HMO occupants has also been raised by the police and objectors, but again, I find no reason to recommend refusal based on this factor.



13.7 Contamination by a previous use

No significant issues anticipated. The matter can be addressed by condition.

13.8 Noise

The previous use was a public house. There is no evidence before me that the occupiers of the HMO are any more or less likely to create noise issues than any other form of residential accommodation. The building is set apart from other dwellings in the immediate area and amenity space is to the rear. It seems unlikely that excessive noise from general comings and goings would significantly impact on the noise environment and would likely be less noisy than activities associated with the existing use as a public house. Furthermore, the noise officer does not object on this basis.

13.7 Flood risk

Further information awaited but can be addressed by condition.

13.8 Presumption

The Council cannot currently demonstrate a five-year housing land supply. The development plan cannot therefore be considered as being up to date. Paragraph 11d of the NPPF and the presumption in favour of sustainable development is engaged and permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the framework as a whole. The site is sustainably located, and the proposal makes a modest contribution towards the council's housing targets without any evidenced detriment to the local area.

13.9 Other matters

During the determination of the application it was reported to the council that a break in had occurred at the premises and that the roof was



unsafe. The applicant was notified to secure the premises and Building Consultancy acted in respect of the roof issue. The applicant has confirmed that these issues are now resolved, but the event highlights the need to bring the building back into beneficial use to avoid further dereliction.

13.10 It is worthy of note that the HMO will be licensed and inspected by the council and any issues regarding anti-social behaviour and other matters such as maintenance can be addressed moving forward. To demonstrate the good will of the applicant, a draft management plan has been submitted to the council detailing a management schedule for the premises, which can be conditioned to be finalised and complied with.

14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. Whilst the objectors raise credible concerns, the benefits in providing the range of accommodation, the reuse of a noteworthy building and no significant objections from consultees, it is considered that refusal of the application would not be easily defensible at appeal.

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.



Climate Change	Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.
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16. Appendices

Location Plan

Context Plan

(30)001 S10

(40)001 S4

(30)002 S5

(30)002 S1

(40)003 S3

Petition 1 – list of addresses

Petition 2 – list of addresses

Petition in support – redacted (to include post codes only)



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All dimensions are to be checked on site and the Architect is to be notified of any discrepancies prior to commencement.
Do not scale. If an accurate dimension is required, please contact the Architect

Notes

No.	XXX	Description:	XXX



Revision	Date	Description

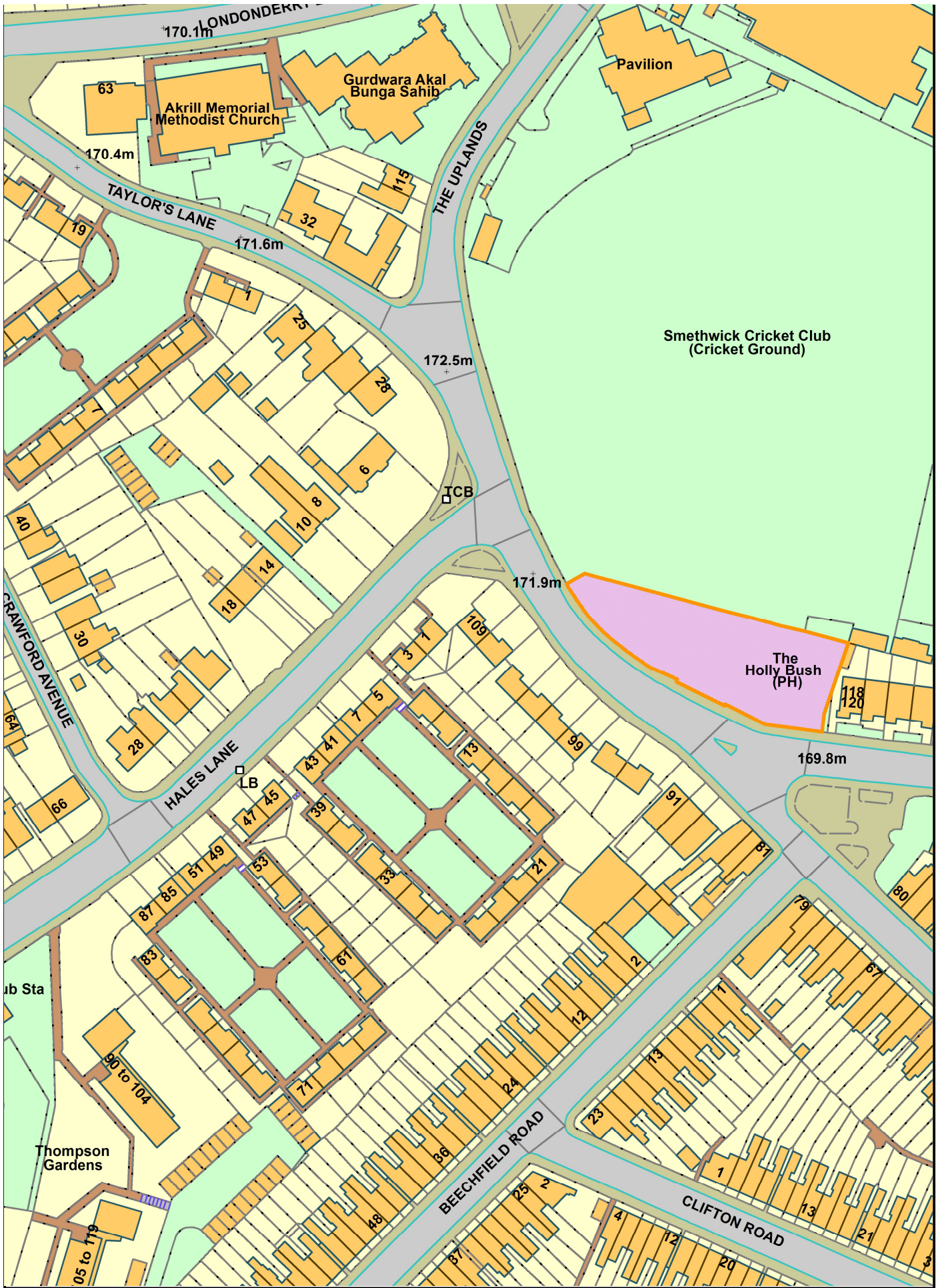
Client
-
Project
Conversion of pub and new dwellings
Location
The Hollybush, Smethwick
Drawing Title
Site Location Plan

Drawing No.
(10)001
Revision
S2



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Project Number 2908	Scale 1:1250	Date MAY 22	Drawn CF	Checked JW	Stage Project Status	Sheet Number 2908_PHD_X_XX_DR_A_(10)001
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Legend

- GRASS/SOFT LANDSCAPED AREAS
- TARMAC/HARD LANDSCAPED AREAS
- RESIDENTIAL TARMAC/HARD LANDSCAPED AREAS
- HOLLYBUSH EXISTING
- HOLLYBUSH EXTENSION

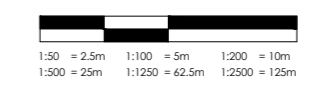
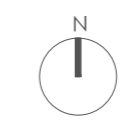
Area Schedules

HMO UNIT AREAS	
TOTAL(HMO)	-408.8m² /4400.3sqft
TOWNHOUSE	
Unit 1 TYPE E2	-109m ² /1173.3sqft
Unit 2 TYPE E2	-109m ² /1173.3sqft
TOTAL(DWELL)	-218m² /2346.3 sqft
TOTAL (Accom)	-627m² /6747sqft



Proposed Site Layout

Scale 1 : 200



Revision	Date	Description

phd ARCHITECTS

Pinnegar Hayward Design
33a Powell Street
Birmingham
B1 3DH
Tel: 0121 236 7009
Email: design@p-h-d.co.uk
Web: www.p-h-d.co.uk

Client: -
Project: The Hollybush HMO Conversion to HMO + New dwellings
Location: The Upland, Birmingham Smethwick
Drawing Title: Proposed Sketch Site Layout

Project Number	2908	Drawing No.	(30)001	Revision	S10
Scale	As Shown				
Date	NOV 22				
Drawn	CF				
Checked	JW				

