

Report to Planning Committee

28 June 2023

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| Application Reference | DC/23/68186 |
| Application Received | 18 April 2023 |
| Application Description | Proposed two bedroom detached bungalow with associated parking and boundary treatment. |
| Application Address | Land To The Rear Of 16 Church Road Rowley Regis |
| Applicant | Mr S Sangha |
| Ward | Rowley |
| Contact Officer | Dave Paine 07765 156081 David_paine@sandwell.gov.uk |

1 Recommendations

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

- (i) External materials;
- (ii) Contaminated land;
- (iii) Archaeological investigation;
- (iv) Finished floor levels,
- (v) Boundary Treatments;
- (vi) Landscaping;
- (vii) Drainage (including SuDS);
- (viii) Refuse storage;




- (ix) Electric Vehicle Charging,
- (x) Low NOx Boiler,
- (xi) External Lighting,
- (xii) Construction Hours, and
- (xiii) Parking laid out and retained.

2 Reasons for Recommendations

- 2.1 The proposal is acceptable in terms of spatial standards and overall design and raises no material consideration that would warrant refusal.

3 How does this deliver objectives of the Corporate Plan?

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|  | Quality homes in thriving neighbourhoods |
|---|--|

4 Context

- 4.1 The application is being reported to your committee because three material planning objections have been received.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[Land to the rear of 16 Church Road](#)

5 Key Considerations

- 5.1 The site is unallocated in the Development Plan.
- 5.2 The material planning considerations which are relevant to this application are:-

Government policy (NPPF)

Loss of privacy

Loss of light and outlook



Layout and density of building
 Design, appearance and materials
 Access, highway safety, parking and servicing
 Traffic generation

6. The Application Site

6.1 The application site is situated on the north-east side of Park Avenue and forms part of the existing garden of 16 Church Road, Rowley Regis. This is a residential area in character.

7. Planning History

7.1 The existing property at 16 Church Road has had previous planning approval for extensions.

7.2 Relevant planning applications are as follows:

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|-------------|---|--|
| DC/30615 | Proposed erection of garage to private dwelling. | Grant permission with conditions 08/08/1994 |
| DC/97/33856 | Conservatory and two roof lights. | Grant permission 20/01/1998 |
| DC/17/61006 | Proposed two storey side/rear and single storey rear extensions. | Grant permission with external materials 25/10/2017 |
| DC/18/62098 | Proposed roof alterations to facilitate a loft conversion with side dormer windows. | Grant permission with external materials 01/10/2018 |

8. Application Details

8.1 The applicant proposed to construct a two-bedroom detached bungalow within the garden area of 16 Church Road.



8.2 The bungalow would be 15.02m wide by 8.342m deep by 4.985m high.

Off street parking would be provided for at least three vehicles.

The proposed bungalow would have 86sqm of private amenity space and the existing dwelling at 16 Church Road would retain over 200sqm of private amenity space.

9. Publicity

9.1 The application has been publicised by neighbour notification letter and three objections have been received.

9.2 Objections

The three objections received focussed on concerns around increased traffic and highway safety issues. The objectors noted that the end of Park Avenue nearest to the junction with Church Road is narrow and therefore causes traffic to mount the pavement and restricts access by emergency vehicles. Objectors reported prior collisions on this part of the road.

Non-material objections have been raised regarding previous development at 16 Church Road.

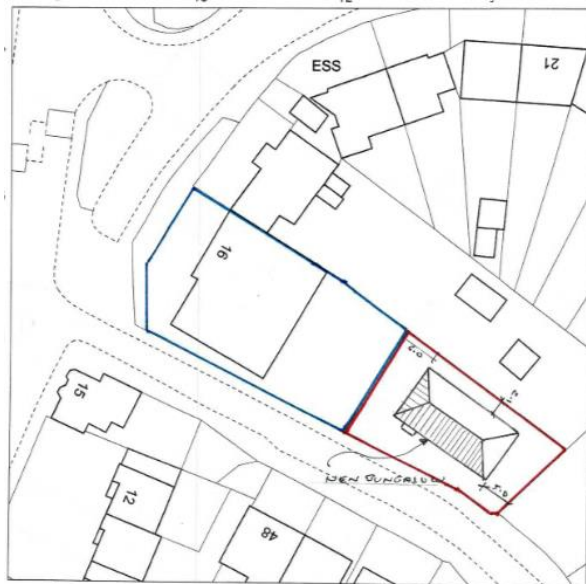
9.3 Responses to objections

It is noted that Park Avenue narrows towards the junction with Church Road, as can be seen below.





However, the proposed new bungalow and driveway would not be situated on the narrow part of the highway, being some distance away with the driveway entrance positioned on the south-east corner of the site.



The proposed development would provide three off street parking spaces which exceeds the required standard for a two-bedroom bungalow. It would not be expected that the proposal would lead to additional vehicles parking on the highway, nor would it significantly increase traffic at the junction.

