

Report to Planning Committee

15 September 2021

Application Reference	DC/21/65947
Application Received	28 July 2021
Application Description	Proposed two storey side and rear extensions, front porch and canopy.
Application Address	1 Stanley Road West Bromwich B71 3JH
Applicant	Mr S Qader
Ward	Charlemont With Grove Vale
Contact Officer	Sarah Riley sarah_riley@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to:

- i) External materials; and
- ii) The first-floor window in the northern elevation shall be obscurely glazed.

2 Reasons for Recommendations

2.1 The proposal is of an appropriate design and would cause no significant harm to the amenity of the occupiers of adjacent properties or have an appreciable impact on the visual amenity of the surrounding area.



3 How does this deliver objectives of the Corporate Plan?



The design of the proposal is acceptable in respect of national and local planning policy.

4 Context

- 4.1 This application is being reported to your Planning Committee because it has generated three material planning objections.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[1, Stanley Road, West Bromwich](#)

5 Key Considerations

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

Government policy (NPPF)

Loss of privacy, light and/or outlook

Design, appearance and materials

6. The Application Site

- 6.1 The application relates to an end of terrace property located towards the northern end of Stanley Road, West Bromwich. The application site is set back from the road, with a drive at the front of the property. The character of the surrounding area is residential in nature.

7. Planning History

- 7.1 A larger home extension application is also currently under consideration for this property, PD/21/01851 refers.



PD/21/01851	Proposed single storey rear extension measuring: 6.0m L x 4.0m H (3.0m to eaves)	Pending consideration
-------------	--	-----------------------

8. Application Details

- 8.1 The applicant proposes to construct two-storey side and rear extensions to accommodate a kitchen and WC to the ground floor and two enlarged bedrooms to the first floor, plus a front porch and canopy.
- 8.2 The two-storey side/rear extensions would 'wrap around' the rear and side elevation of the property. The rear extension would have a staggered length; the first element projecting 1.8m along the boundary with 3 Stanley Road with a 2.0m width and 5.7m height, and the second element projecting 3.2m deep with a 10.4m width and 7.4m height. Both elements would have hipped roofs.

The two-storey side extension would extend along the length of the side elevation to 3.3m past its rear elevation, would be 2.0m wide and 7.7m high to its gabled roof. The front porch would be 1.3m deep, 1.5m wide and 3.0m high with a canopy attached to it measuring 5.0m in width.

9. Publicity

- 9.1 The application has been publicised by neighbour notification letter with three objections received to date. The consultation period does not expire until 15 September 2021. An update will be provided at the meeting should further representations be received.



9.2 Objections

Objections have been received on the following grounds:

- i) The extension would be overbearing in nature;
- ii) Loss of privacy to neighbouring properties;
- iii) Loss of light to nearby properties;
- iv) Loss of outlook to nearby properties;
- v) The site would become overdeveloped;
- vi) 45-degree code is incorrectly applied to the proposal; and
- vii) The character of the application property and the street would be eroded.

Immaterial objections relating to loss of value, debris resulting from the extension and boundaries issues have been raised, the latter being a party wall matter.

9.3 Responses to objections

I respond to the objectors' comments in turn:

- i) The rear extensions, as proposed, are of an acceptable domestic scale and design. The staggered elevations and hipped roof design to the rear of the property reduce massing and scale and would negate loss of amenity to residents of neighbouring properties.

Given the separation distance exceeding 14m between the application property and properties to its northern boundary, and the height of the extensions being no higher than the existing roof ridge, there would be no loss of amenity to residents of those properties.

- ii) With reference to the 14m separation distance between neighbouring properties in i) above, there is sufficient distance between the side of the extension and the rears of properties along



the northern boundary to ensure privacy would not be significantly harmed. Nevertheless, it is prudent to ensure that the first-floor window, which serves a bathroom, would be obscurely glazed by condition.

- iii) As the two-storey rear/side extensions would be in excess of 14m away from properties to the application property's northern boundary, the proposal would not cause significant loss of light to these properties. Furthermore, a 45-degree line has been drawn from both the mid-point and quarter point of the adjacent property's (3 Stanley Road) nearest habitable room windows. The annotation demonstrates that the 45-degree code would not be breached.
- iv) The maximum projection of the two-storey rear element would be 1.8m, which in conjunction with the 45 degree code not being breached, would not significantly affect outlook to the occupiers of 3 Stanley Road.

There would be sufficient separation distance from the application property to all other properties in the vicinity and therefore it is considered that the proposal would not have a significant impact on the residential amenity of adjacent properties with regards to outlook.

- v) The proposed extensions are of an acceptable scale for domestic extensions and would be proportionate to the existing dwelling. The proposed development would allow more than 50% of the property's curtilage to remain undeveloped. These properties have generous rear gardens and driveways to their frontages.
- vi) Admittedly, the 45-degree line is shown incorrectly on the ground floor plan; however, this is irrelevant as it is shown correctly on the first-floor plan and compliance with the code can clearly be seen.
- vii) Regarding character, the proposed porch and canopy are sympathetic to the character of the existing property, mirroring the



forward projecting gable elevation and fenestration in its design. In respect of the two storey elements, a gable roof is proposed to the side extension. While neighbouring properties have hipped roofs, there are also instances of gables incorporated into the design of these properties, and the existing forward projecting gable elevation of the application property is prominent enough to lessen any impact a side gable roof may have on the character of the property. Furthermore, the width of the side extension would be less than half of that of the existing property.