Sheet Number 2908_PHD_A_XX_DR_A_(30)001

Notes

No.	XXX	Description	XXX



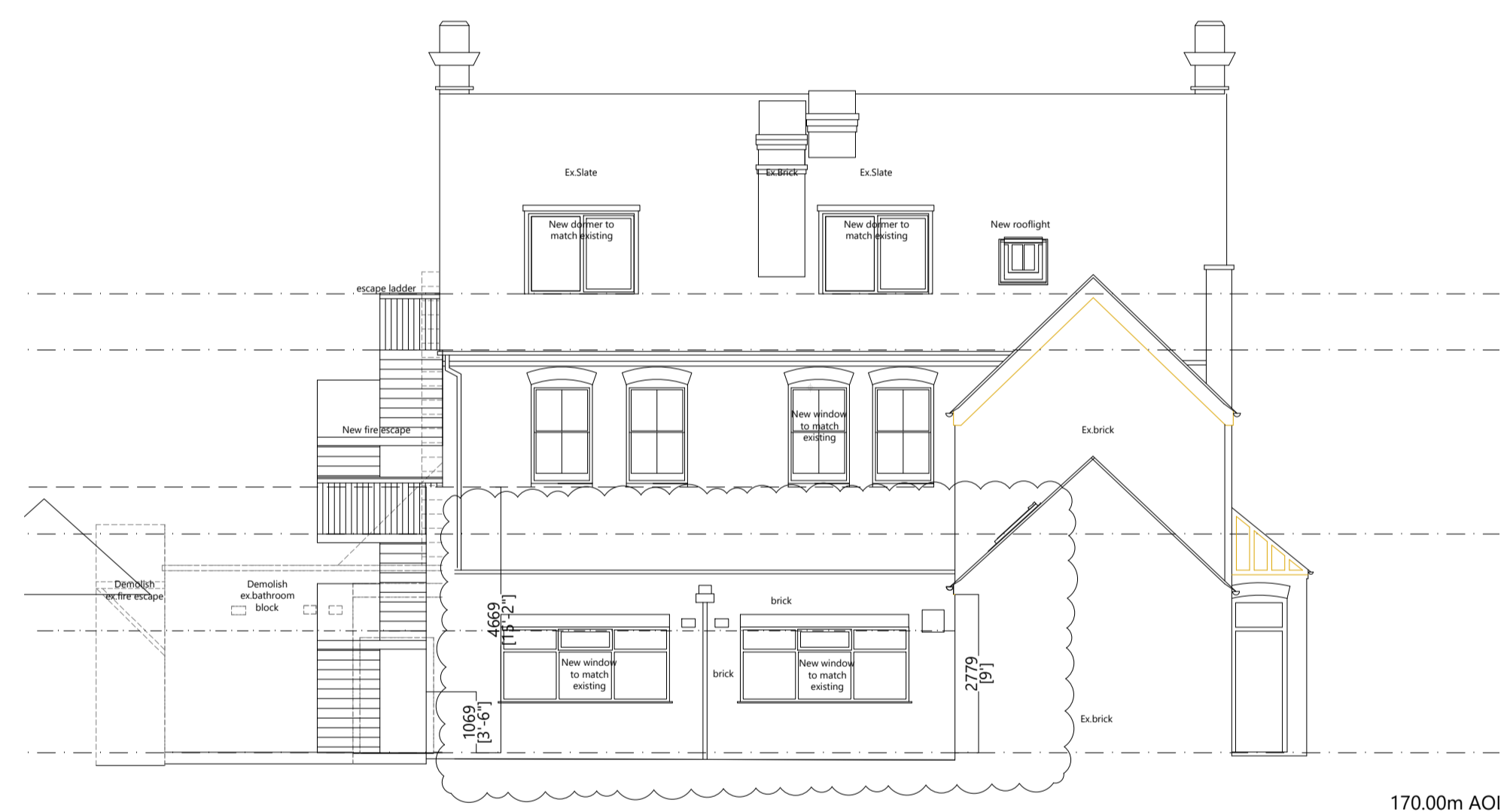
Proposed Front Elevation

Scale 1 : 100



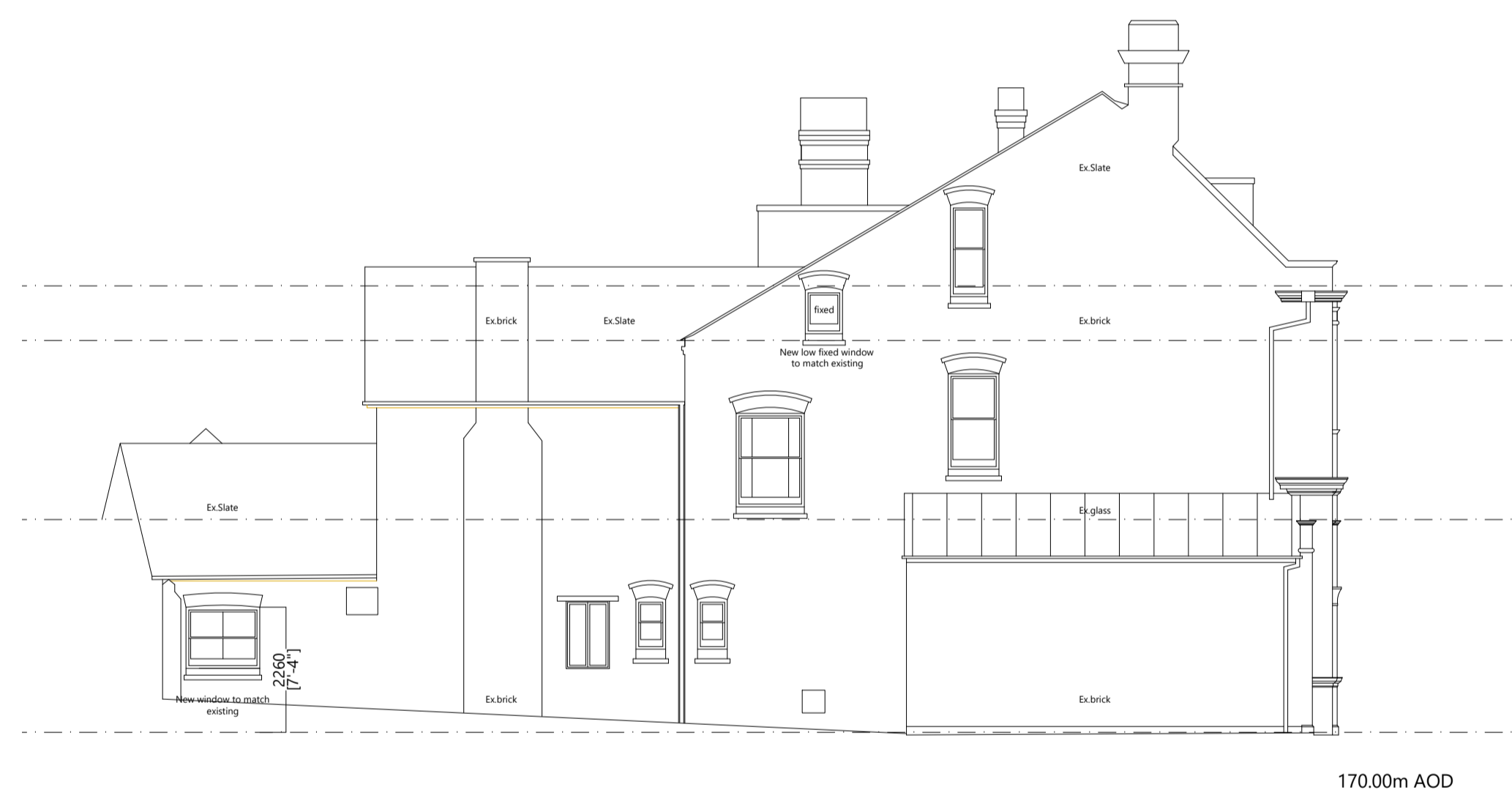
Proposed Side Elevation

Scale 1 : 100



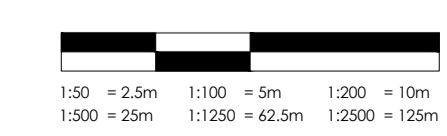
Proposed Rear Elevation

Scale 1 : 100



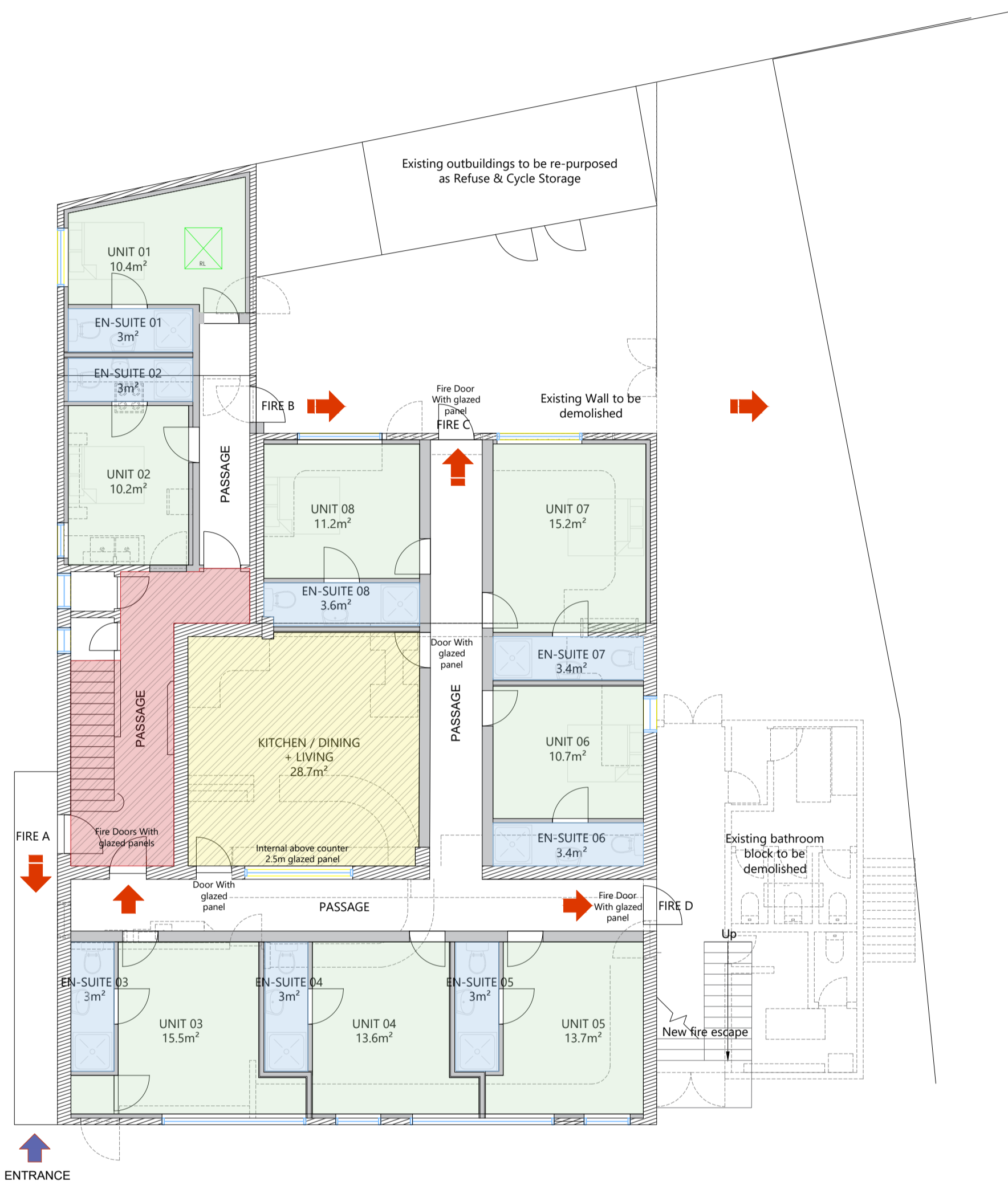
Proposed Side Elevation

Scale 1 : 100



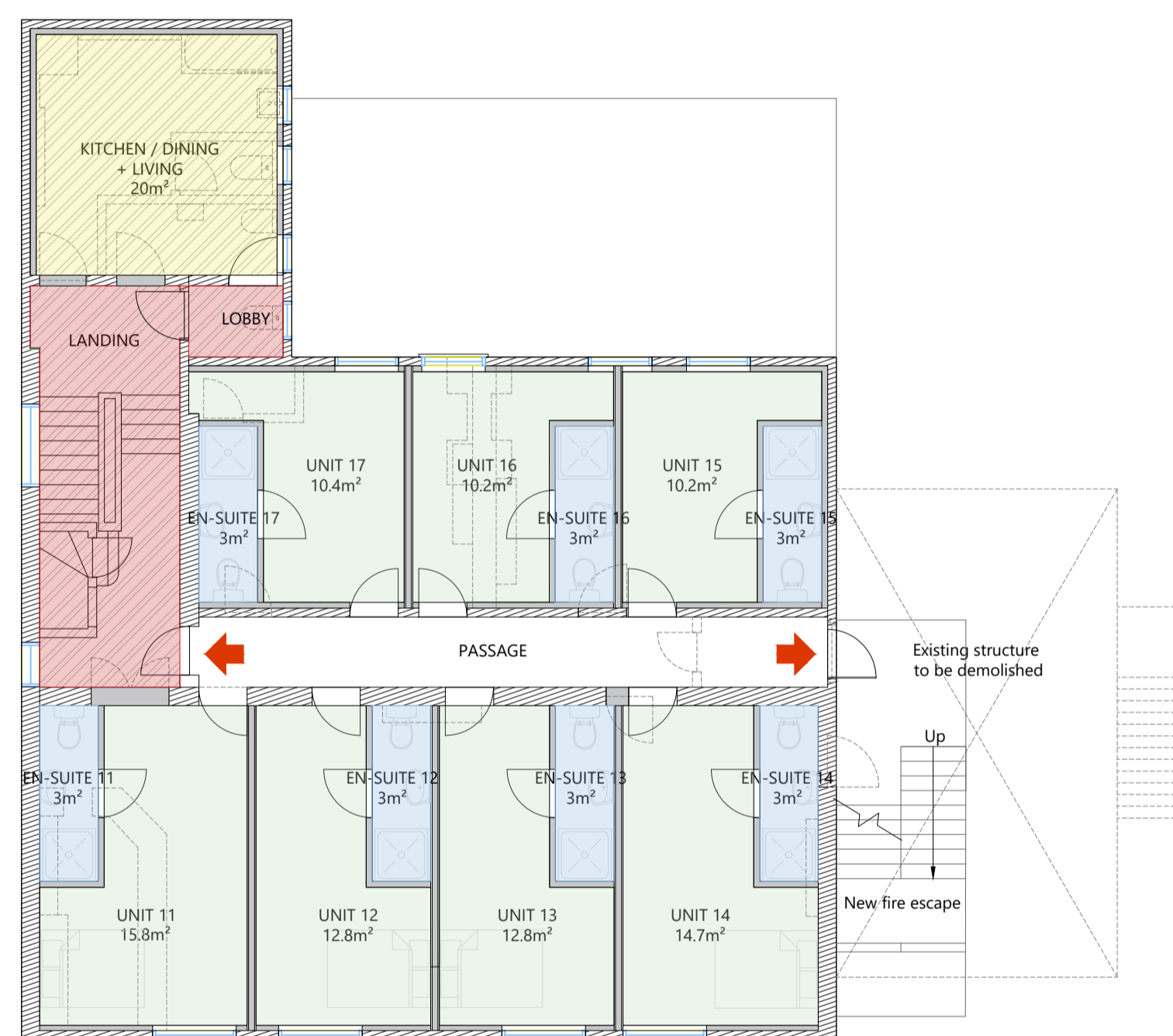
Revision	Date	Description

	Pinnegar Hayward Design 33a Powell Street Birmingham B1 3DH Tel: 0121 236 7009 Email: design@p-h-d.co.uk Web: www.p-h-d.co.uk		
	Client	-	
	Project	The Hollybush HMO Conversion to HMO + New dwellings	
	Location	The Upland, Birmingham Smethwick	
Drawing Title	Proposed Elevations		
Project Number	2908		
Stage	Feasibility	Drawing No. (40)001	Revision S4
Scale	As Shown		
Date	NOV 22		
Drawn	CF		
Checked	JW		
Sheet Number	2908_PHD_A_XX_DR_A_(40)001		