10. Consultee responses

10.1 Planning Policy

Planning Policy did not object to the proposal. They noted that the site is unallocated for housing and is therefore subject to policy SAD H2: Housing Windfalls. They commented that the proposal is compliant with this and other relevant policies.

10.2 Highways

Highways did not object to the proposal. They noted that a two-bedroom bungalow requires only one, off street parking space and that this proposal exceeds that. They noted that some street furniture would need to be located and requested a revised layout plan which has been received and is acceptable in highway terms.

10.3 Public Health (Air Quality)

Planning conditions were requested relating to electric vehicle charging, low NOx boilers and a construction method statement.

10.4 Public Health (Contaminated Land)

It was noted that the site is not known to have been occupied by potentially contaminative land uses. A condition was recommended to remediate any contamination found during the development of the site.



10.5 Public Health (Air Pollution and Noise)

Planning conditions were requested relating to construction hours and the implementation of a method statement of working.

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 promotes sustainable transport options for development proposal, and paragraph 111 states that developments should be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In this instance given the minor increase in vehicles this would not have a severe impact on the highway network.

12. Local Planning Policy

12.1 The following policies of the council's Development Plan are relevant:

HOU2: Housing Density type and Accessibility

ENV3: Design Quality

ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island Effect

ENV7: Renewable Energy

ENV8: Air Quality

SAD H2: Housing Windfalls

SAD EOS9: Urban Design Principles

SAD HE5: Archaeology & Development Proposals.



- 12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed layout and design are considered to be acceptable in terms of scale and massing. The dwellings surrounding the development site are not characterised by a single design style. This bungalow would contribute positively to the diversity of building form on the street and would meet all required spatial standards for internal space and outdoor amenity space.
- 12.3 Sustainable drainage (ENV5) is key to reducing surface water flooding given climate change, the proposal has indicated that surface run-off will be directed to natural soakaways, these can be conditioned.
- 12.4 Electric charge points and NOx boilers along with construction method statement are recommended conditions to mitigate against air quality issues (ENV8).
- 12.5 H2: Housing windfalls, refers to the site being on previously developed land, not leading to a reduction in employment land and compatible with other policies. The site forms part of an existing garden so is broadly defined as previously developed land and is not allocated for employment land.

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 Proposals in the Development Plan

The site is unallocated in the development plan.



13.3 Access, highway safety, parking, servicing, and traffic generation

As indicated above, paragraph 11.2, refusal on highway safety/parking should only be cases where it would result in a severe issue. In terms of design the layout for parking is acceptable and a new drop kerb and re-location of the street furniture would be deemed to be acceptable and can be conditioned accordingly. The reported issues regarding congestion and highway safety near the junction between Park Avenue and Church Road are existing issues which are not deemed to be significantly affected by this proposal.

13.4 Layout and density of building/character

The footprint is of suitable size within the plot, providing a good quality living space, garden amenity and parking provision, meeting all the relevant national and local standards.

13.5 Design, appearance and materials

The development incorporates a hipped roof which follows the pattern of the other properties on Park Avenue, and as a bungalow would not be dominant in the street scene. The elevation plans state that the materials would match with the neighbouring dwelling. This should be controlled by condition.

13.6 Loss of light, outlook, loss of privacy.

The site will not have a direct impact on adjoining neighbours due to its siting. No breaches of the 45-degree line would be caused in relation to the nearest neighbouring property on Park Avenue. The side-to-rear separation distance from the nearest property on Church Road would be 18.5m which exceeds the defined minimum standard of 14m.



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

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| 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. |

16. Appendices

Location Plan

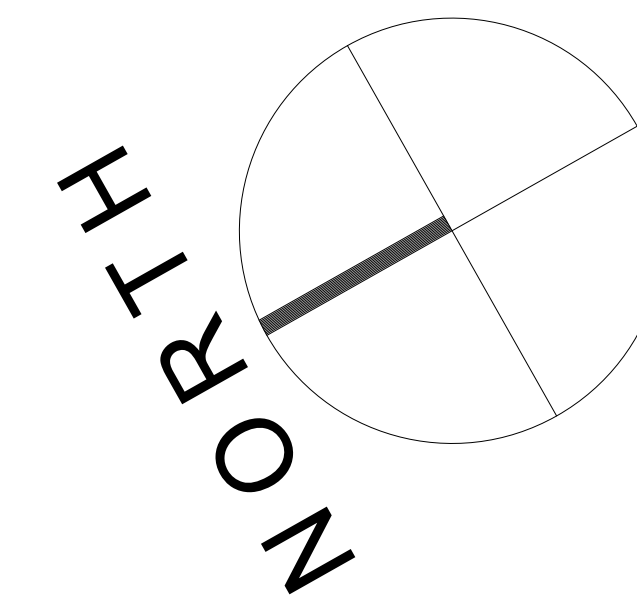
Block Plan

DPM870/01 – Proposed floor plans and elevations.