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 Conditions would ensure the proposal would be constructed of materials to match the existing property and would not be overly dominant given its size and design. The development is therefore considered to be compliant with policies ENV3 and SAD EOS 9.



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 light/ or outlook

No element of the scheme would significantly impact on the amenity of the occupiers of adjacent properties given its proposed size and location.

13.3 Design, appearance and materials.

The scale of the extensions would be proportionate to the existing property. Its design would cause no undue harm to the character of the existing or neighbouring properties or the visual amenity of the existing area. The proposal is therefore compliant with the council's supplementary design guidance.

14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. In this instance it is considered that the scheme is policy compliant 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

Site Plan

Context Plan

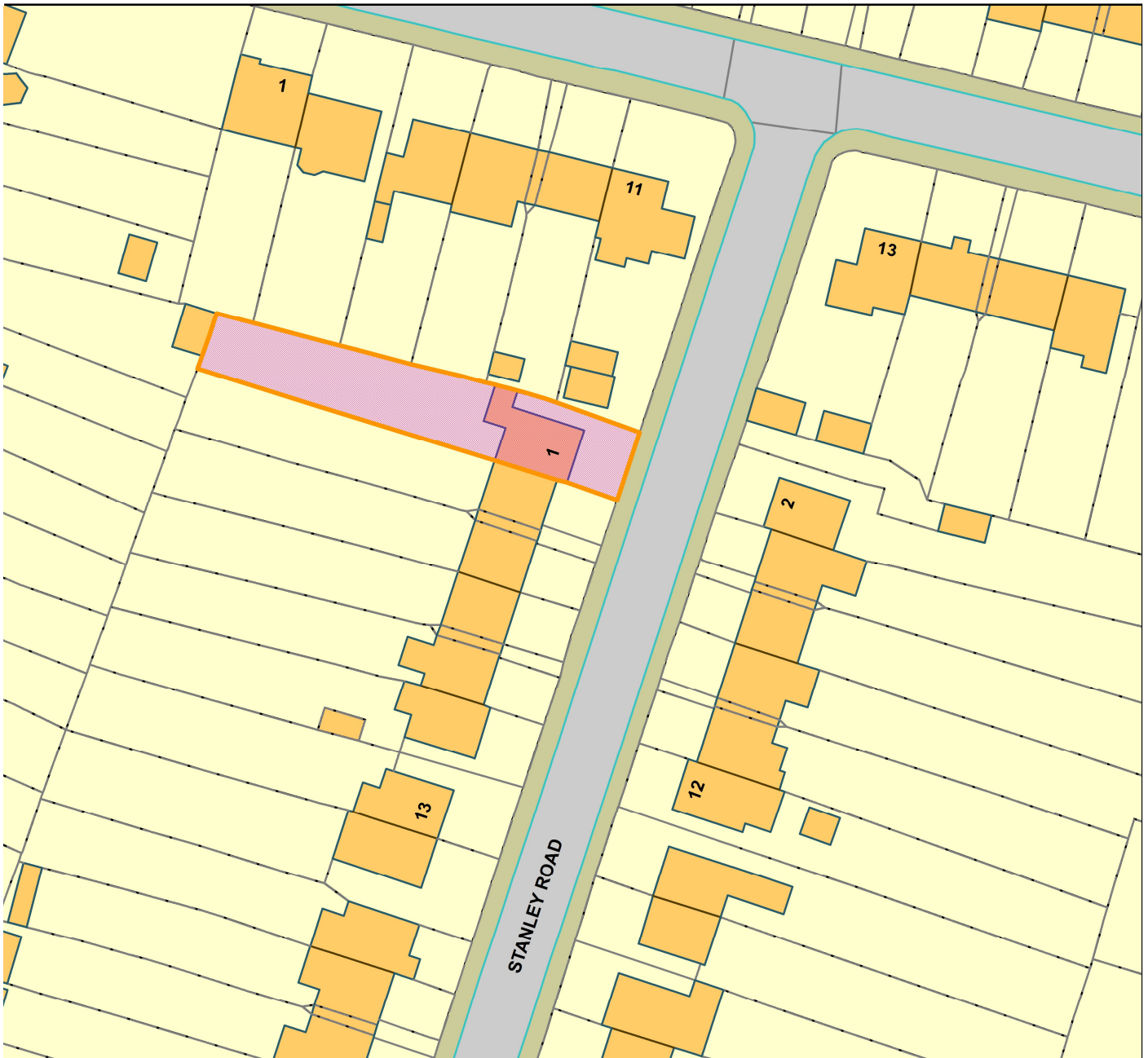
Plan No. 2021_72_01 (A1)