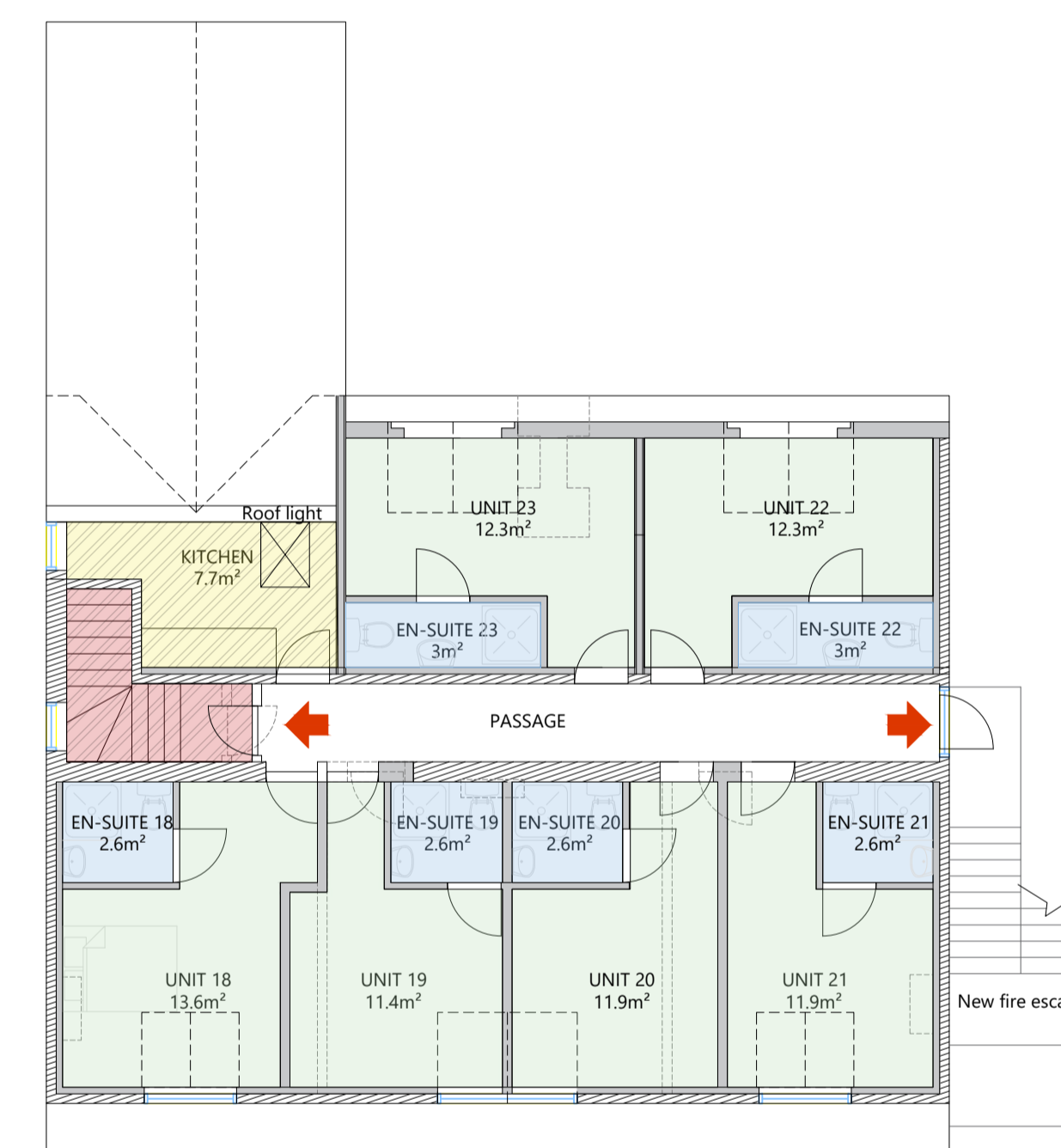
Proposed Ground Floor Plan

Scale 1 : 100



Proposed First Floor Plan

Scale 1 : 100



Proposed Second Floor Plan

Scale 1 : 100

Legend		Area Schedules	
EXISTING BRICKWORK AND/OR PARTITIONS		DEMOLISHED	
NEW PROPOSED WORK: A combination of additional thermal partition skin and/or new acoustic and fire rated partitions		COMMON AREA: Kitchen/Dining and Living Layout to be finalized	
PROTECTED FIRE ESCAPE STAIRCASE		NEW HMO UNITS	
		FIRE ESCAPE ROUTE AND EXIT	

UNIT AREAS		EN-SUITE AREAS	
GROUND FLOOR		GROUND FLOOR	
Unit 01	-10.4m ²	Unit 01	-3m ²
Unit 02	-10.2m ²	Unit 02	-3m ²
Unit 03	-15.5m ²	Unit 03	-3m ²
Unit 04	-13.6m ²	Unit 04	-3m ²
Unit 05	-13.7m ²	Unit 05	-3m ²
Unit 06	-10.7m ²	Unit 06	-3.4m ²
Unit 07	-15.2m ²	Unit 07	-3.4m ²
Unit 08	-11.2m ²	Unit 08	-3.6m ²
Unit 09	-10.4m ²	Unit 09	-3m ²
Unit 10	-12.4m ²	Unit 10	-3m ²
Sub-Total	-100.5m²	Sub-Total	-25.4m²
COMMON AREAS		FIRST FLOOR	
Kitchen		Unit 11	-3m ²
Dining		Unit 12	-3m ²
Living	-28.7m²	Unit 13	-3m ²
FIRST FLOOR		Unit 14	-3m ²
Unit 11	-15.8m ²	Unit 15	-3m ²
Unit 12	-12.8m ²	Unit 16	-3m ²
Unit 13	-12.8m ²	Unit 17	-3m ²
Unit 14	-14.7m ²	Sub-Total	-21m²
Unit 15	-10.2m ²	COMMON AREAS	
Unit 16	-10.2m ²	Kitchen	
Unit 17	-10.4m ²	Dining	
Sub-Total	-86.9m²	Living	-20m²
COMMON AREAS		SECOND FLOOR	
Kitchen		Unit 18	-2.6m ²
Dining		Unit 19	-2.6m ²
Living	-20m²	Unit 20	-2.6m ²
FIRST FLOOR		Unit 21	-2.6m ²
Unit 11	-15.8m ²	Unit 22	-3m ²
Unit 12	-12.8m ²	Unit 23	-3m ²
Unit 13	-12.8m ²	Sub-Total	-16.4m²
Unit 14	-14.7m ²	COMMON AREAS	
Unit 15	-10.2m ²	Kitchen	
Unit 16	-10.2m ²	Dining	
Unit 17	-10.4m ²	Living	-7.7m²
Sub-Total	-73.4m²	SECOND FLOOR	
COMMON AREAS		Unit 18	-2.6m ²
Kitchen		Unit 19	-2.6m ²
Dining		Unit 20	-2.6m ²
Living	-7.7m²	Unit 21	-2.6m ²
FIRST FLOOR		Unit 22	-3m ²
Unit 11	-15.8m ²	Unit 23	-3m ²
Unit 12	-12.8m ²	Sub-Total	-16.4m²
Unit 13	-12.8m ²	COMMON AREAS	
Unit 14	-14.7m ²	Kitchen	
Unit 15	-10.2m ²	Dining	
Unit 16	-10.2m ²	Living	-7.7m²
Unit 17	-10.4m ²	SECOND FLOOR	
Sub-Total	-73.4m²	Unit 18	-2.6m ²
COMMON AREAS		Unit 19	-2.6m ²
Kitchen		Unit 20	-2.6m ²
Dining		Unit 21	-2.6m ²
Living	-7.7m²	Unit 22	-3m ²
FIRST FLOOR		Unit 23	-3m ²
Unit 11	-15.8m ²	Sub-Total	-16.4m²
Unit 12	-12.8m ²	COMMON AREAS	
Unit 13	-12.8m ²	Kitchen	
Unit 14	-14.7m ²	Dining	
Unit 15	-10.2m ²	Living	-7.7m²
Unit 16	-10.2m ²	SECOND FLOOR	
Unit 17	-10.4m ²	Unit 18	-2.6m ²
Sub-Total	-73.4m²	Unit 19	-2.6m ²
COMMON AREAS		Unit 20	-2.6m ²
Kitchen		Unit 21	-2.6m ²
Dining		Unit 22	-3m ²
Living	-7.7m²	Unit 23	-3m ²
FIRST FLOOR		Sub-Total	-16.4m²
Unit 11	-15.8m ²	COMMON AREAS	
Unit 12	-12.8m ²	Kitchen	
Unit 13	-12.8m ²	Dining	
Unit 14	-14.7m ²	Living	-7.7m²
Unit 15	-10.2m ²	SECOND FLOOR	
Unit 16	-10.2m ²	Unit 18	-2.6m ²
Unit 17	-10.4m ²	Unit 19	-2.6m ²
Sub-Total	-73.4m²	Unit 20	-2.6m ²
COMMON AREAS		Unit 21	-2.6m ²
Kitchen		Unit 22	-3m ²
Dining		Unit 23	-3m ²
Living	-7.7m²	Sub-Total	-16.4m²
FIRST FLOOR		COMMON AREAS	
Unit 11	-15.8m ²	Kitchen	
Unit 12	-12.8m ²	Dining	
Unit 13	-12.8m ²	Living	-7.7m²
Unit 14	-14.7m ²	SECOND FLOOR	
Unit 15	-10.2m ²	Unit 18	-2.6m ²
Unit 16	-10.2m ²	Unit 19	-2.6m ²
Unit 17	-10.4m ²	Unit 20	-2.6m ²
Sub-Total	-73.4m²	Unit 21	-2.6m ²
COMMON AREAS		Unit 22	-3m ²
Kitchen		Unit 23	-3m ²
Dining		Sub-Total	-16.4m²
Living	-7.7m²	COMMON AREAS	
FIRST FLOOR		Kitchen	
Unit 11	-15.8m ²	Dining	
Unit 12	-12.8m ²	Living	-7.7m²