Notes



Project
Proposed Bungalow Site Plans

16 Church Road
Rowley Regis
B65 9EU

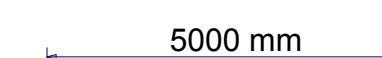
Client
Mr.S.Sangha

Drawing No.
DPM870/02 rev A

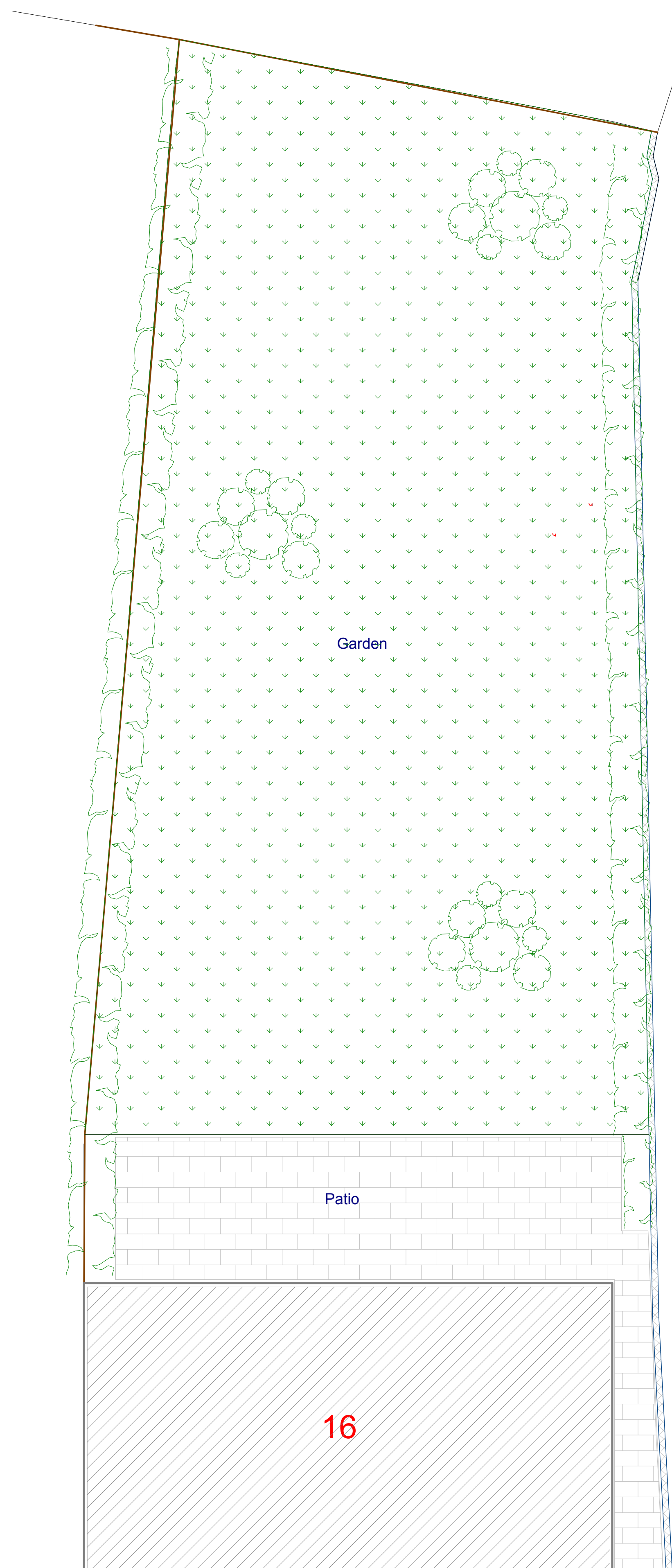
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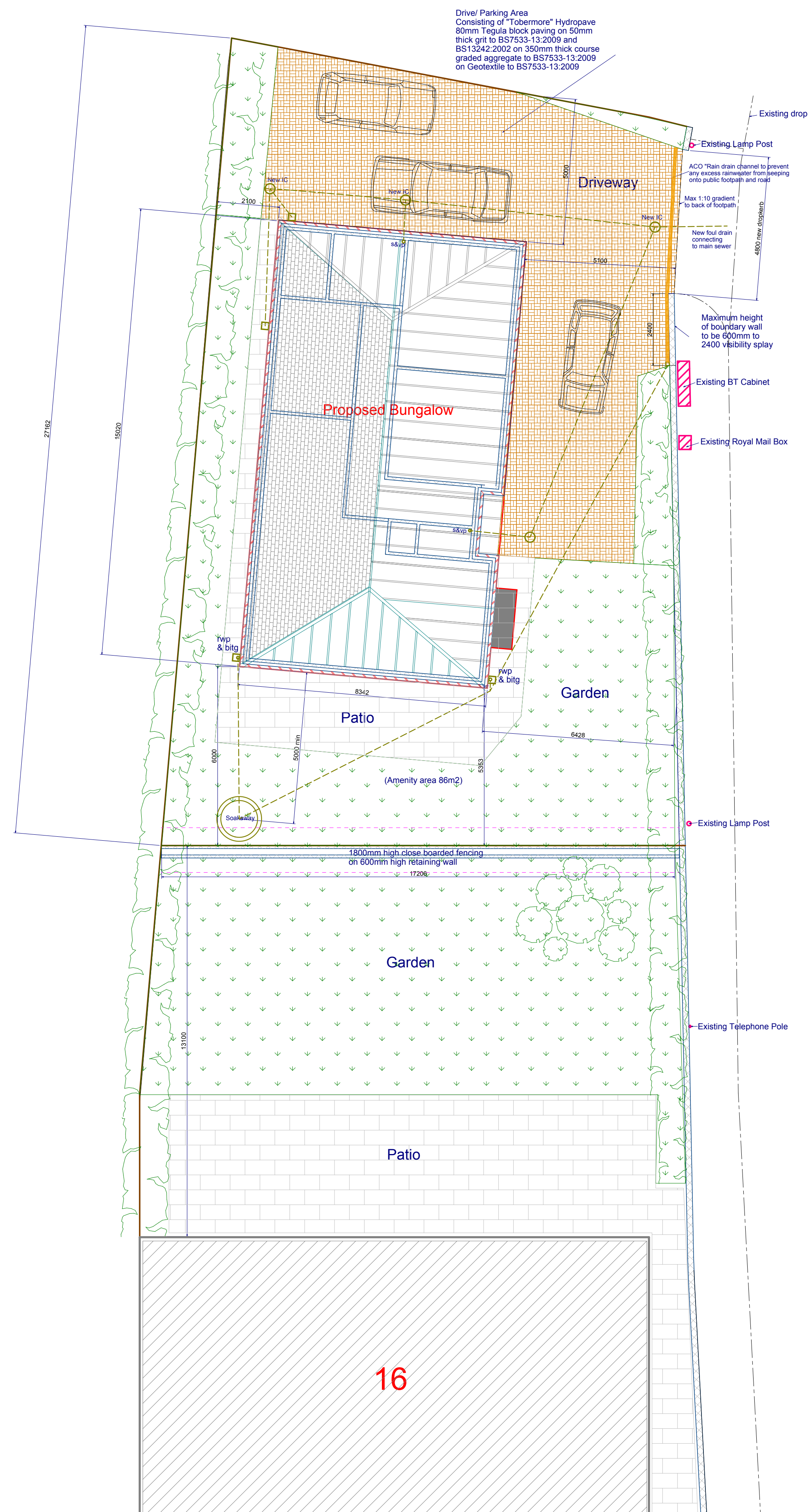
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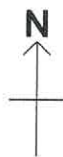
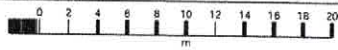
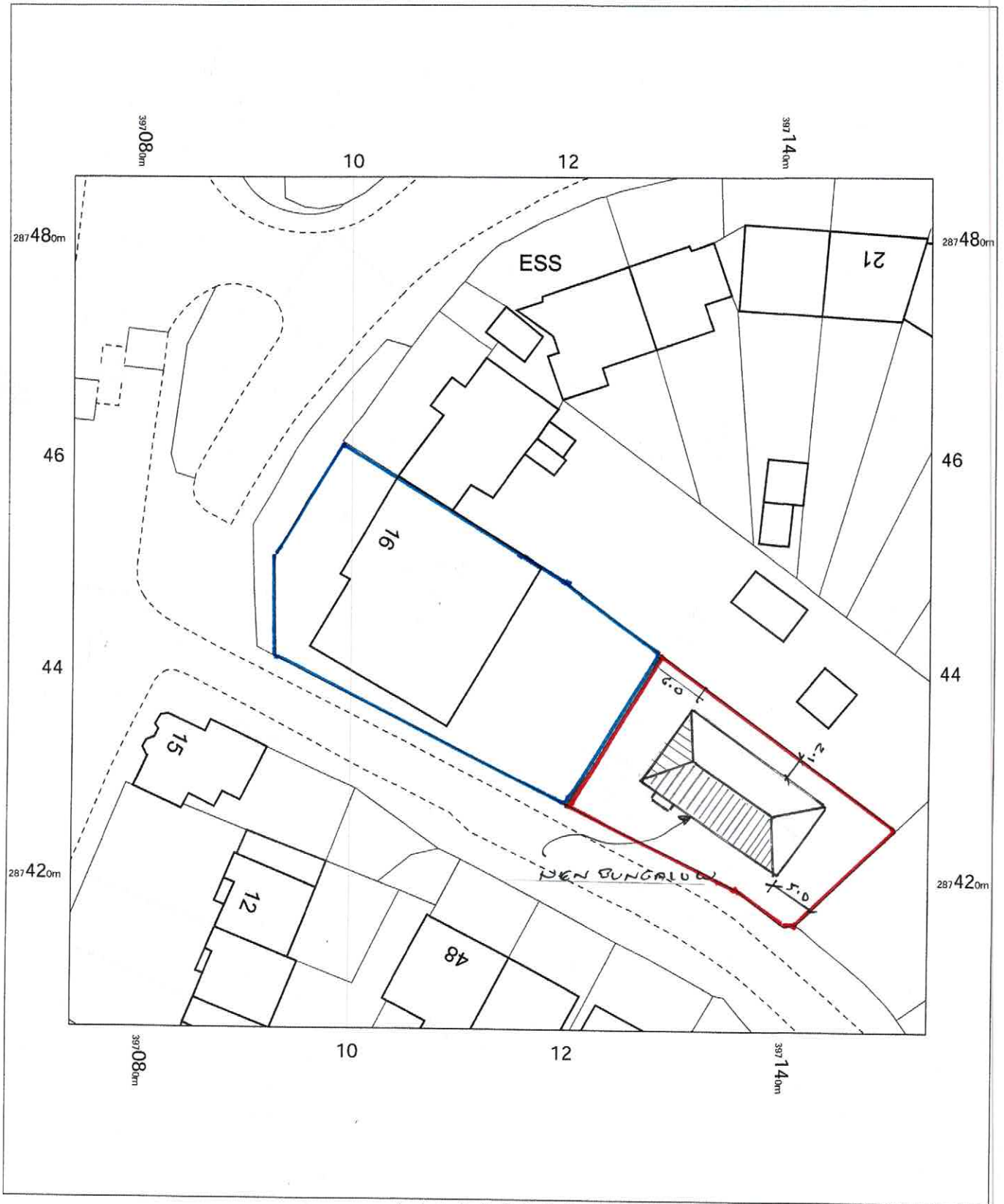
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Existing Site Plan