Plan No. 2021_72_02 (A1)



DC/21/65947

1 Stanley Road, West Bromwich



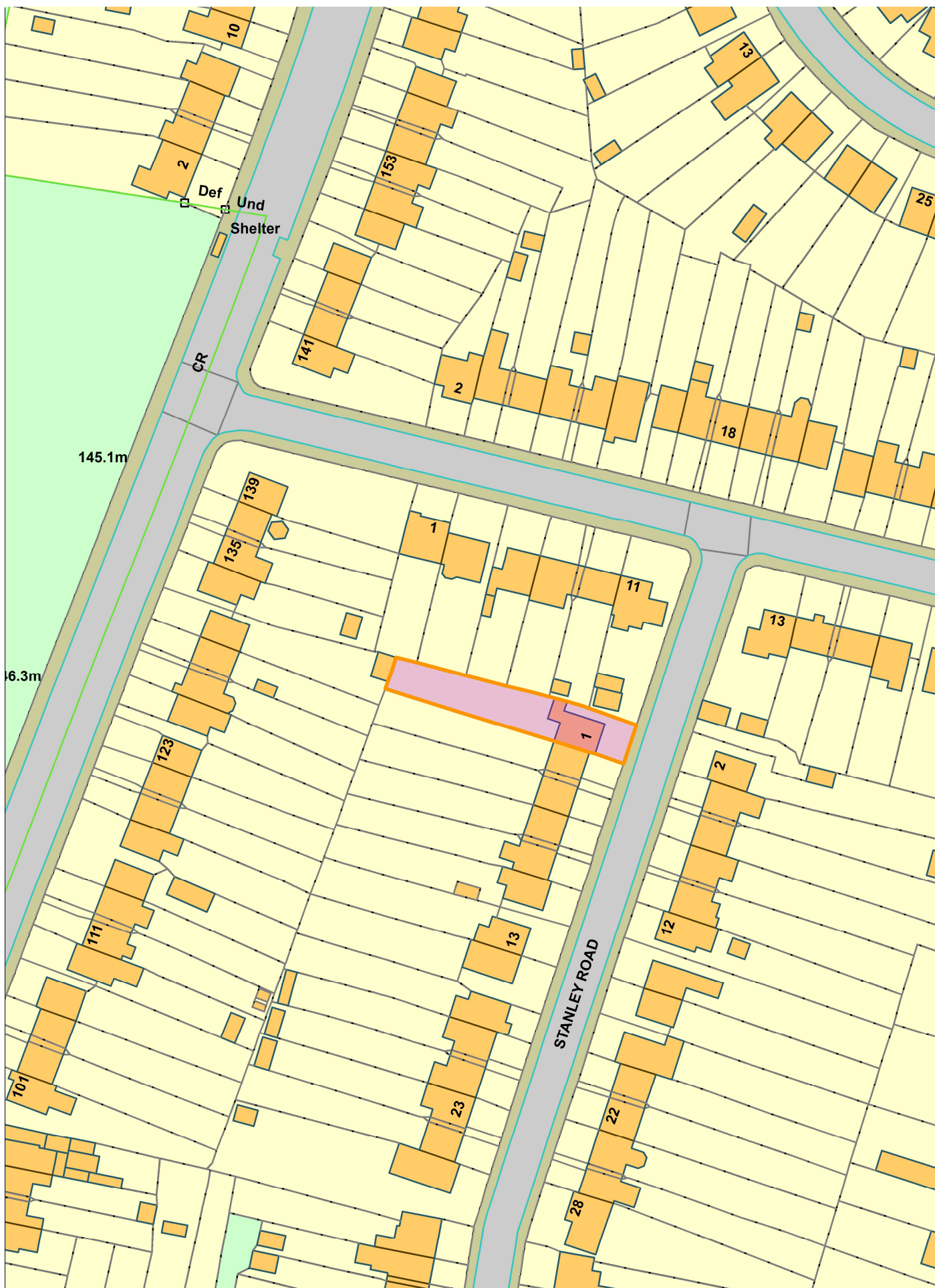
Legend

Scale 1:663

m 8.4 16.8 25.2 33.6 42

© Crown copyright and database rights 2019