Unit 13	-12.8m ²	SECOND FLOOR	
Unit 14	-14.7m ²	Unit 18	-2.6m ²
Unit 15	-10.2m ²	Unit 19	-2.6m ²
Unit 16	-10.2m ²	Unit 20	-2.6m ²
Unit 17	-10.4m ²	Unit 21	-2.6m ²
Sub-Total	-73.4m²	Unit 22	-3m ²
COMMON AREAS		Unit 23	-3m ²
Kitchen		Sub-Total	-16.4m²
Dining		COMMON AREAS	
Living	-7.7m²	Kitchen	
FIRST FLOOR		Dining	
Unit 11	-15.8m ²	Living	-7.7m²
Unit 12	-12.8m ²	SECOND FLOOR	
Unit 13	-12.8m ²	Unit 18	-2.6m ²
Unit 14	-14.7m ²	Unit 19	-2.6m ²
Unit 15	-10.2m ²	Unit 20	-2.6m ²
Unit 16	-10.2m ²	Unit 21	-2.6m ²
Unit 17	-10.4m ²	Unit 22	-3m ²
Sub-Total	-73.4m²	Unit 23	-3m ²
COMMON AREAS		Sub-Total	-16.4m²
Kitchen		COMMON AREAS	
Dining		Kitchen	
Living	-7.7m²	Dining	
FIRST FLOOR		Living	-7.7m²
Unit 11	-15.8m ²	SECOND FLOOR	
Unit 12	-12.8m ²	Unit 18	-2.6m ²
Unit 13	-12.8m ²	Unit 19	-2.6m ²
Unit 14	-14.7m ²	Unit 20	-2.6m ²
Unit 15	-10.2m ²	Unit 21	-2.6m ²
Unit 16	-10.2m ²	Unit 22	-3m ²
Unit 17	-10.4m ²	Unit 23	-3m ²
Sub-Total	-73.4m²	Sub-Total	-16.4m²
COMMON AREAS		COMMON AREAS	
Kitchen		Kitchen	
Dining		Dining	
Living	-7.7m²	Living	-7.7m²
FIRST FLOOR		SECOND FLOOR	
Unit 11	-15.8m ²	Unit 18	-2.6m ²
Unit 12	-12.8m ²	Unit 19	-2.6m ²
Unit 13	-12.8m ²	Unit 20	-2.6m ²
Unit 14	-14.7m ²	Unit 21	-2.6m ²
Unit 15	-10.2m ²	Unit 22	-3m ²
Unit 16	-10.2m ²	Unit 23	-3m ²
Unit 17	-10.4m ²	Sub-Total	-16.4m²
Sub-Total	-73.4m²	COMMON AREAS	
COMMON AREAS		Kitchen	
Kitchen		Dining	
Dining		Living	-7.7m²
Living	-7.7m²	SECOND FLOOR	
FIRST FLOOR		Unit 18	-2.6m ²
Unit 11	-15.8m ²	Unit 19	-2.6m ²
Unit 12	-12.8m ²	Unit 20	-2.6m ²
Unit 13	-12.8m ²	Unit 21	-2.6m ²
Unit 14	-14.7m ²	Unit 22	-3m ²
Unit 15	-10.2m ²	Unit 23	-3m ²
Unit 16	-10.2m ²	Sub-Total	-16.4m²
Unit 17	-10.4m ²	COMMON AREAS	
Sub-Total	-73.4m²	Kitchen	
COMMON AREAS		Dining	
Kitchen		Living	-7.7m²
Dining		SECOND FLOOR	
Living	-7.7m²	Unit 18	-2.6m ²
FIRST FLOOR		Unit 19	-2.6m ²
Unit 11	-15.8m ²	Unit 20	-2.6m ²
Unit 12	-12.8m ²	Unit 21	-2.6m ²
Unit 13	-12.8m ²	Unit 22	-3m ²
Unit 14	-14.7m ²	Unit 23	-3m ²
Unit 15	-10.2m ²	Sub-Total	-16.4m²
Unit 16	-10.2m ²	COMMON AREAS	
Unit 17	-10.4m ²	Kitchen	
Sub-Total	-73.4m²	Dining	
COMMON AREAS		Living	-7.7m²
Kitchen		SECOND FLOOR	
Dining		Unit 18	-2.6m ²
Living	-7.7m²	Unit 19	-2.6m ²
FIRST FLOOR		Unit 20	-2.6m ²
Unit 11	-15.8m ²	Unit 21	-2.6m ²
Unit 12	-12.8m ²	Unit 22	-3m ²
Unit 13	-12.8m ²	Unit 23	-3m ²
Unit 14	-14.7m ²	Sub-Total	-16.4m²
Unit 15	-10.2m ²	COMMON AREAS	
Unit 16	-10.2m ²	Kitchen	
Unit 17	-10.4m ²	Dining	
Sub-Total	-73.4m²	Living	-7.7m²
COMMON AREAS		SECOND FLOOR	
Kitchen		Unit 18	-2.6m ²
Dining		Unit 19	-2.6m ²
Living	-7.7m²	Unit 20	-2.6m ²
FIRST FLOOR		Unit 21	-2.6m ²
Unit 11	-15.8m ²	Unit 22	-3m ²
Unit 12	-12.8m ²	Unit 23	-3m ²
Unit 13	-12.8m ²	Sub-Total	-16.4m²
Unit 14	-14.7m ²	COMMON AREAS	
Unit 15	-10.2m ²	Kitchen	
Unit 16	-10.2m ²	Dining	
Unit 17	-10.4m ²	Living	-7.7m²
Sub-Total	-73.4m²	SECOND FLOOR	
COMMON AREAS		Unit 18	-2.6m ²
Kitchen		Unit 19	-2.6m ²
Dining		Unit 20	-2.6m ²
Living	-7.7m²	Unit 21	-2.6m ²
FIRST FLOOR		Unit 22	-3m ²
Unit 11	-15.8m ²	Unit 23	-3m ²
Unit 12	-12.8m ²	Sub-Total	-16.4m²
Unit 13	-12.8m ²	COMMON AREAS	
Unit 14	-14.7m ²	Kitchen	
Unit 15	-10.2m ²	Dining	
Unit 16	-10.2m ²	Living	-7.7m²
Unit 17	-10.4m ²	SECOND FLOOR	
Sub-Total	-73.4m²	Unit 18	-2.6m ²
COMMON AREAS		Unit 19	-2.6m ²
Kitchen		Unit 20	-2.6m ²
Dining		Unit 21	-2.6m ²
Living	-7.7m²	Unit 22	-3m ²
FIRST FLOOR		Unit 23	-3m ²
Unit 11	-15.8m ²		