Proposed Site Plan

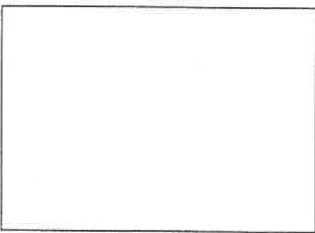
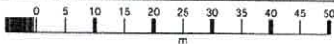


OS MasterMap 1250/2500/10000 scale
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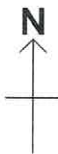




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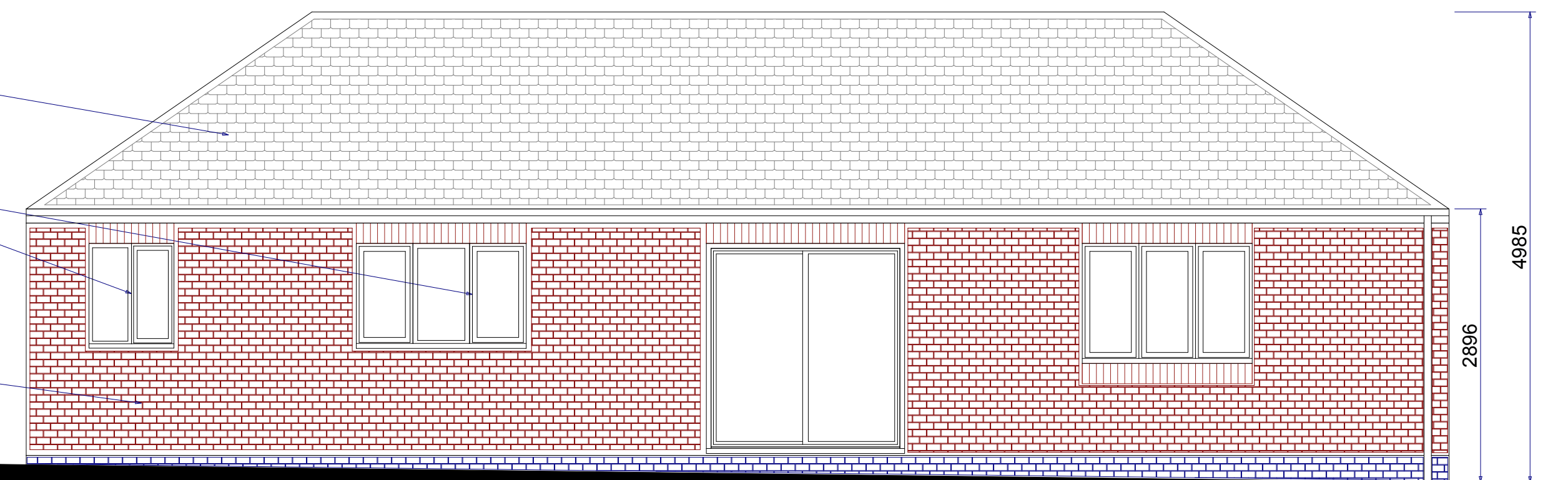


Proposed Front Elevation

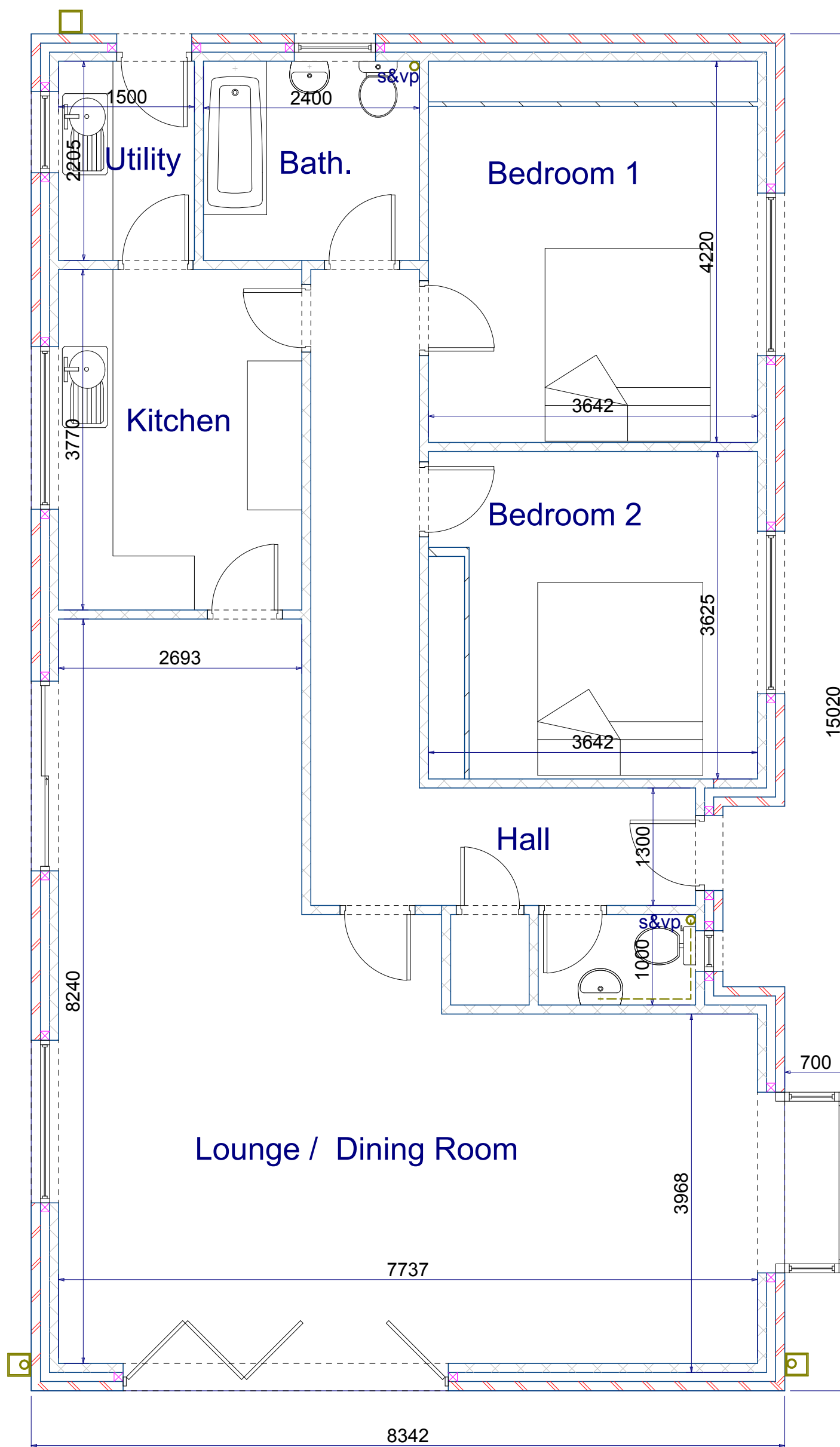
PCC roof tiles to match adjacent property