Ordnance Survey Licence No 100023119

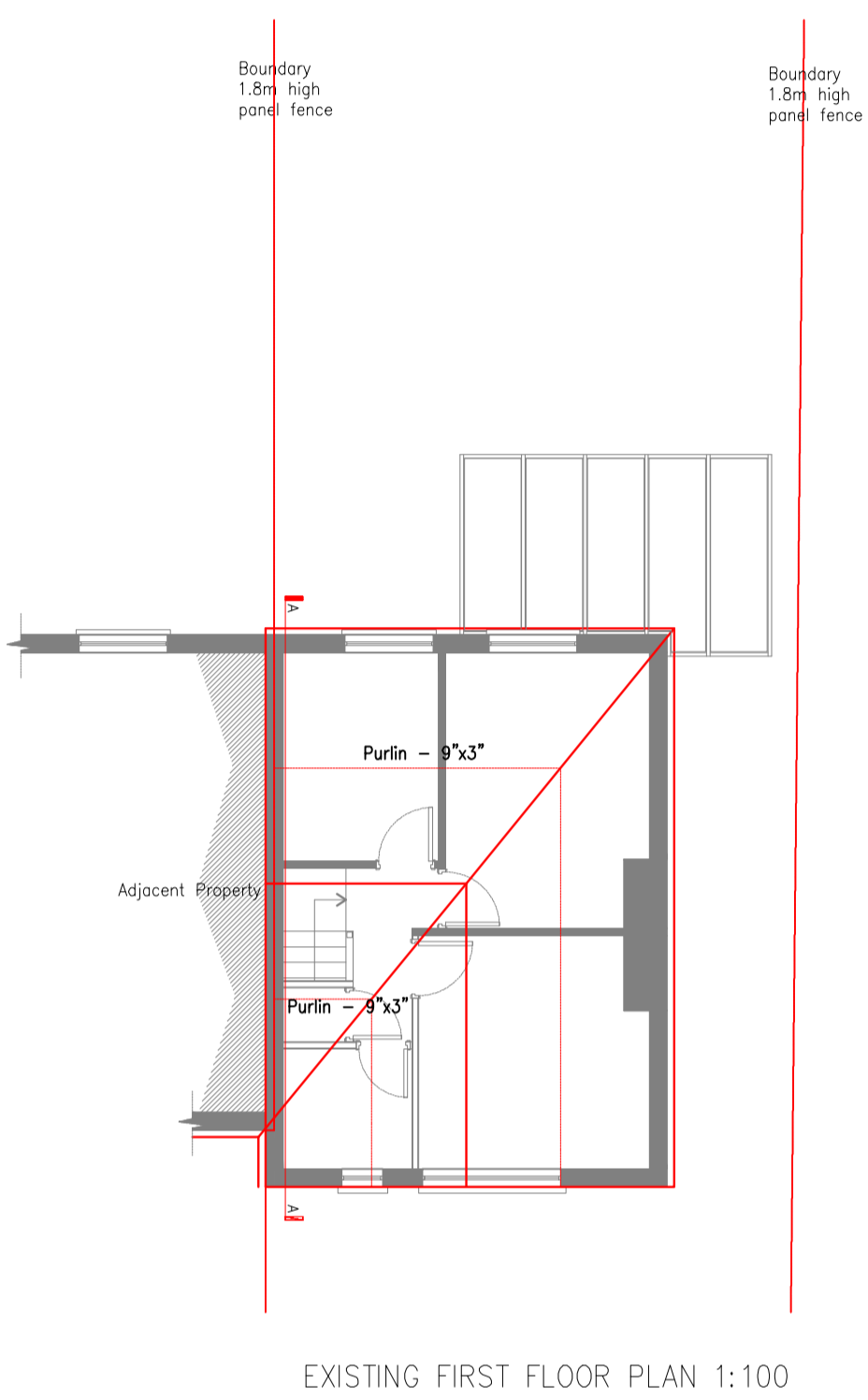
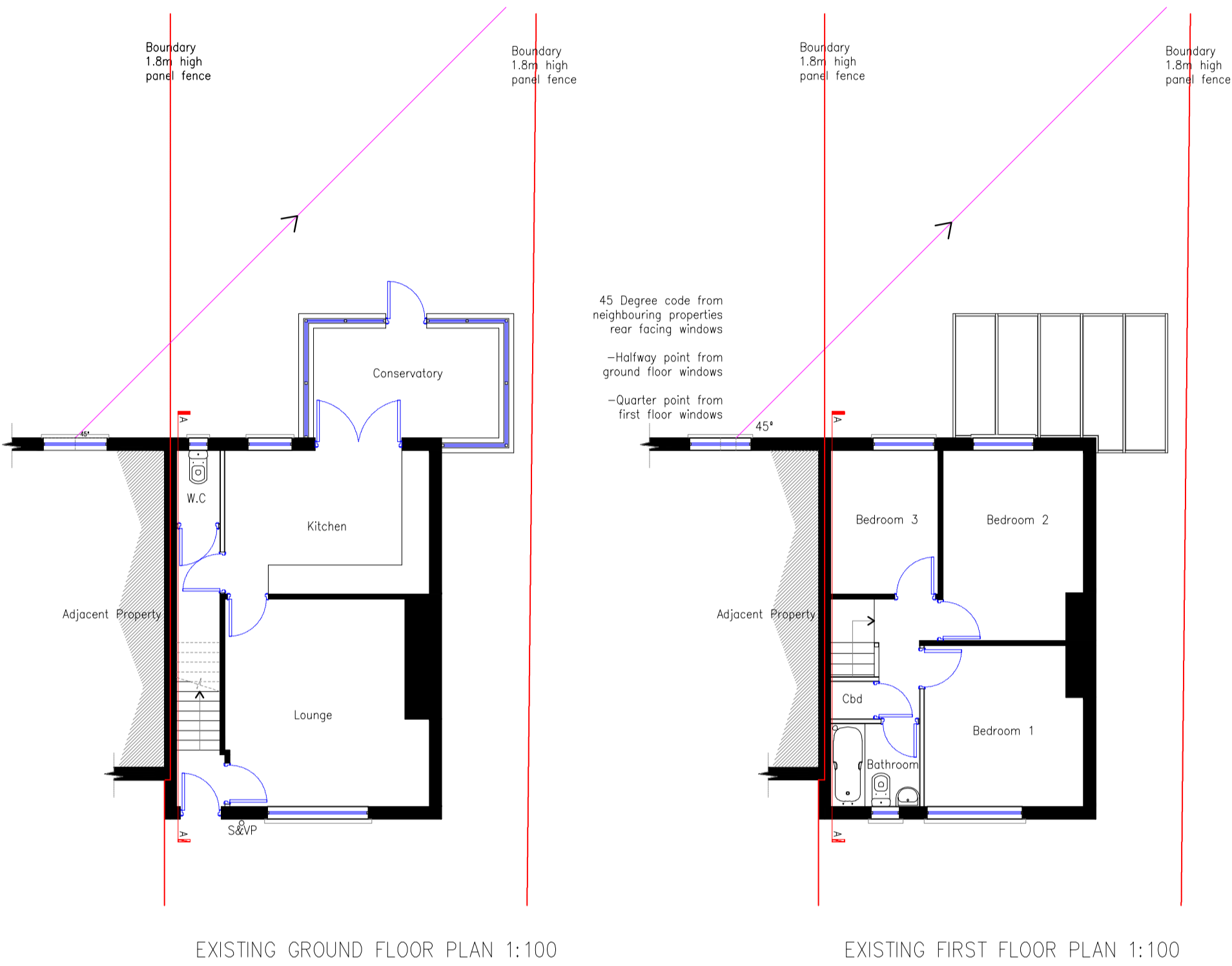
Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	03 September 2021
OS Licence No	