Semi-Detached Dwelling



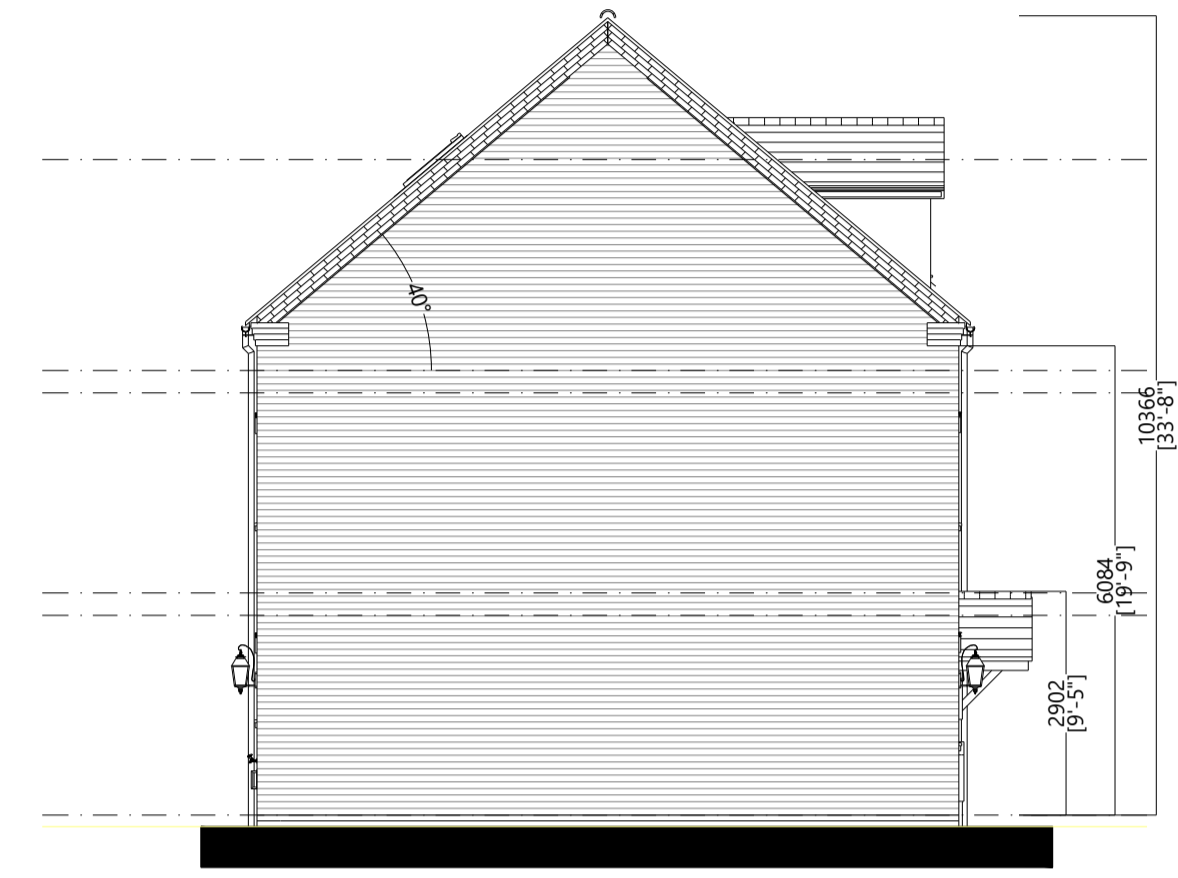
Proposed Front Elevation

Scale 1 : 100



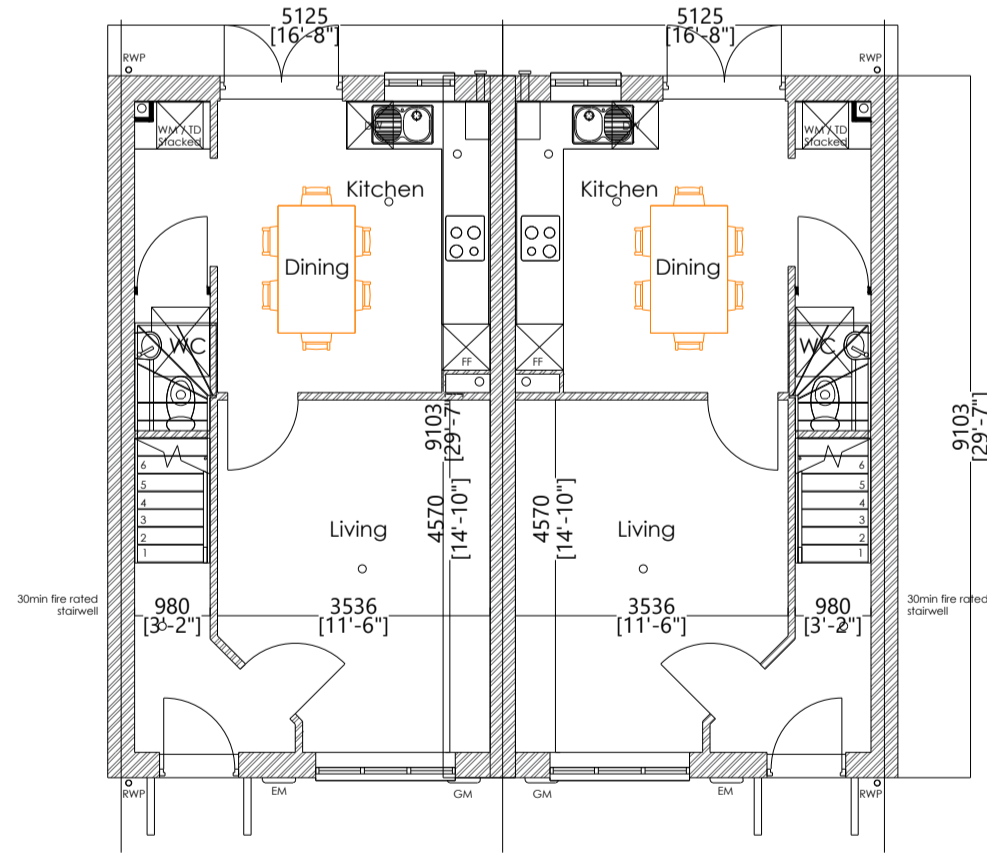
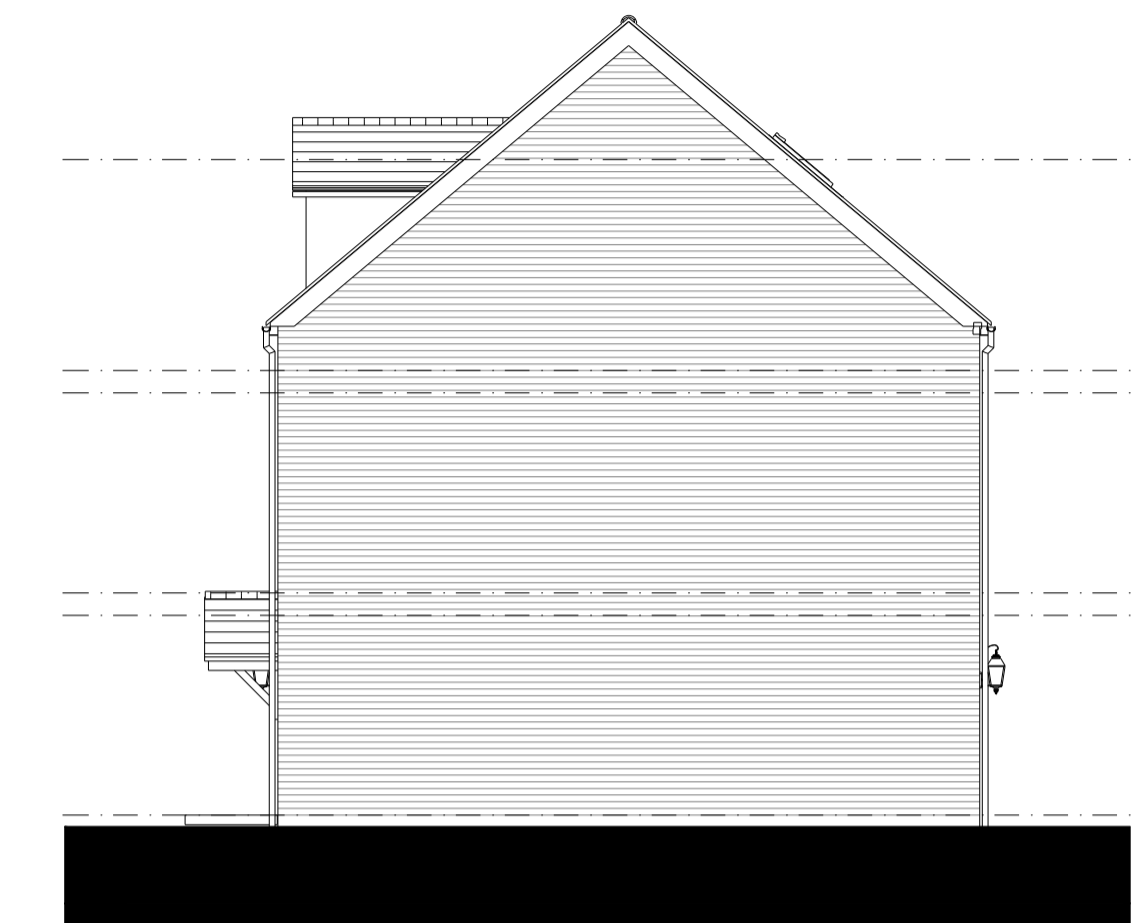
Proposed Rear Elevation

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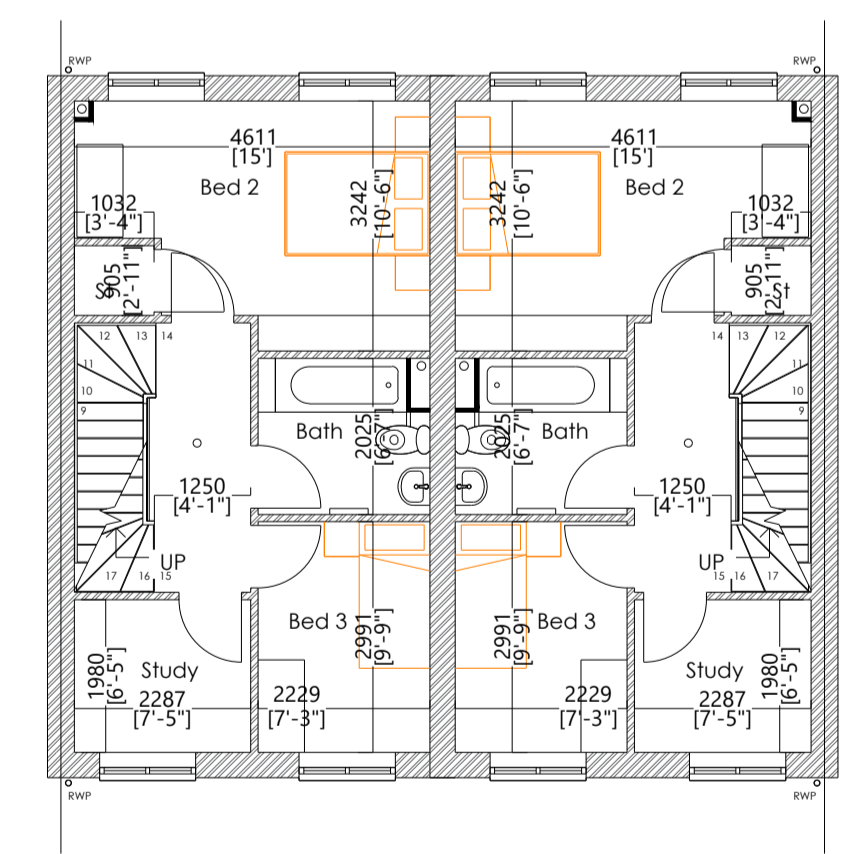
Proposed Side Elevations

