

# Report to Planning Committee

**28 June 2023**

<b>Application Reference</b>	DC/23/68037
<b>Application Received</b>	1 <sup>st</sup> March 2023.
<b>Application Description</b>	Proposed single and two storey rear extension and first floor side extension.
<b>Application Address</b>	47 Sussex Avenue, West Bromwich, B71 1AY.
<b>Applicant</b>	Jaswinder Singh.
<b>Ward</b>	Hateley Heath.
<b>Contact Officer</b>	Richard Bradley. <a href="mailto:Richard_Bradley@sandwell.gov.uk">Richard_Bradley@sandwell.gov.uk</a>

## 1 Recommendations

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


- (i) External materials to match the existing property.

## 2 Reasons for Recommendations

2.1 The proposed development would be of satisfactory design and would not significantly impact the amenity of neighbouring properties.



### 3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods
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#### 4 Context

- 4.1 The application is being reported to your planning committee because the Agent is an employee of Sandwell MBC.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[47 Sussex Avenue, West Bromwich, B71 1AY.](#)

#### 5 Key Considerations

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

Planning history.

Loss of light and outlook.

Design, appearance and materials.

#### 6. The Application Site

- 6.1 The application site is on the eastern side of Sussex Avenue, West Bromwich, and relates to a semi-detached property within a residential area.

#### 7. Planning History

- 7.1 A larger home extension of 4 metres length was confirmed as permitted development in December 2022 (PD/22/02267).



7.2 Relevant planning applications are as follows:

PD/22/02267	Proposed single storey rear extension measuring: 4.0m L x 4.0m H (3.0m to eaves).	P D Householder not required  16/12/2022.
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## 8. Application Details

8.1 The Applicant seeks to construct a single and two storey rear extension and first floor side extension.

8.2 The single storey rear extension would measure: 4.0 metres long, 7.0 metres wide (1.2 metres wider than the aforementioned prior-notification extension), and 2.7 metres to eaves and roof.

8.3 The first extension rear and side extension would measure: 4.0 metres long (from the original rear wall), 4.4 metres wide (1.2 metres extending beyond the side elevation), 4.8 metres to eaves, and 5.7 metres to roof.

## 9. Publicity

9.1 The application has been publicised by neighbour notification letters without response.

## 10. Consultee responses

10.1 None.

## 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 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:

12.3 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.

The applicant has already obtained permission to construct a 4.0-metre long single-storey rear extension through prior-notification. Although it is acknowledged that this extension would exceed the 45-degree code, it is considered that the design of the current application would not significantly impact the loss of light or outlook compared to the already approved extension.

### 13.3 Loss of light and outlook.

As referred to in point 13.2 above.



## 13.4 Design, appearance and materials.

The proposal would be largely hidden from the street frontage, with the side extension element not considered to result in any undue harm to the character of the area. Additionally, the rear extension is deemed acceptable, considering the factors mentioned above and that the first-floor extension would not overly dominate or impose on the neighbouring properties. Furthermore, the proposal ensures that an ample amount of rear garden space will remain for the property.

## 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 policies and there are no material considerations that would justify refusal.

## 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.
<b>Climate Change</b>	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.

## 16. Appendices

Location Plan – 2022-01. REV 01

Site Plan – 2023-02. REV 02

Proposed Ground/First Floor/Roof Plan & Elevations – 2023-04/ REV 01



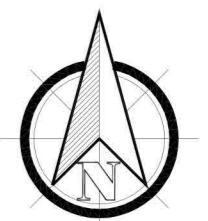
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Scale 1:1250



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**REVISIONS**



**CLIENT:**

[Redacted]

**JOB:**

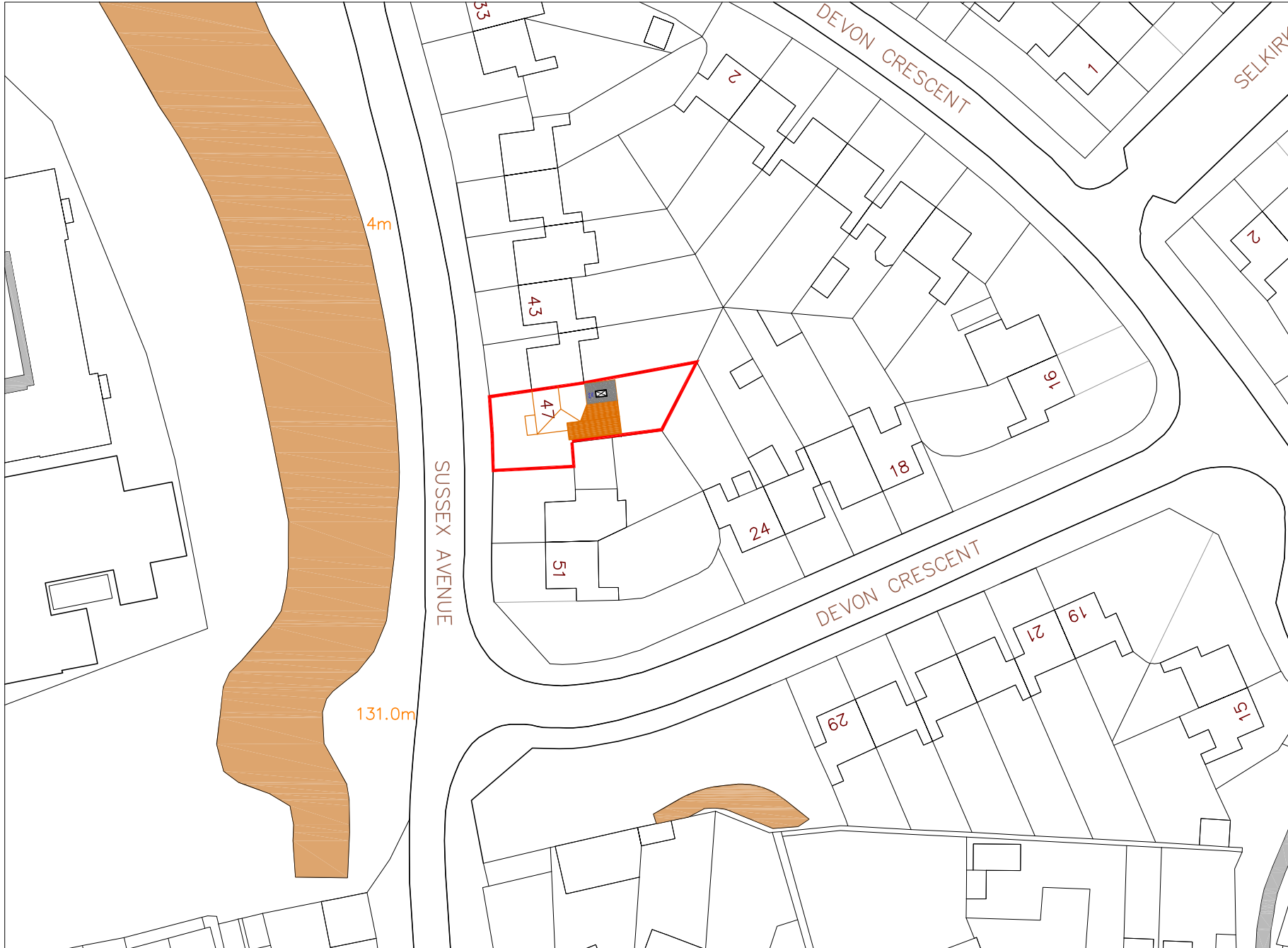
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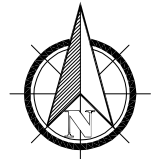
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NO.	DESCRIPTION



**CLIENT:**  
 Mr Jaswinder Singh

**JOB:**  
 47 Sussex Avenue, West Bromwich, B71 1AY

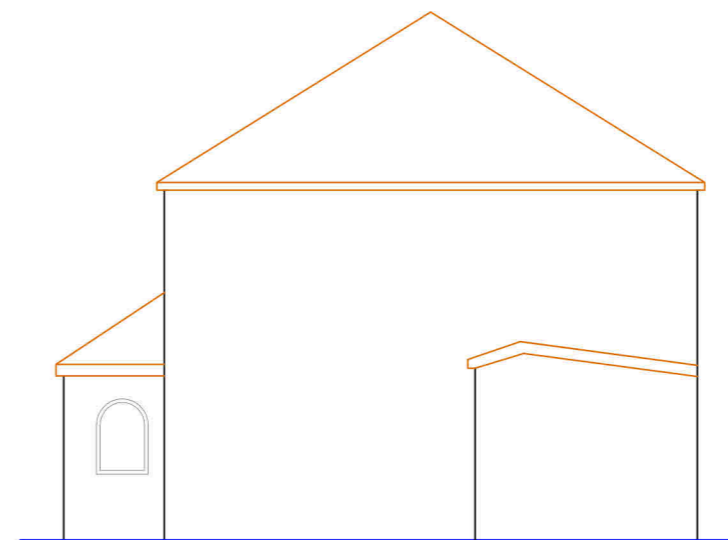
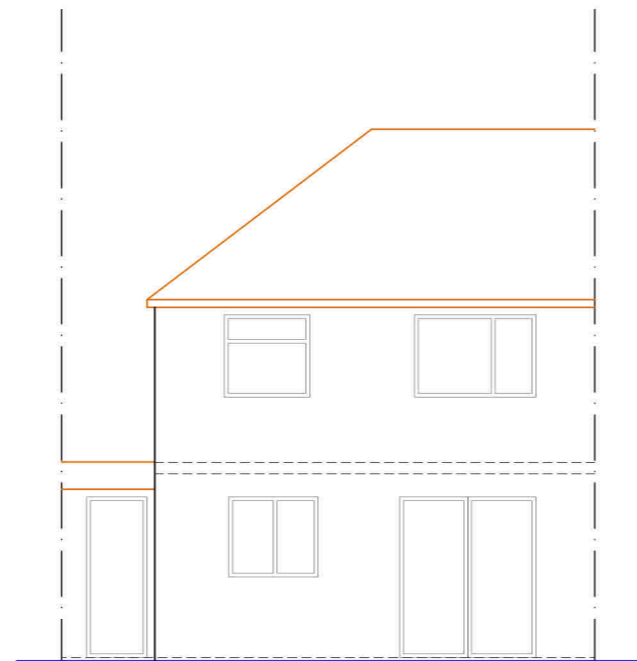
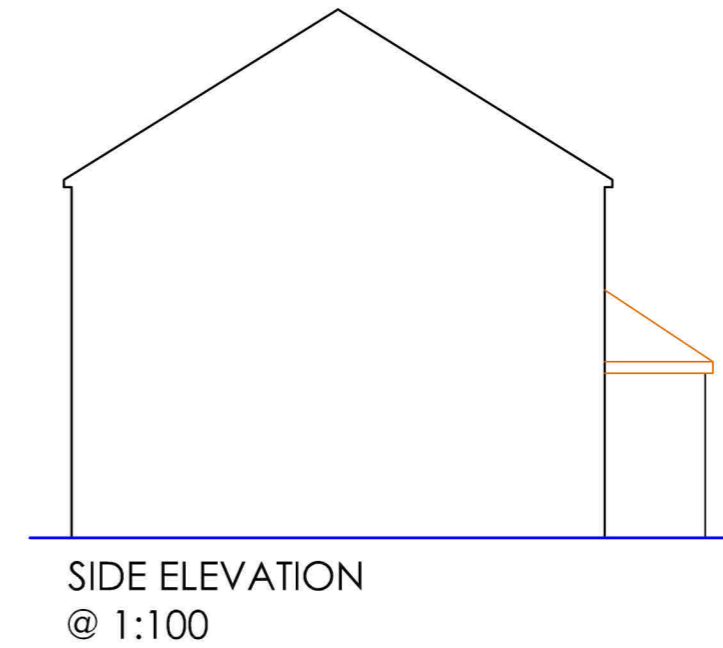
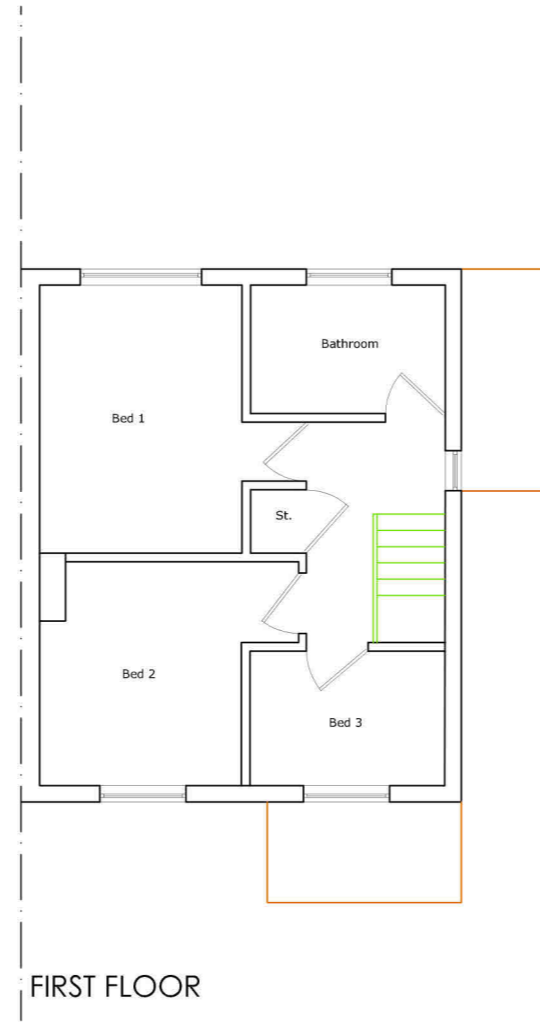
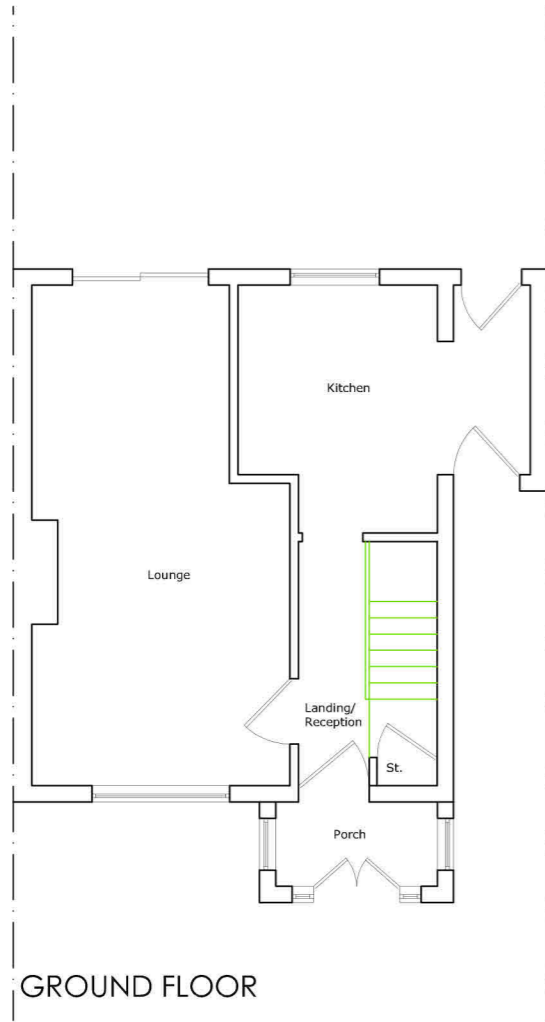
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DRG NO.	REV.	Paper
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# Existing Plans and Elevations

Scale 1:100



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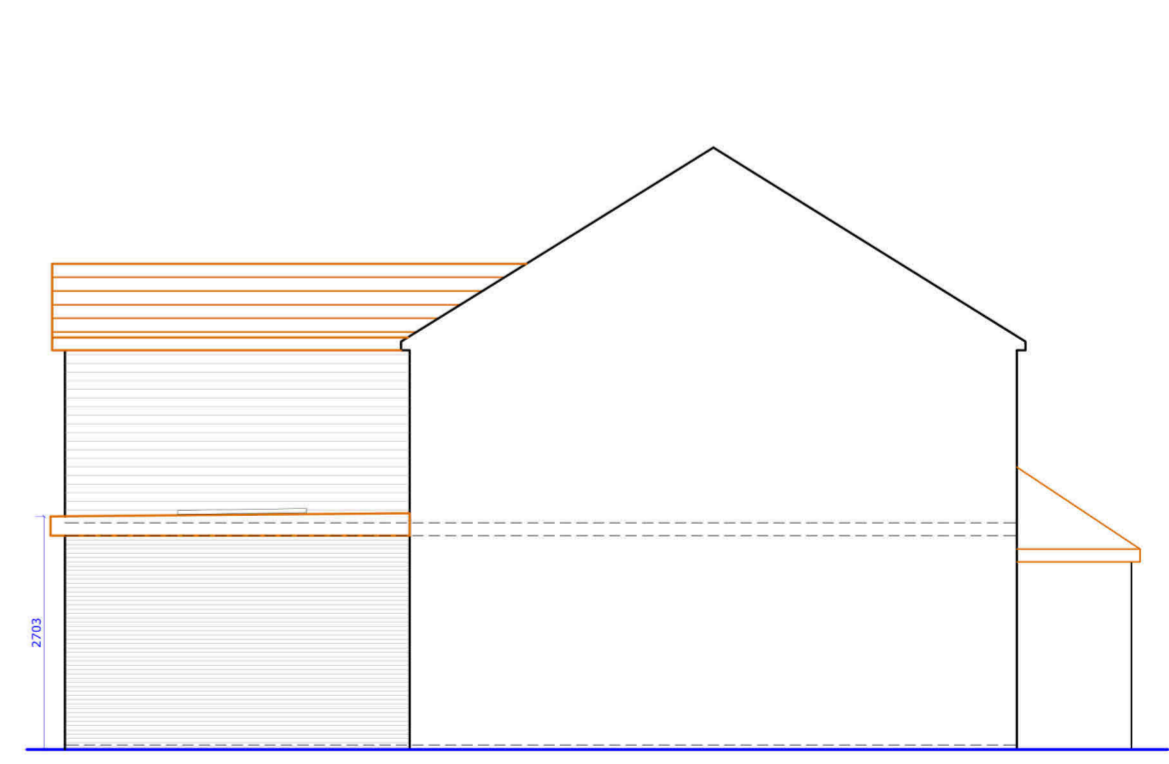
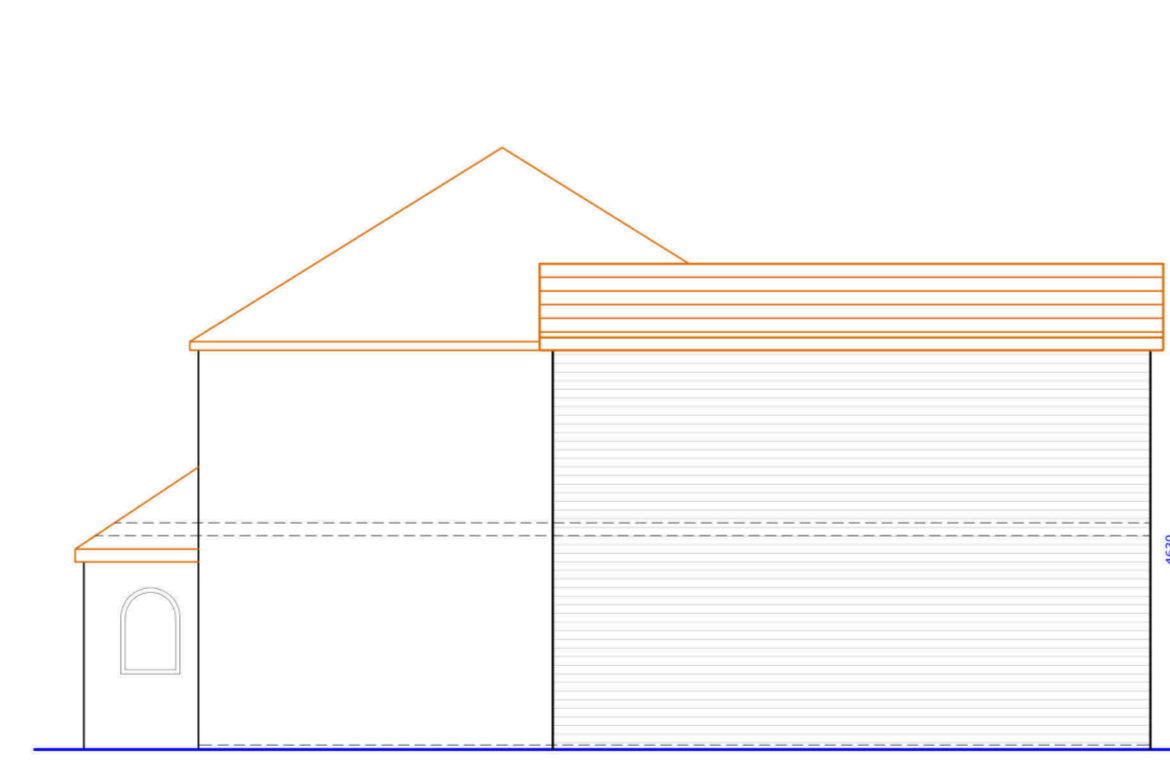
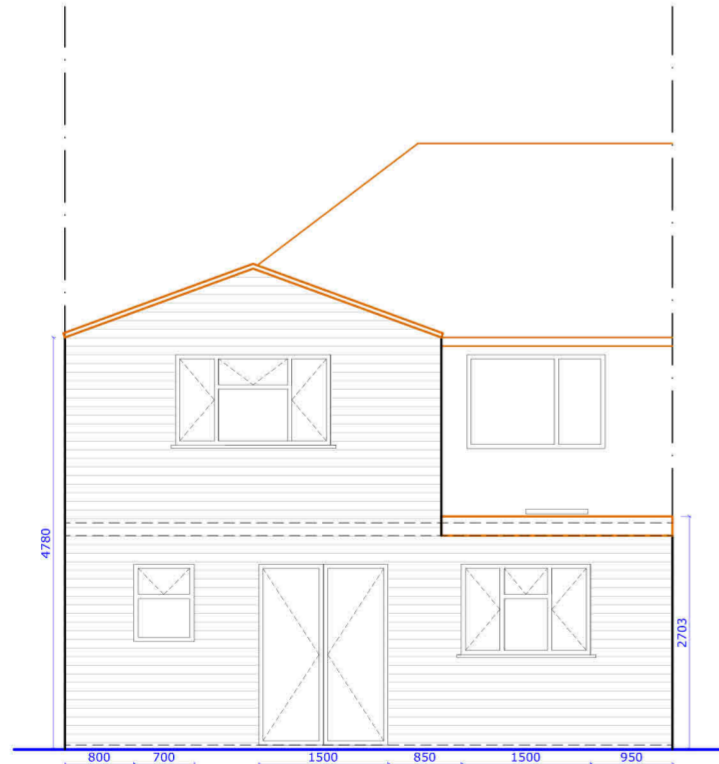
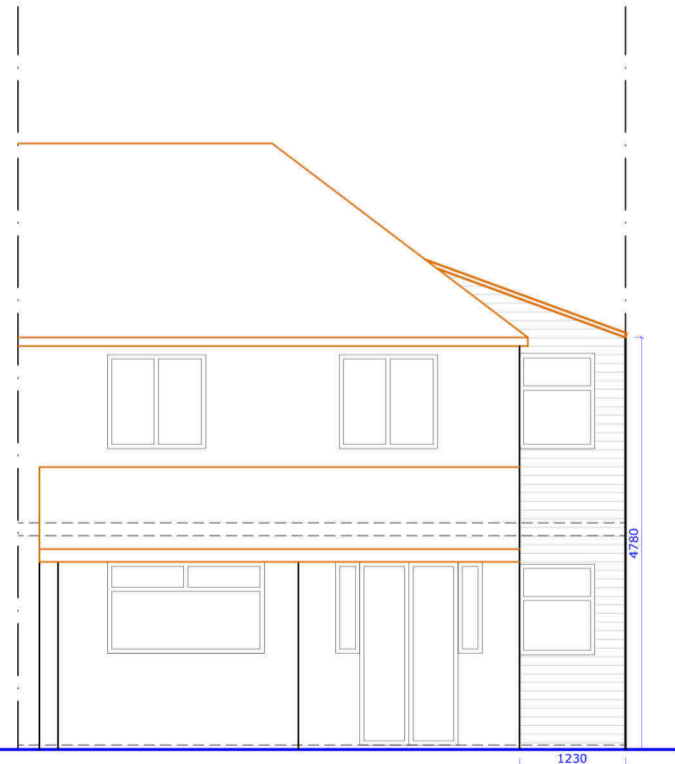
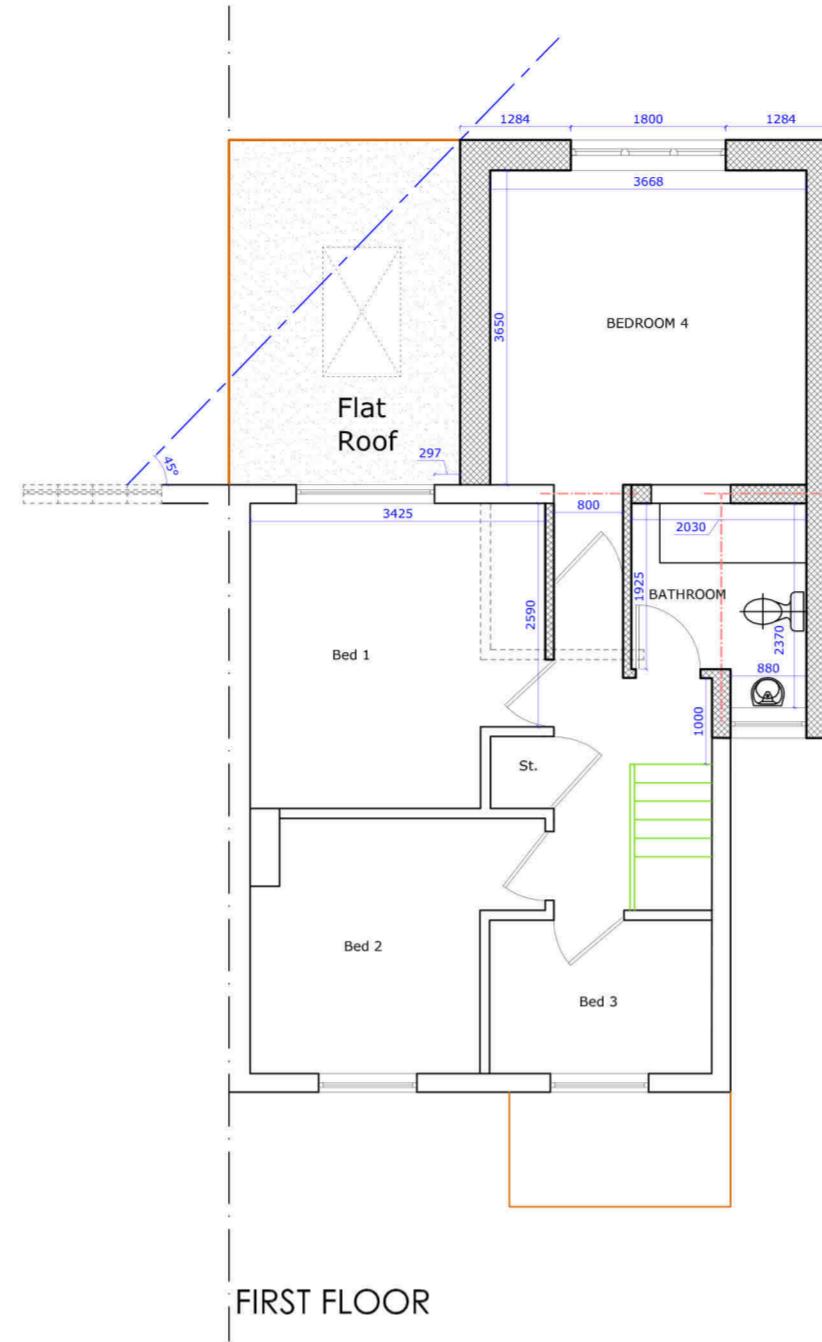
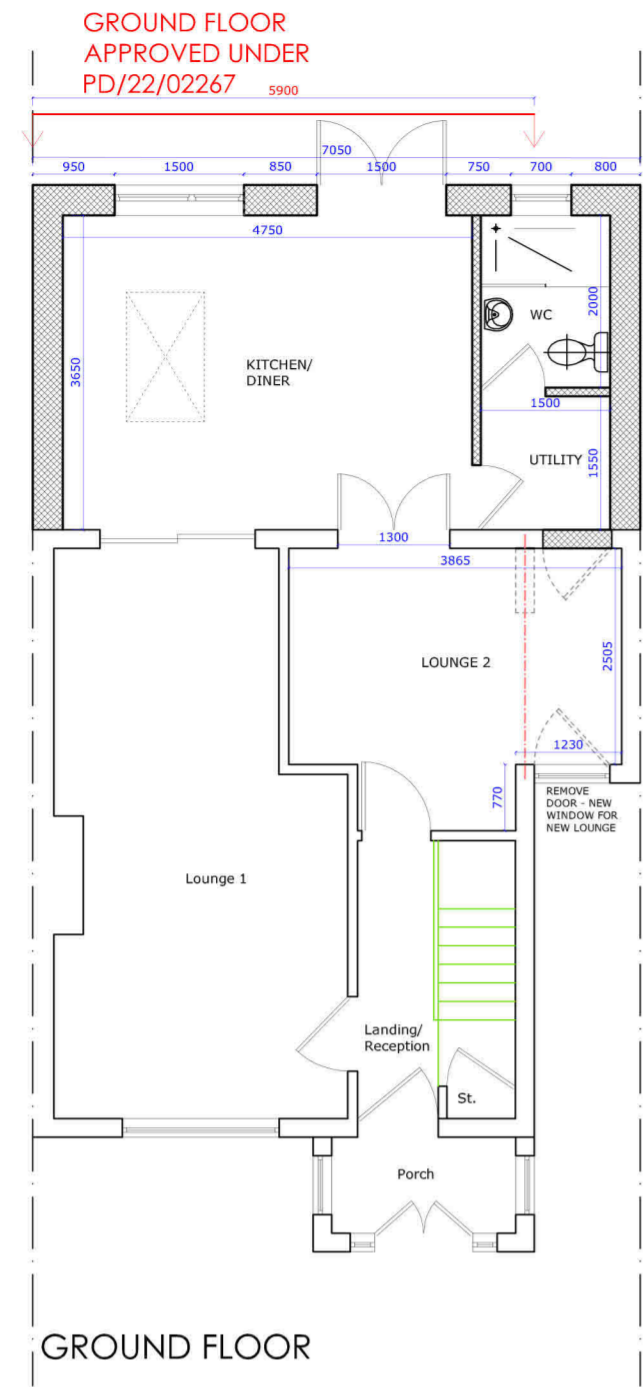
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**DRG TITLE:**  
Existing Plans

DRG NO.	REV.	Paper
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Proposed Plans and Elevations

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<b>DRG TITLE:</b>		
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