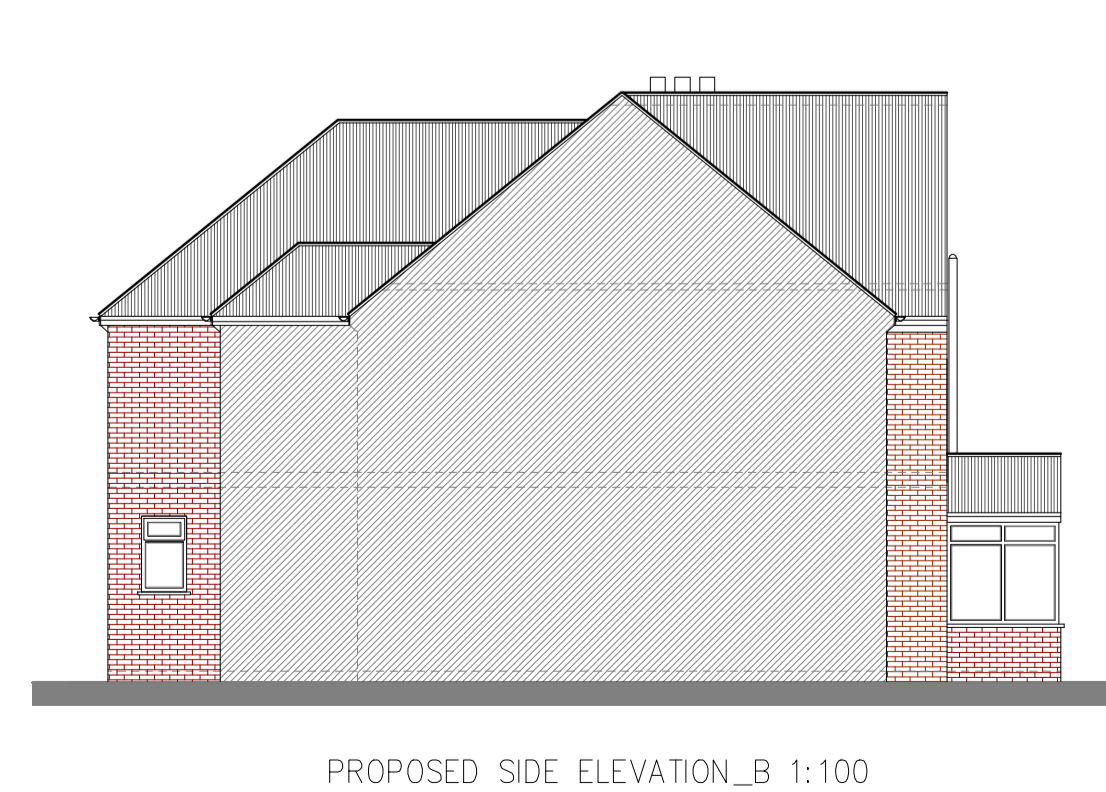
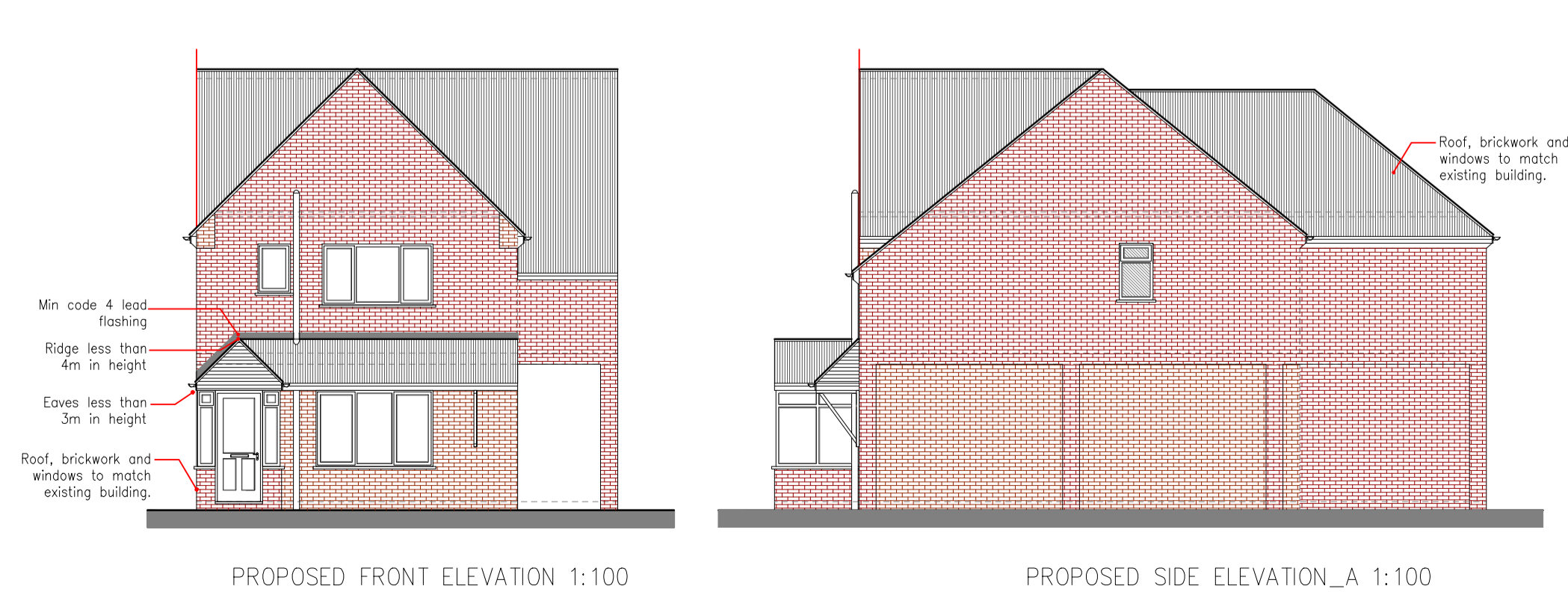
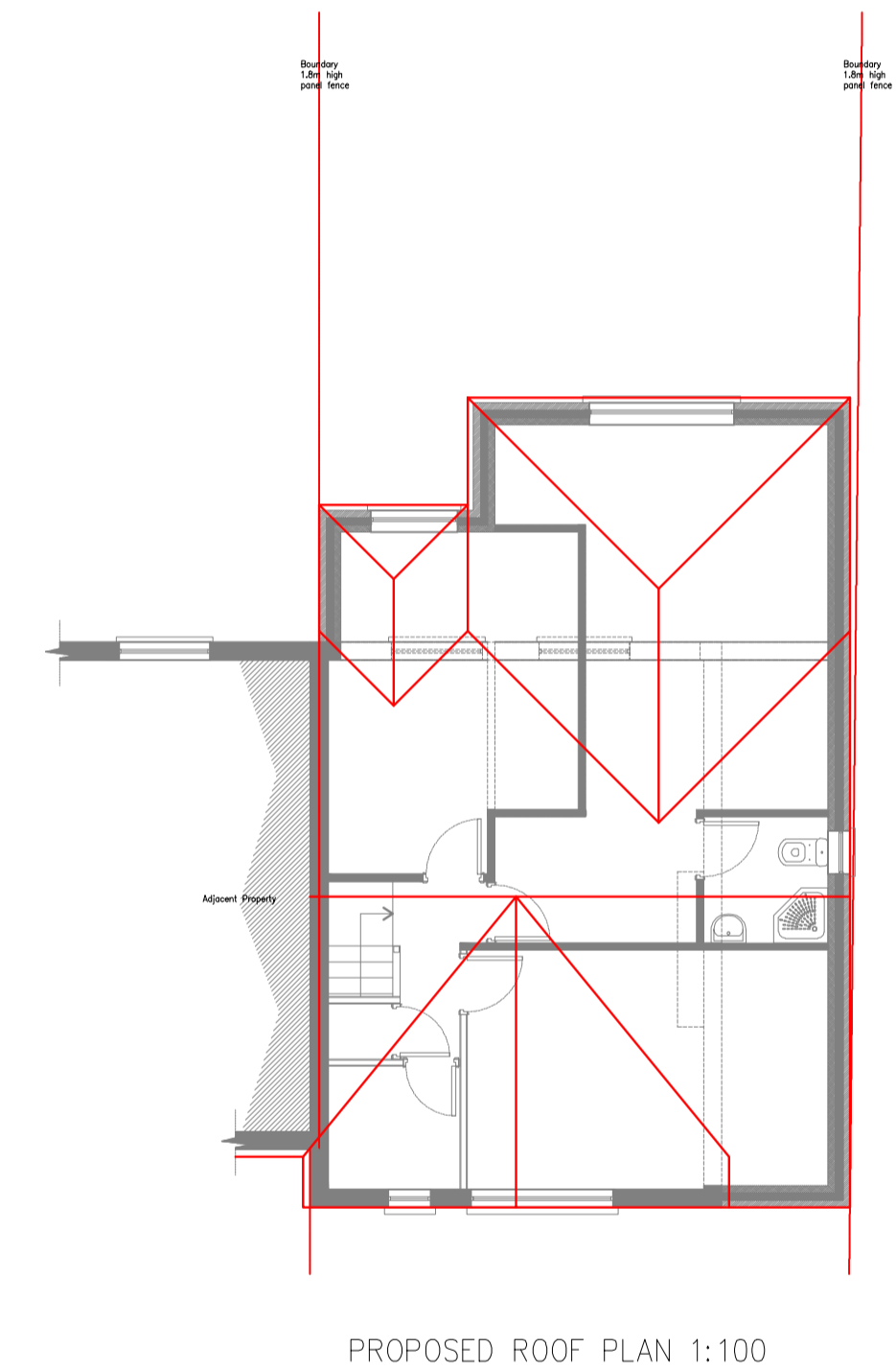