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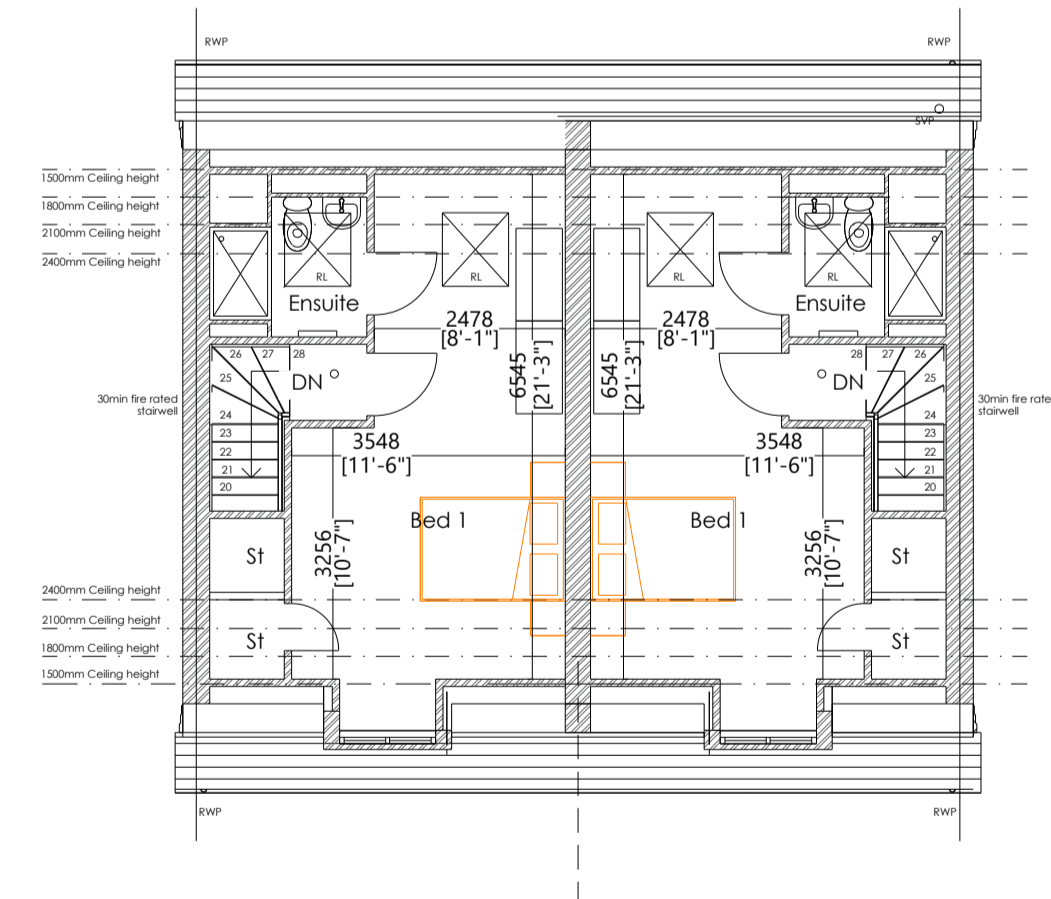
Proposed Ground Floor Plan

Scale 1 : 100



Proposed First Floor Plan

Scale 1 : 100

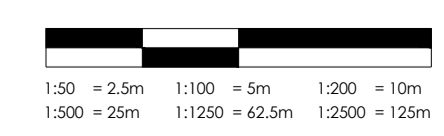


Proposed Second Floor Plan

Scale 1 : 100

Revision	Date	Description

phd ARCHITECTS		Pinnegar Hayward Design 33a Powell Street Birmingham B1 3DH Tel: 0121 236 7009 Email: design@p-h-d.co.uk Web: www.p-h-d.co.uk
Client	-	
Project	The Hollybush HMO Conversion to HMO + New dwellings	
Location	The Upland, Birmingham Smethwick	
Drawing Title	Proposed Dwellings Plan and Elevations	
Project Number	2908	
Stage	Feasibility	Drawing No.
Scale	As Shown	(41)002
Date	MAY 22	S1
Drawn	CF	
Checked	JW	
Sheet Number	2908_PHD_A_XX_DR_A_(41)002	



Notes

No.	XXX	Description	XXX



Proposed Site Elevation

Scale 1 : 100

Revision	Date	Description

Client
-

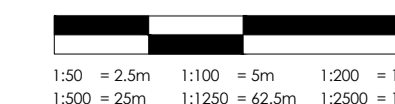
Project
The Hollybush HMO
Conversion to HMO + New dwellings

Location
The Upland, Birmingham
Smethwick

Drawing Title
Proposed Site Elevations
-

Project Number	2908	Drawing No.	Revision
Stage	Feasibility	(40)003	S3
Scale	As Shown		
Date	NOV 22		
Drawn	CF		
Checked	JW		

Sheet Number 2908_PHD_A_XX_DR_A_(40)003



Street Name	No. of signatures
Katherine Road	1
Barker Street	1
Radnor Road	1
Old Acres	1
The Uplands	61
Bowden Road	1
South Road	1
Clarendon Road	25
Davison Road	1
Oakwood	38
Starkie Drive	1
Beechwood	2
Hales Lane	48
Old Chapel Road	1
Parkes Street	14
Londonderry Lane	1
Thompson Gardens	6
Moore Crescent	1
c/o Smethwick Cricket Club	4
St Matthews Road	1
Thimblemill Road	1
Beakes Road	1
Trinder Road	1
Thomas Crescent	1
Wheatley Road	1
Ferndale Road	1
Avery Road	2
Southhurst Court	1
Dorothy Road	1
Cemetery Road	1
Farm Road	1
Manor Road	8
Lea Gardens	1
Queens Road	1
Marlbourne Road	1
Rosefield Road	1
Ramsey Road	1
Salop Road	1
Drake Road	1
Edwards Road	1
Mansion Crescent	2
Norman Road	2
Barrett Street	1
Eva Road	2
Galton Road	1
Margaret Gardens	1
Hillifields	1
Unknown	9
Total	257

Street Name	No. of signatures
Broomfield Road	10
Green Street	4
Arden Road	1
Hales Lane	25
Langley Crescent	1
Total	41

REF. NO. **DC/22/67124**

LOCATION: The former Hollybush, The Uplands, Smethwick, B69 6BL

PETITION TOPIC: Supporting change of use of former Public House to 23 HMO and 3 new dwellings. To improve local environment and support the need for local accommodation. Is it not time we supported all types of community housing?

DESIRED OUTCOMES:

1. To retain the use of a non-designated heritage asset.
2. Addressing the need for housing.
3. Discouraging acts of vandalism.
4. Encourage more local investment.
5. Bring an empty property back into use.

Name (Printed)	Address including postcode (this must be an address in the Sandwell Borough)	Signature
[REDACTED]	[REDACTED] B67 6BT	[REDACTED]
[REDACTED]	[REDACTED] B68 0DL	[REDACTED]
[REDACTED]	[REDACTED] B68 0DL	[REDACTED]
[REDACTED]	[REDACTED] B68 0DL	[REDACTED]
[REDACTED]	[REDACTED] B67 6DJ	[REDACTED]
[REDACTED]	[REDACTED] B67 6DU	[REDACTED]
[REDACTED]	[REDACTED] B67 6BT	[REDACTED]
[REDACTED]	[REDACTED] B67 6BT	[REDACTED]
[REDACTED]	[REDACTED] B67 6AY	[REDACTED]
[REDACTED]	[REDACTED] B67 6AY	[REDACTED]
[REDACTED]	[REDACTED] B67 6DX	[REDACTED]
[REDACTED]	[REDACTED] B67 6AW	[REDACTED]
[REDACTED]	[REDACTED] B67 6AY	[REDACTED]
[REDACTED]	[REDACTED] B67 6QR	[REDACTED]

REF. NO. DC/22/67124

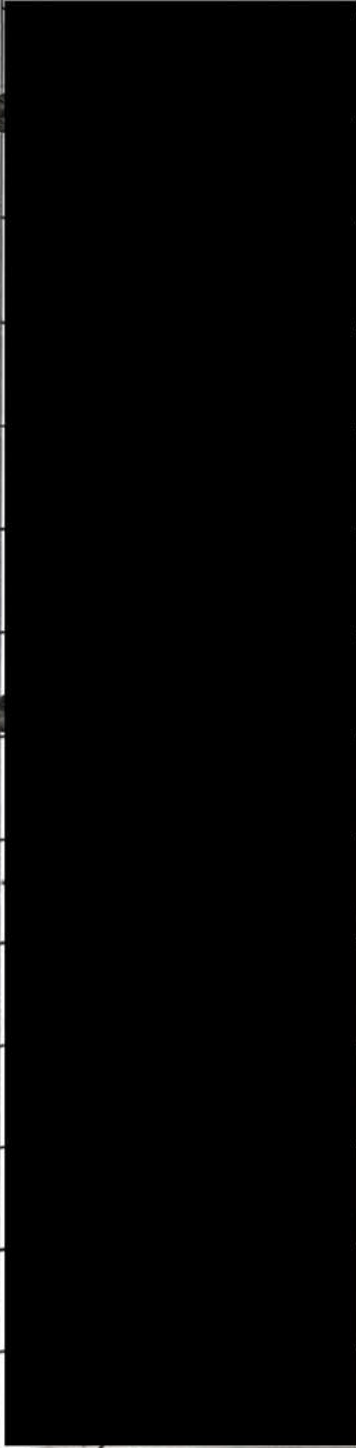
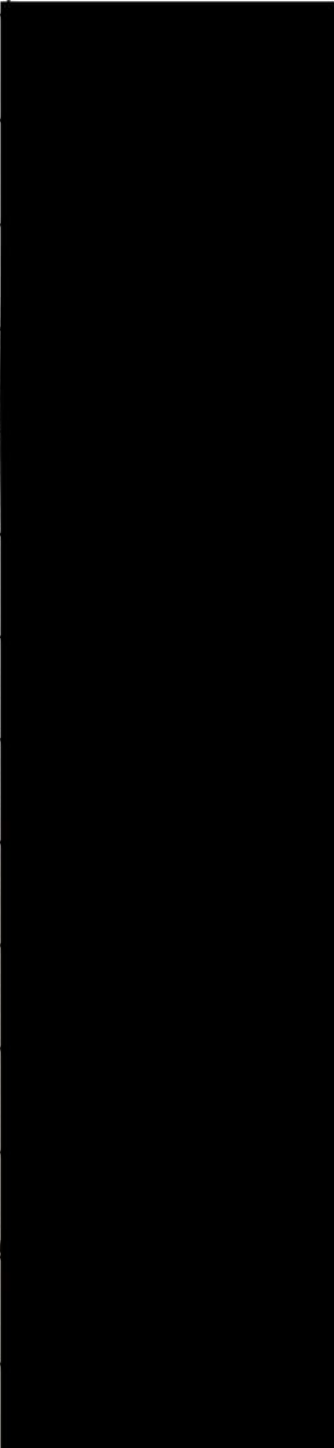

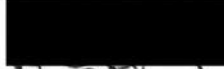
LOCATION: The former Hollybush, The Uplands, Smethwick, B69 6BL

PETITION TOPIC: Supporting change of use of former Public House to 23 HMO and 3 new dwellings.

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Name (Printed)	Address including postcode (this must be an address in the Sandwell Borough)	Signature
	567 The	
	B37 7HG	
	B67 7BB	
	B67 7BS	
	  B61 7AL	
	B67 6BS	
	B67 3NS	
	B67 7AR	
	B67 7BX	
	B67 7AT	
	B67 7AL	
	B70 9W	
	B67 7DN	
	B67 - 7A1	

REF. NO. DC/22/67124

LOCATION: The former Hollybush, The Uplands, Smethwick, B67 6BL

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Name (Printed)	Address including postcode (this must be an address in the Sandwell Borough)	Signature
[REDACTED]	B677BU	[REDACTED]
[REDACTED]	B677PY	[REDACTED]
[REDACTED]	B677 AS	[REDACTED]
[REDACTED]	B677DA	[REDACTED]
[REDACTED]	B677PL	[REDACTED]
[REDACTED]	B677EA	[REDACTED]
[REDACTED]	B677AR	[REDACTED]
[REDACTED]	B676RT	[REDACTED]
[REDACTED]	B677QY	[REDACTED]
[REDACTED]	B677QJ	[REDACTED]
[REDACTED]	B677QJ	[REDACTED]
[REDACTED]	B677BP	[REDACTED]
[REDACTED]	B677BO	[REDACTED]
[REDACTED]	B67- 6 5Q	[REDACTED]

REF. NO. **DC/22/67124**

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Name (Printed)	Address including postcode (this must be an address in the Sandwell Borough)	Signature
[REDACTED]	[REDACTED] B67 6LR	[REDACTED]
[REDACTED]	[REDACTED] B67 6AX	[REDACTED]
[REDACTED]	[REDACTED] B67 6AN	[REDACTED]
[REDACTED]	[REDACTED] B67 4AN	[REDACTED]
[REDACTED]	[REDACTED] B67 6SN	[REDACTED]
[REDACTED]	[REDACTED] B67 6AY	[REDACTED]
[REDACTED]	[REDACTED] B67 6AX	[REDACTED]
[REDACTED]	[REDACTED] B67 6AN	[REDACTED]
[REDACTED]	[REDACTED] B67 6AY	[REDACTED]
[REDACTED]	[REDACTED] v/d B67 6DU	[REDACTED]
[REDACTED]	[REDACTED] B67 v/d 6DU	[REDACTED]
[REDACTED]	[REDACTED] B67 6AN	[REDACTED]
[REDACTED]	[REDACTED] B67 6AN	[REDACTED]
[REDACTED]	[REDACTED] B67 6DS	[REDACTED]

REF. NO. **DC/22/67124**

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Name (Printed)	Address including postcode (this must be an address in the Sandwell Borough)	Signature
[REDACTED]	[REDACTED] B66 4DN	[REDACTED]
[REDACTED]	[REDACTED] B67 7QJ	[REDACTED]
[REDACTED]	[REDACTED] B67 7AD	[REDACTED]
[REDACTED]	[REDACTED] B67 7BX	[REDACTED]
[REDACTED]	[REDACTED] B67 7EL	[REDACTED]
[REDACTED]	[REDACTED] B67 7BX	[REDACTED]
[REDACTED]	B67 7AD [REDACTED]	[REDACTED]
[REDACTED]	B67 7AQ [REDACTED]	[REDACTED]
[REDACTED]	B67 7PZ [REDACTED]	[REDACTED]
[REDACTED]	B67 7NZ [REDACTED]	[REDACTED]
[REDACTED]	B67 7BE	[REDACTED]
[REDACTED]	B67 7AL	[REDACTED]
[REDACTED]	B67 7AQ	[REDACTED]
[REDACTED]	B67 7PT	[REDACTED]

REF. NO. **DC/22/67124**

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2

Name (Printed)	Address including postcode (this must be an address in the Sandwell Borough)	Signature
[REDACTED]	B67-7DX [REDACTED]	[REDACTED]
[REDACTED]	B69 1EP [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] B66 6EX	[REDACTED]
[REDACTED]	[REDACTED] B66 1EY [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] B67 6DJ	[REDACTED]
[REDACTED]	[REDACTED] B66 3AD	[REDACTED]
[REDACTED]	[REDACTED] B66 1FA	[REDACTED]
[REDACTED]	B66 - PVA [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] B67 6DZ	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

REF. NO. **DC/22/67124**

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Name (Printed)	Address including postcode (this must be an address in the Sandwell Borough)	Signature
[REDACTED]	[REDACTED] B66 1AF	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] B21 0TD	[REDACTED]
[REDACTED]	[REDACTED] B66 3ND	[REDACTED]
[REDACTED]	[REDACTED] B66 3BY	[REDACTED]
[REDACTED]	[REDACTED] B66 3BY	[REDACTED]
[REDACTED]	[REDACTED] B66 3HB	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] B69 1NA	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] B66 1DT	[REDACTED]

REF. NO. DC/22/67124

LOCATION: The former Hollybush, The Uplands, Smethwick, B67 6BL

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Name (Printed)	Address including postcode (this must be an address in the Sandwell Borough)	Signature
[REDACTED]	[REDACTED] B67 7PH	[REDACTED]
[REDACTED]	[REDACTED] B67 7C9	[REDACTED]
[REDACTED]	[REDACTED] B67 7C9	[REDACTED]
[REDACTED]	[REDACTED] B67 7AR	[REDACTED]
[REDACTED]	[REDACTED] B67	[REDACTED]
[REDACTED]	[REDACTED] B67 6EW	[REDACTED]
[REDACTED]	[REDACTED] B67 7NZ	[REDACTED]
[REDACTED]	[REDACTED] B67 6EW	[REDACTED]
[REDACTED]	[REDACTED] B67 6EW	[REDACTED]
[REDACTED]	[REDACTED] B67 6EW	[REDACTED]
[REDACTED]	[REDACTED] B67 6EN	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