White upvc double glazed windows

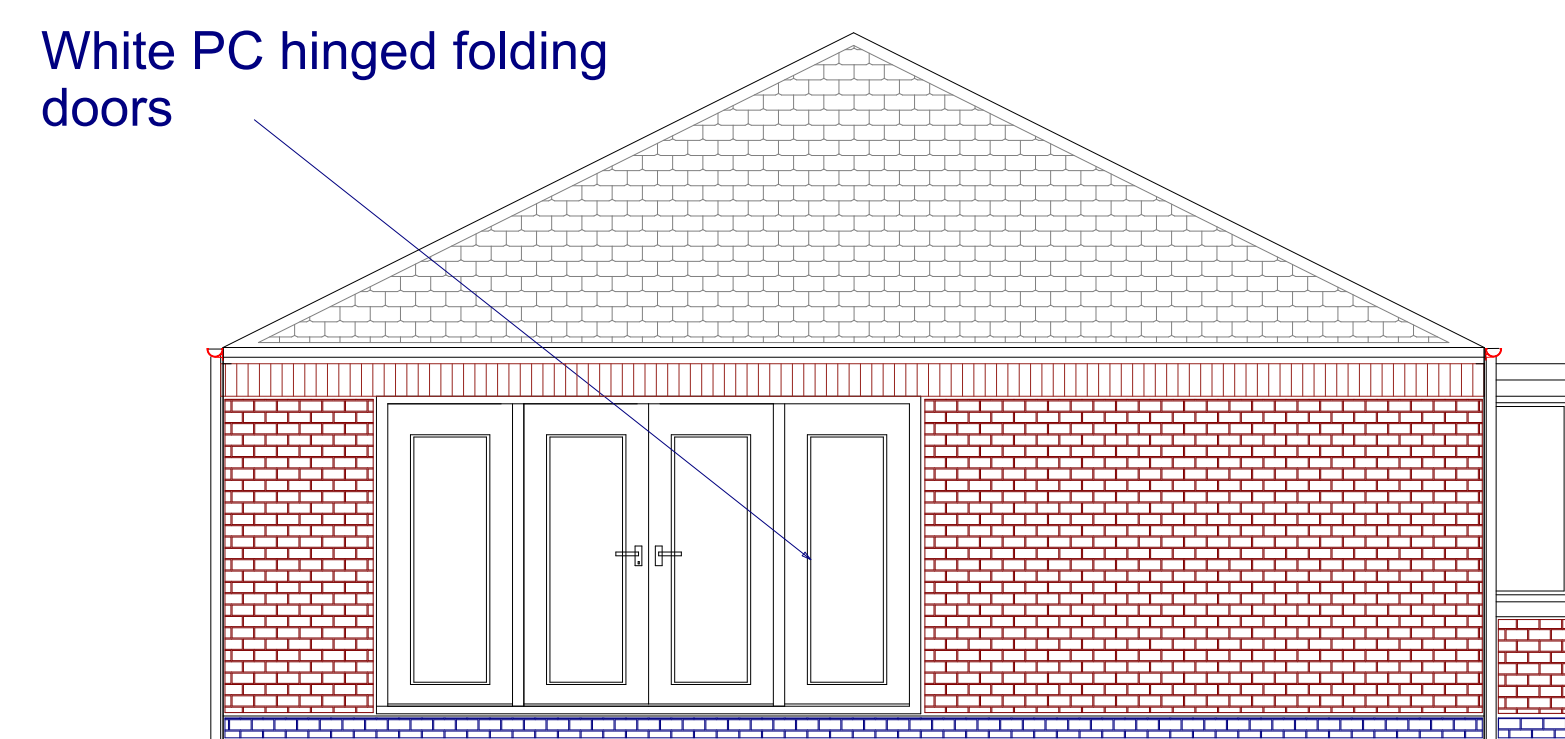
Facing brickwork to match adjacent property



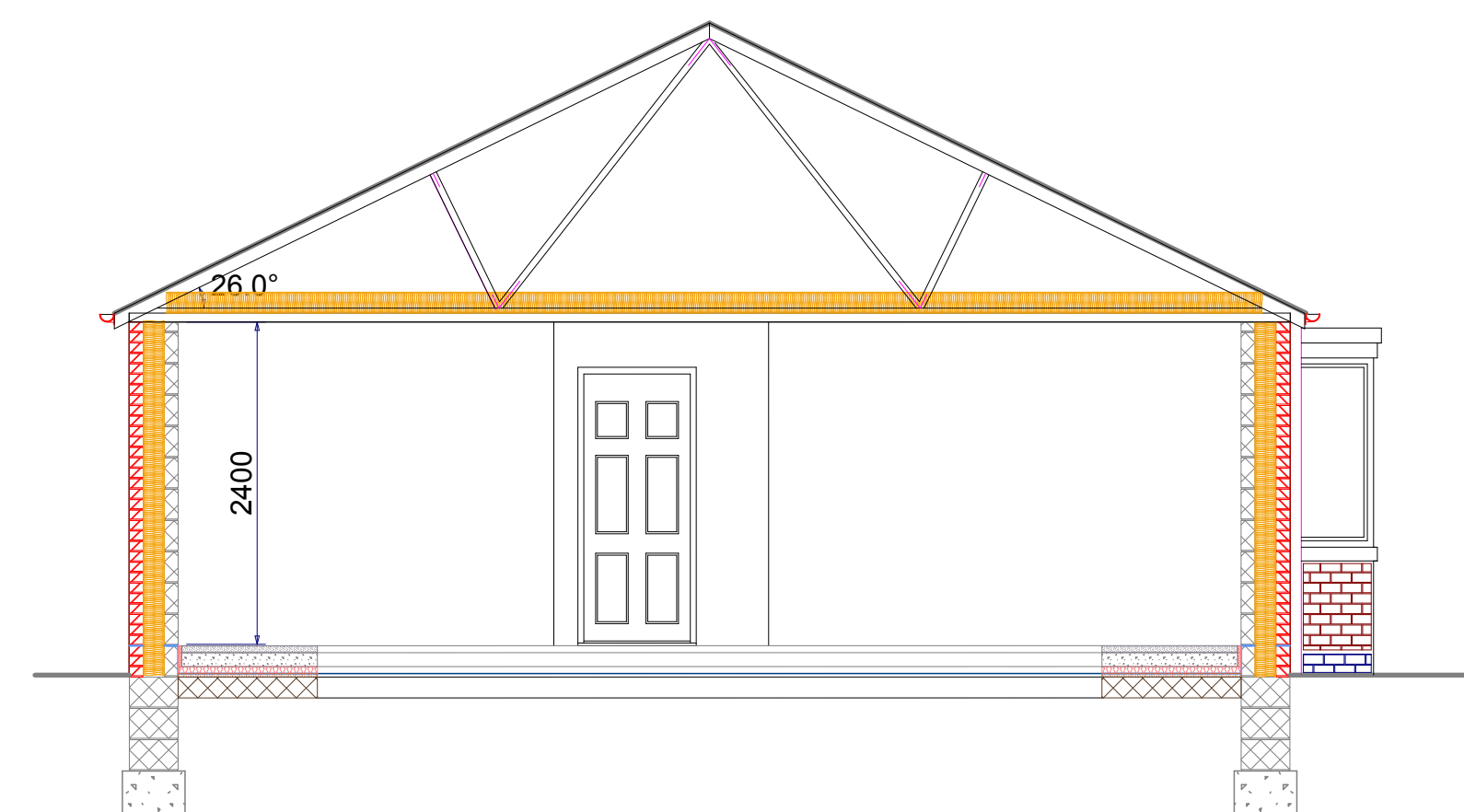
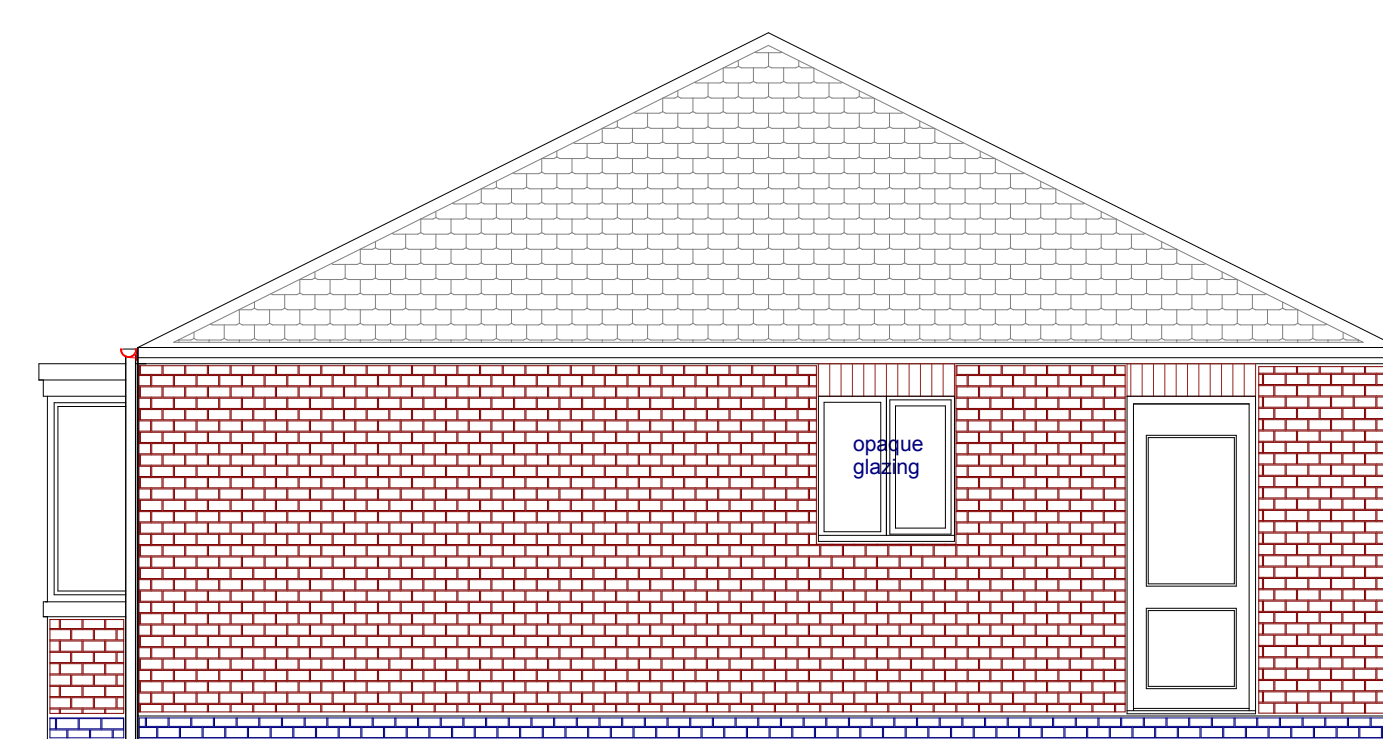
Proposed Rear Elevation



Proposed Ground Floor Plan



Proposed Side Elevations



Proposed Cross Section



Project
Proposed Bungalow Plan and Elevations to the rear of 16 Church Road Rowley Regis B65 9EU

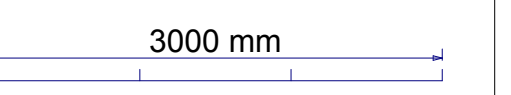
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