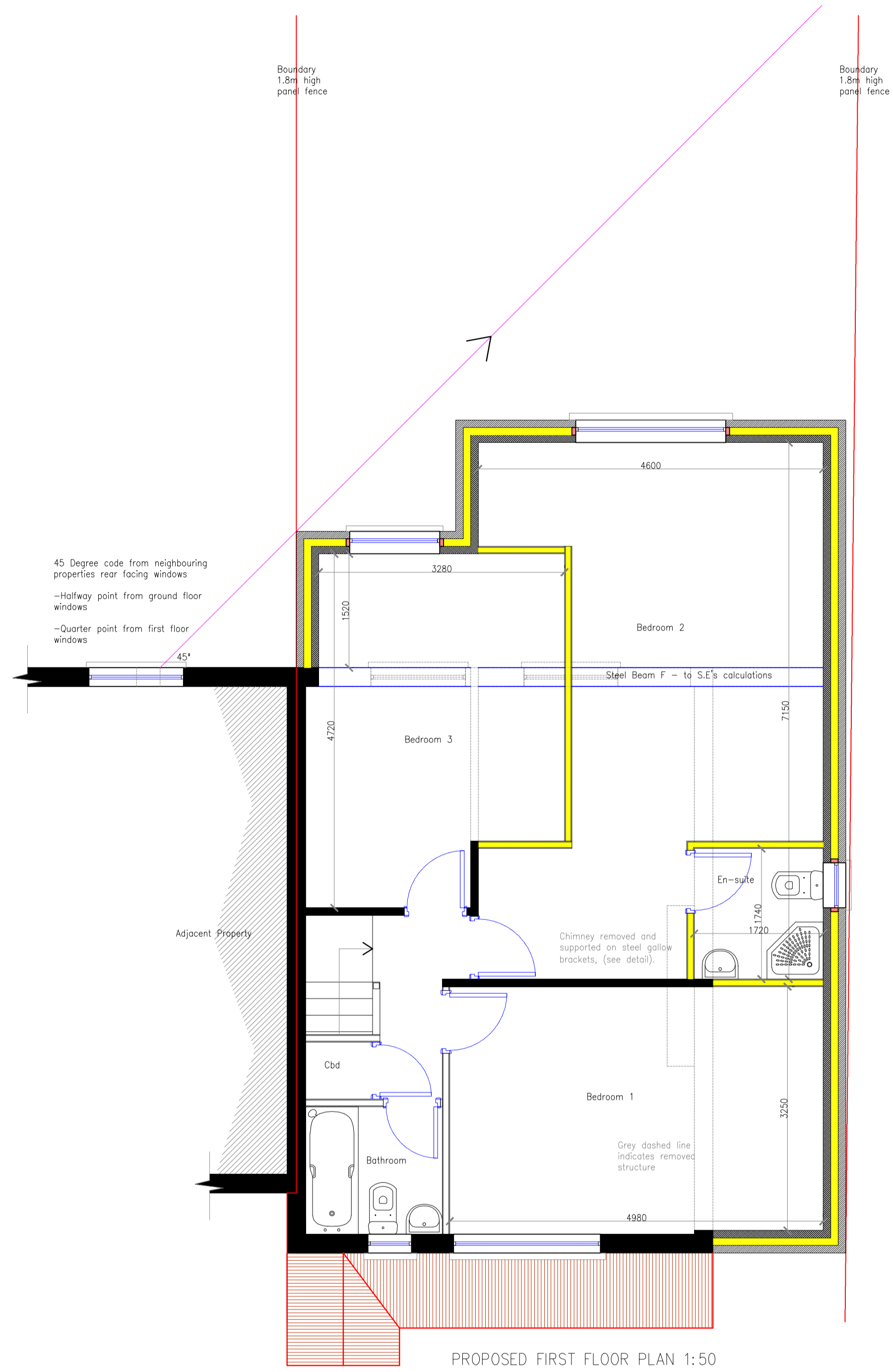
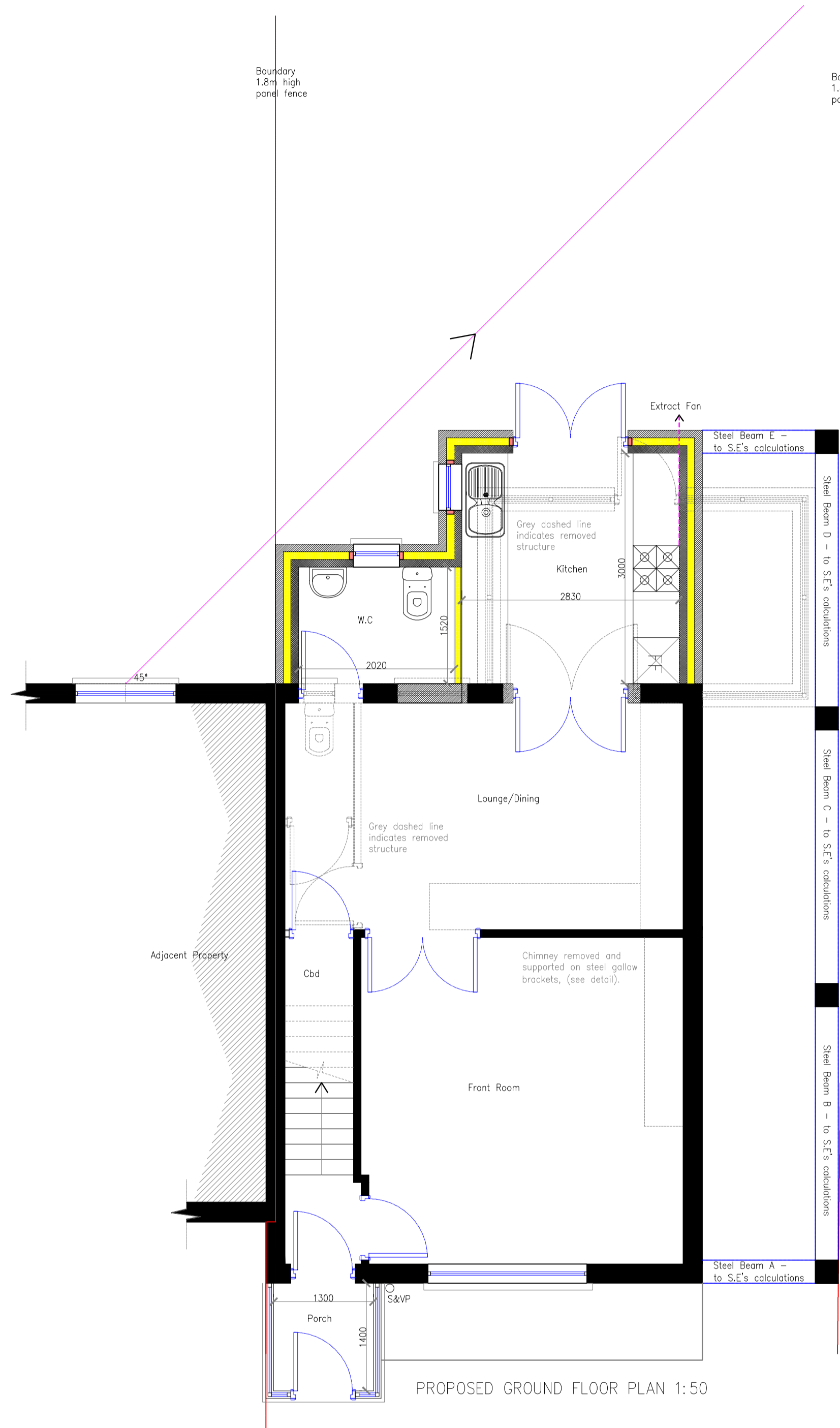


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Sandwell MBC Licence No LA 076309 2013 2016







PLANNING			
Rev:	Date:	Descriptions:	
PROPOSED PLANS		Drawn: RT	Submission: Building Regulations/Planning submission
		Scale: 1:100 / 1:1250@A1	Date: 15/07/21
1 Stanley Road Birmingham B71 3JA	Job: TWO STOREY SIDE AND REAR EXTENSION	Drawing No: 2021_72_02	Sheet: