

Report to Planning Committee

6 September 2023

Application Reference	DC/23/68282
Application Received	16th May 2023.
Application Description	Proposed single and two storey side and rear extension.
Application Address	15 Cedar Road Wednesbury WS10 0BD.
Applicant	Mrs Dilara Khatun
Ward	Wednesbury South
Contact Officer	Anjan Dey Anjan_dey@sandwell.gov.uk

1 Recommendations


- 1.1 That planning permission is granted subject to conditions relating to:
- (i) External materials to match the existing property.
 - (ii) Existing dropped kerbs shall be extended.

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

[15 Cedar Rd, Wednesbury.](#)

5 Key Considerations

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

Amenity concerns - loss of light and outlook.

Design concerns - appearance

6. The Application Site

- 6.1 The application site is on the northern side of Cedar Road, Wednesbury and relates to a 3-bedroom semi-detached property within a residential area.

7. Planning History

- 7.1 There is no planning history for this property.



8. Application Details

- 8.1 The applicant seeks to construct two storey side and rear extensions as well as a single storey rear extension. Existing bedrooms are to be extended and the number of bedrooms increased to five. At ground floor level it is proposed to extend the lounge and create a new kitchen/diner along with a study room.
- 8.2 The single storey rear extension would measure: 3 metres long, 2.6 metres wide and 3.3 metres to the maximum height of the mono-pitched roof.
- 8.3 The two-storey rear would measure: a maximum of 3m long, 8.7 metres wide by 7.2 metres high to the maximum height of the dual pitched roof. The depth of the extension to the adjoining semi would measure 1.5 metres to a maximum height of 6.6 metres to the height of the dual pitched roof.
- 8.4 The two-storey side extension would measure: a maximum of 6.9m deep by 2m wide by 7.2m high to the height of the dual pitched roof.

9. Publicity

- 9.1 The application has been publicised by neighbour notification letters with two objections received from neighbouring houses. In addition, neighbours have been re-consulted regarding amended plans and at the time of writing no additional comments had been submitted.

9.2 Objections

Objections have been received on the following grounds:

- i) Possible loss of light to both of their properties;



- ii) Concerns relating to the extension possibly affecting drainage/sewage pipes;
- iii) There is insufficient parking for the proposed increase in bedrooms;
- iv) Possible overhang/encroachment onto their land;
- v) Concerns relating to ownership of the property.

Non-material objections relating to Party Wall matters and devaluation of property have also been received.

These objections will be addressed in section 13 (Material considerations).

10. Consultee responses

10.1 Highways

No objections as the front driveway can accommodate 3 vehicle spaces required for a 5-bedroom property, and there is adequate space for manoeuvrability. Highways has requested that the existing dropped kerb shall be extended to provide satisfactory access to the front driveway, and this can be dealt with by appropriate condition.

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 & other relevant 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 Amenity concerns - Loss of light and outlook.

With regards to the adjoining semi to the east, it is considered the submitted floor plans show that the first-floor rear extension complies with the 45-degree code that is used for guidance in such matters. Dimensions for the single storey element below would normally be acceptable under Class A of the 'General Permitted Development Order'. Notwithstanding this, it is my view that both the single and two storey extensions would not result in any significant loss of light to the adjoining property.

Although the side/rear extension would close the gap between the other neighbour to the west, it is considered that there is a staggered building line and this property is set back from the applicant's property. The submitted floor plans show that the two-storey rear extension would be flush with their rear elevation. In view of this there would not be any appreciable loss of light to primary windows at the rear of that property.

The objector refers to a landing, bathroom window and door located in the nearest western side elevation. However, it is considered that any impact on these windows does not warrant refusal as they are classed as 'secondary' windows i.e. they do not serve habitable rooms. It also appears that there are other light sources - ground floor windows at the rear that would not be affected by the proposals.



It is also my view that the two-storey side extension would not result in any significant loss of light or outlook to the nearest first floor primary window at the front elevation of adjacent nearest property.

13.3 Highway concerns

Highways has been consulted and has confirmed that the front driveway can accommodate the 3 spaces that required for a 5-bedroom dwelling. Highways has considered further information submitted relating to manoeuvrability of cars parked on the driveway and have raised no objections.

In addition to highway comments the agent has now updated floor plans to include a parking layout showing that the front driveway can accommodate 3 cars. Highways and Housing has also confirmed that they have not received any parking related complaints for the property.

13.4 Design concerns

The proposals at the rear of the property would be hidden from the street frontage, with the side extension element not considered to result in any undue harm to the character of the area. The side extension has been setback at the front elevation and step-down from the apex of the roof as per adopted design guidance (Residential Design SPD). The rear extension is deemed acceptable, considering the factors mentioned above, and that the extensions 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.

13.5 Other relevant considerations

Concerns relating to drainage/sewage pipes does not warrant refusal and it is envisaged that construction works would be subject to a separate Building Regulations approval.



The matter regarding possible overhang onto the neighbour's curtilage has been discussed with the agent and amended plans have been submitted to show a 'parapet' style gutter to ensure that gutters do not overhang onto neighbouring property. The agent has also confirmed that the extensions are to be constructed solely on land within the curtilage of 15 Cedar Road.

The Council's Home Ownership Officer has confirmed that a live right-to-buy offer had been made to the applicant on 23rd May 2023 and that they are currently waiting for the applicant to accept. However, the agent has also sent separate confirmation that his client has now accepted Housing's offer to purchase the property.

The Home Ownership Officer has also stated that the applicant did not inform them that a planning application has been submitted, and the agent has now confirmed that the correct notice (Certificate B) has been served on the Council. This is procedural matter and should have no bearing of the planning decision, nevertheless I am satisfied that the correct certificate has been served and that the Housing Service are aware of this proposal.

14. Conclusion

On balance the proposal accords with the provisions of relevant development plan policies and there are no significant material considerations which warrant refusal that could not be controlled by conditions.

15 Alternative Options

15.1 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 polices and there are no material considerations that would justify refusal.



16 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.

17. Appendices

Location Plan 2023-01 01.

Existing layout and floor plans 2023- 02 01

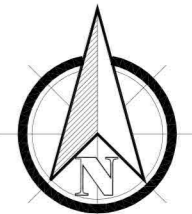
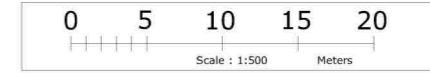
Proposed layout and floor plans and parking layout 2023-02 03 REV 03



Location Plan - Existing
Scale 1:1250



Site Plan - Proposed
Scale 1:500



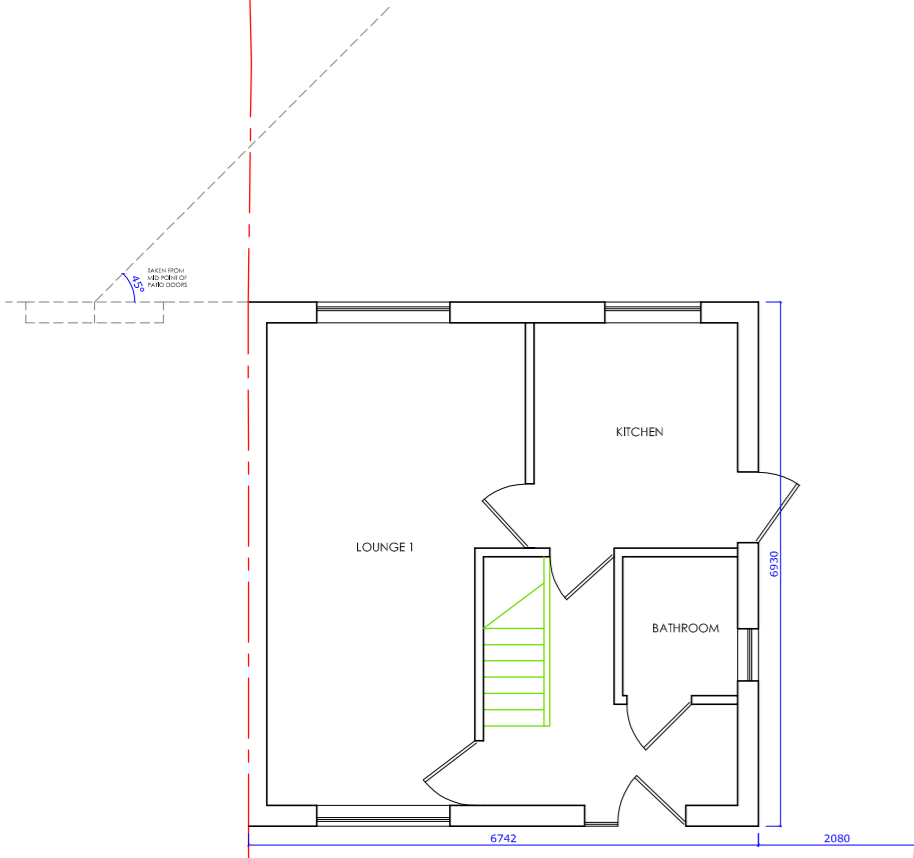
CLIENT:
[REDACTED]

JOB:
15 Cedar Road, Wednesbury,
WS10 0BD

DRG TITLE:
Location Plan Existing
Site Plan - Proposed

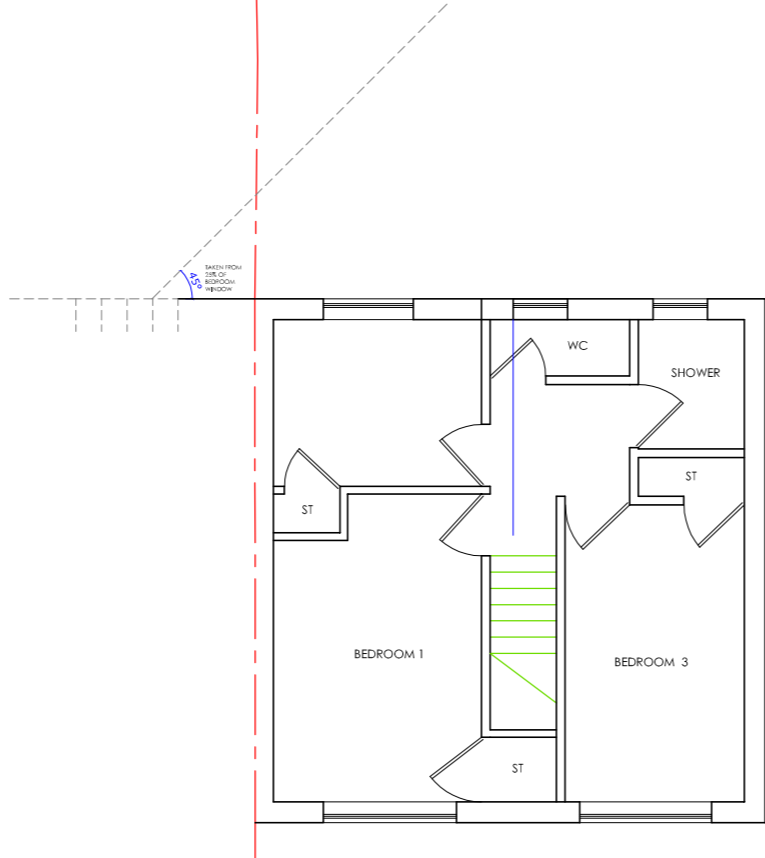
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2023-01/	01	A3
DATE: Apr' 23	SCALE: Varies	

Existing Plans and Elevations
Scale 1:100



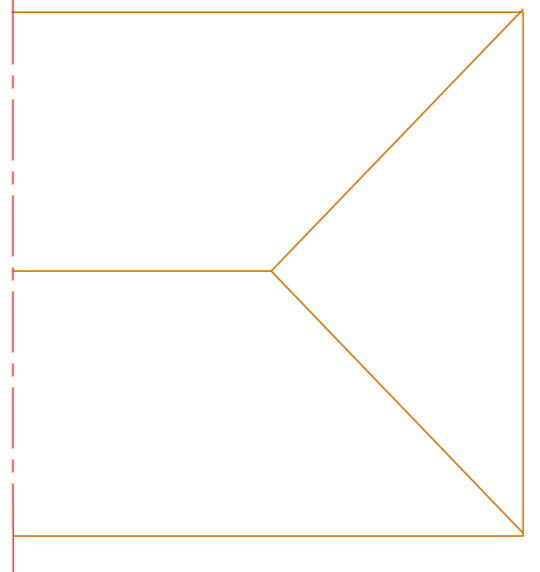
GROUND FLOOR

15



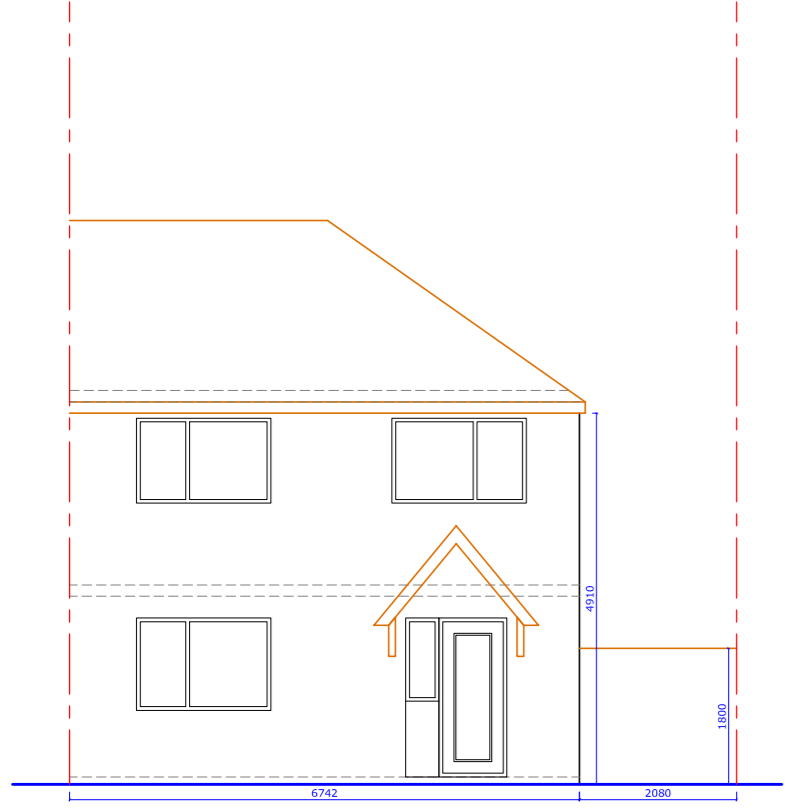
FIRST FLOOR

15

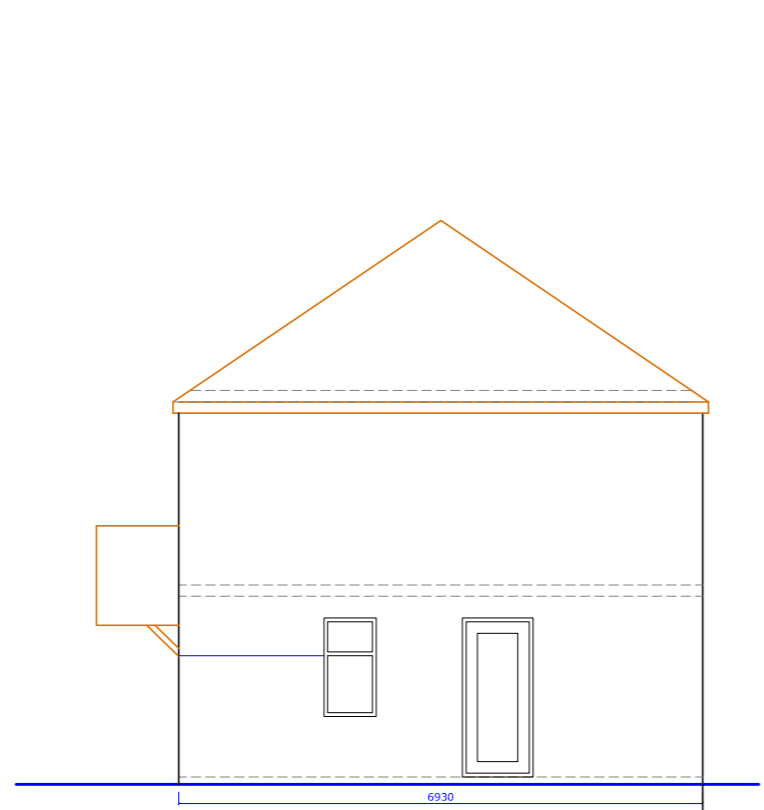


ROOF PLAN

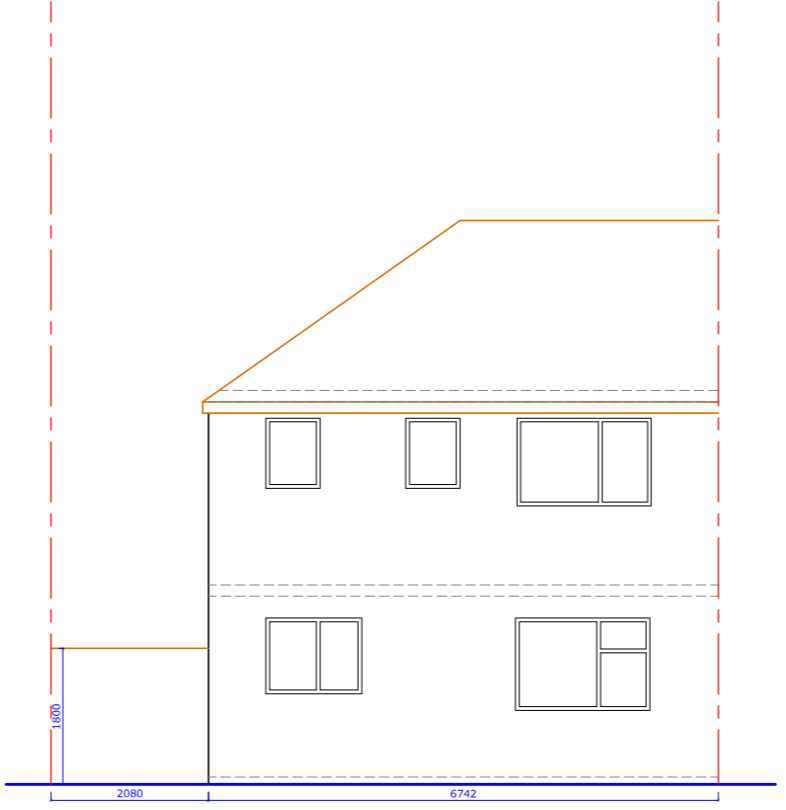
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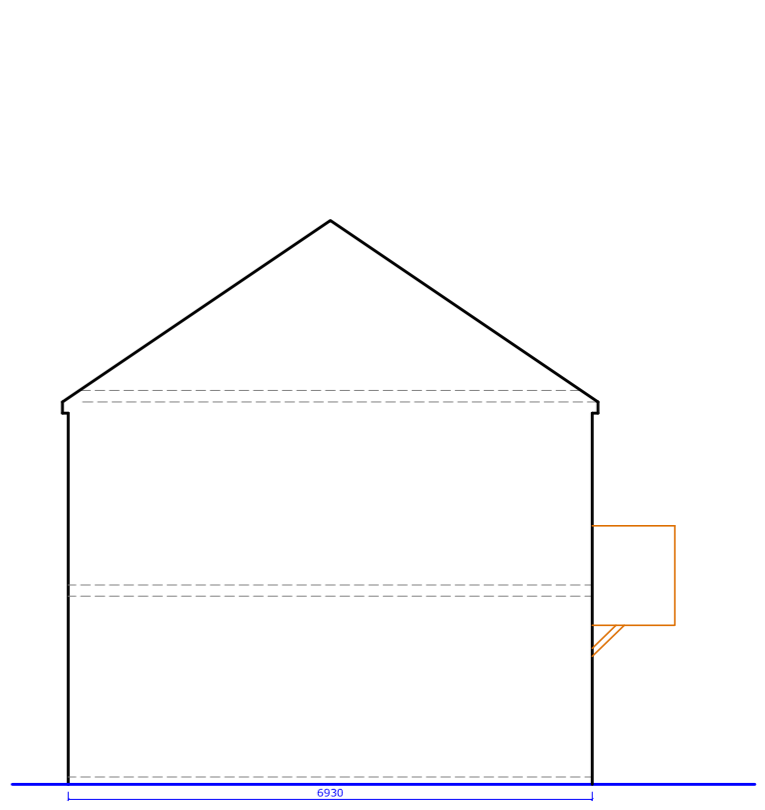
FRONT ELEVATION



SIDE ELEVATION



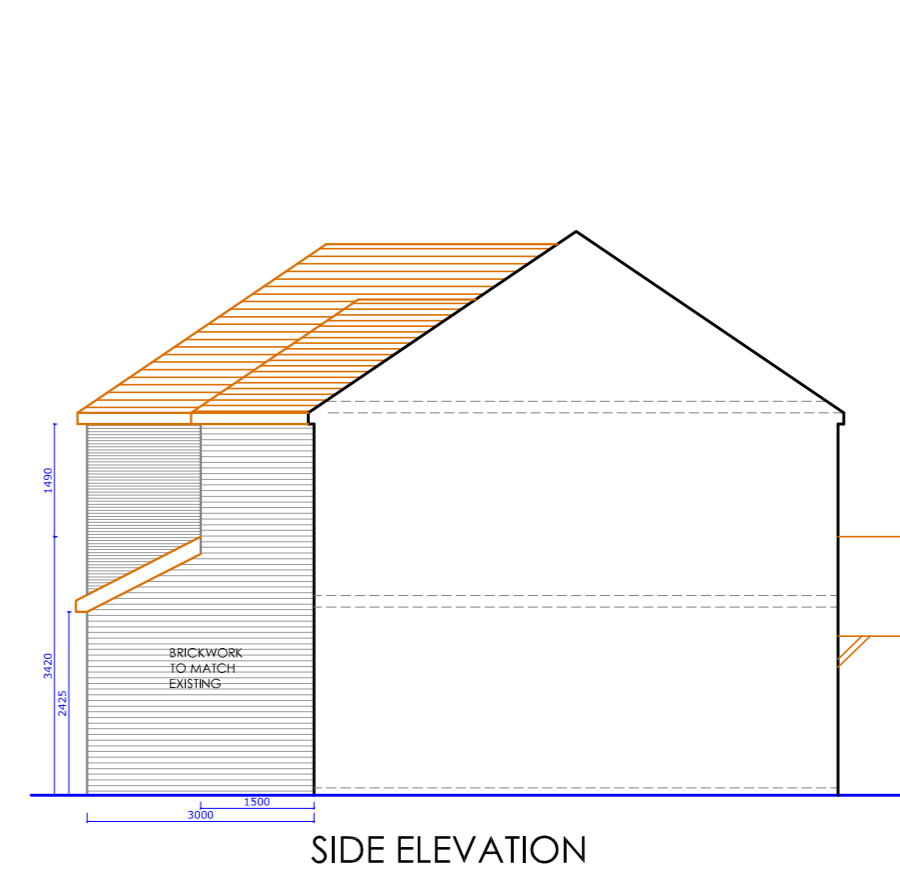
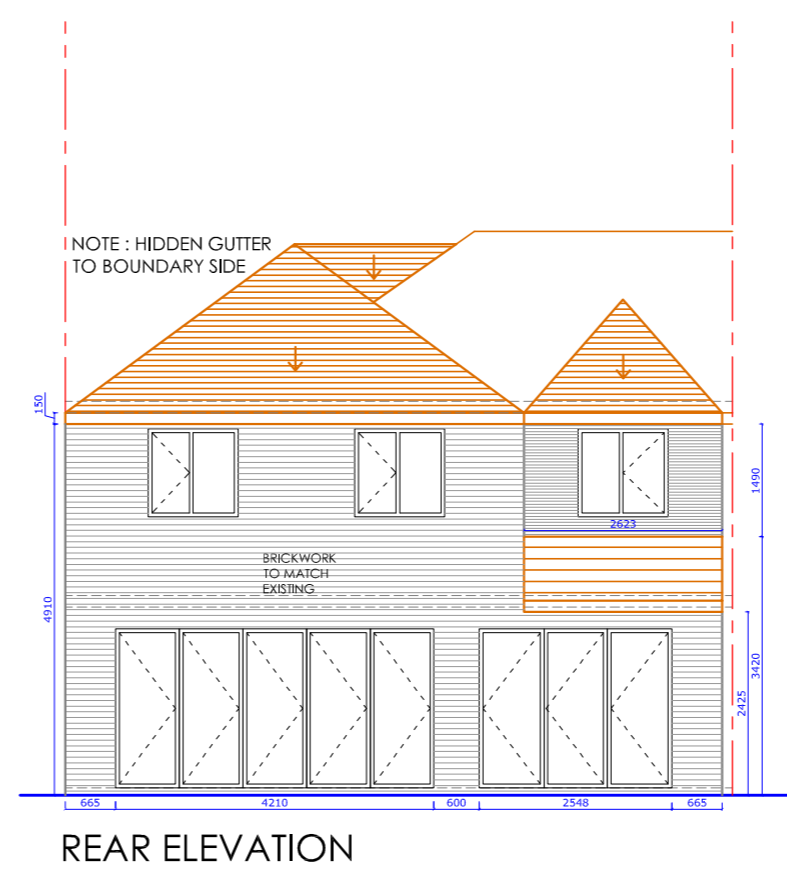
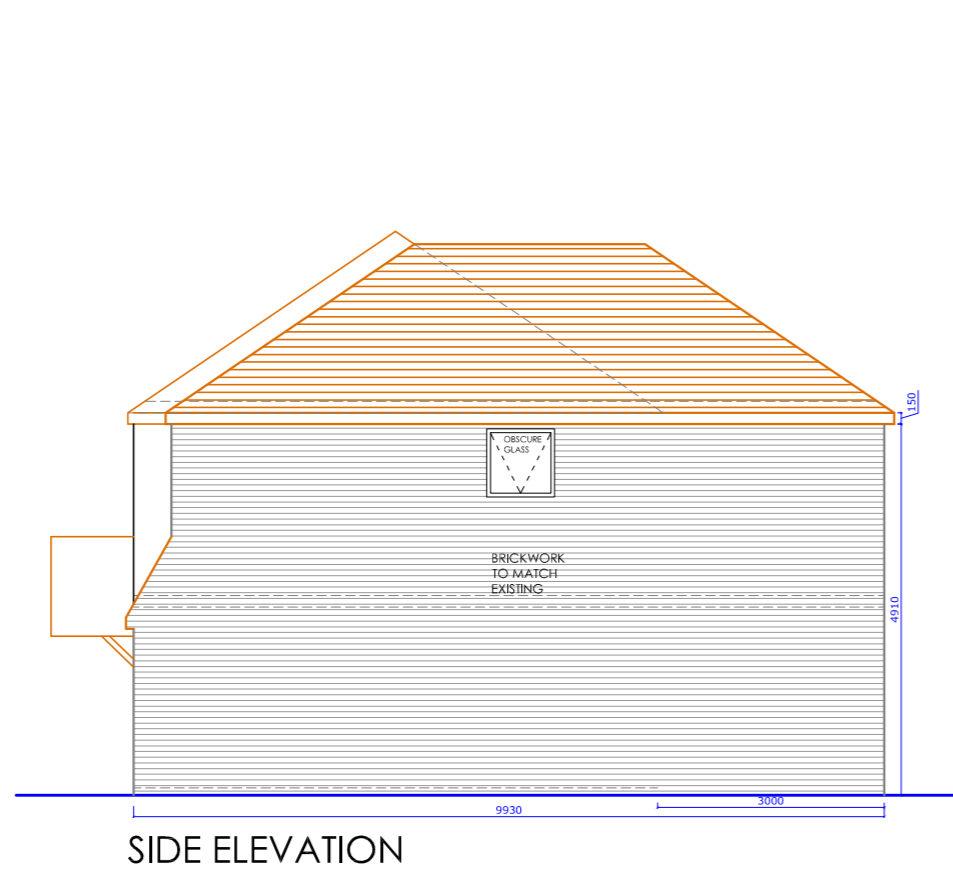
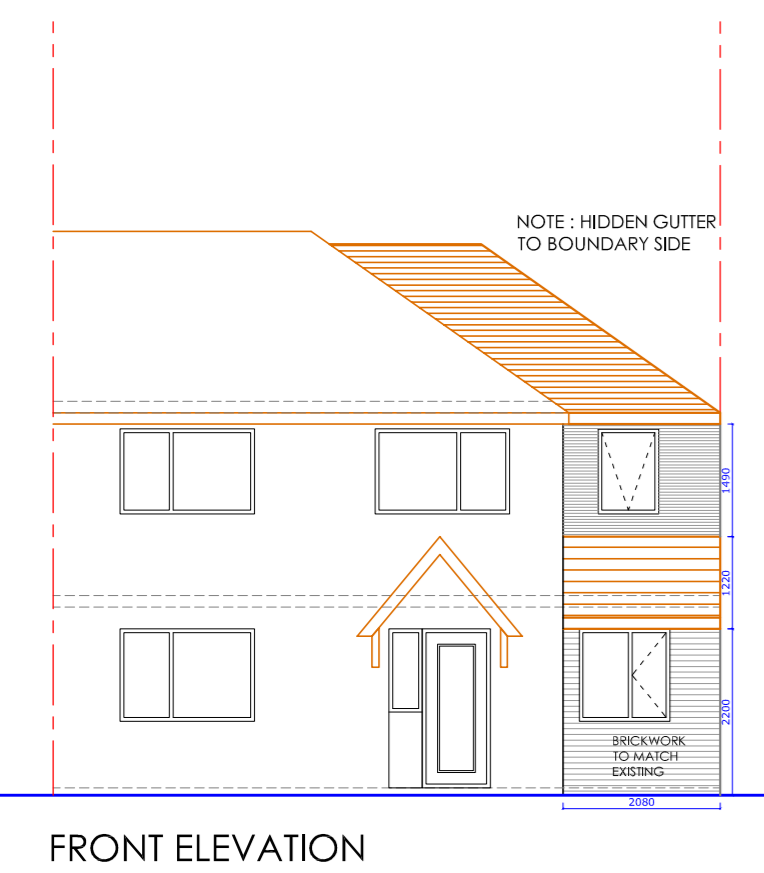
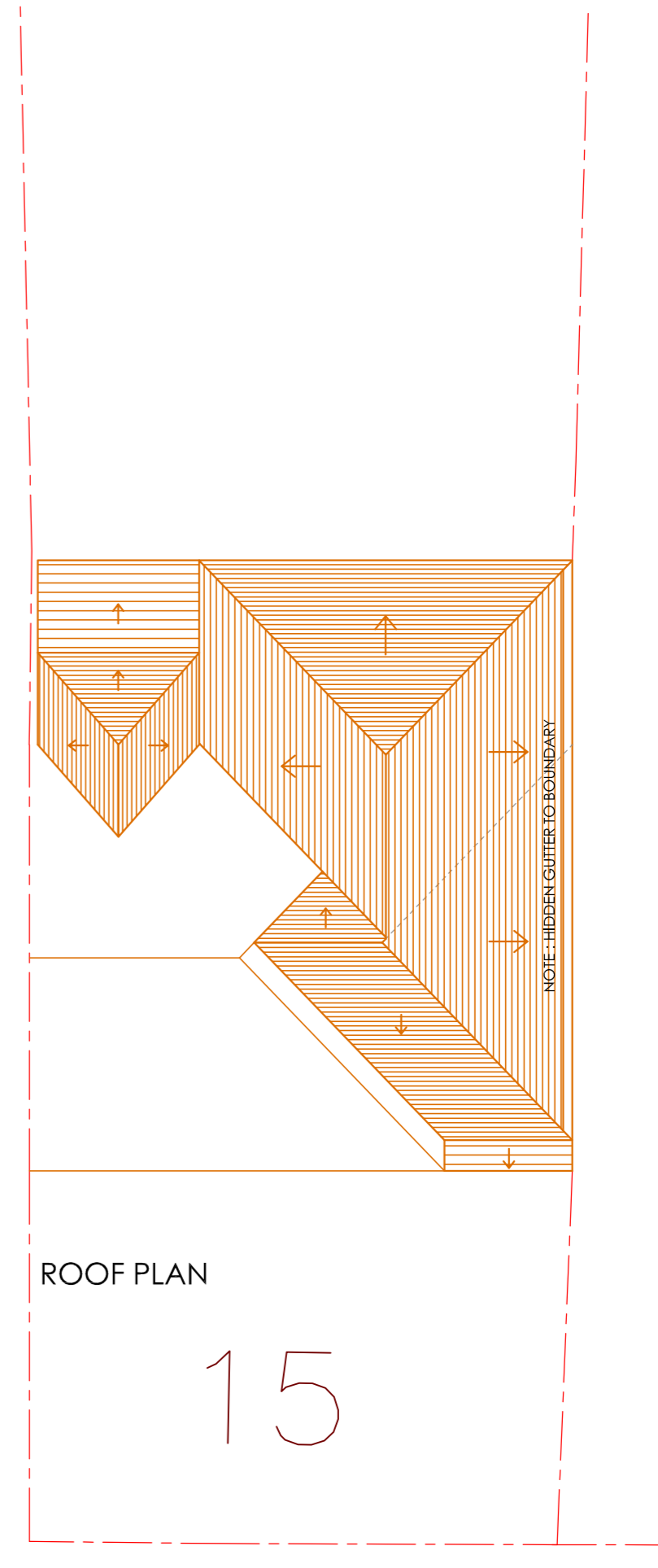
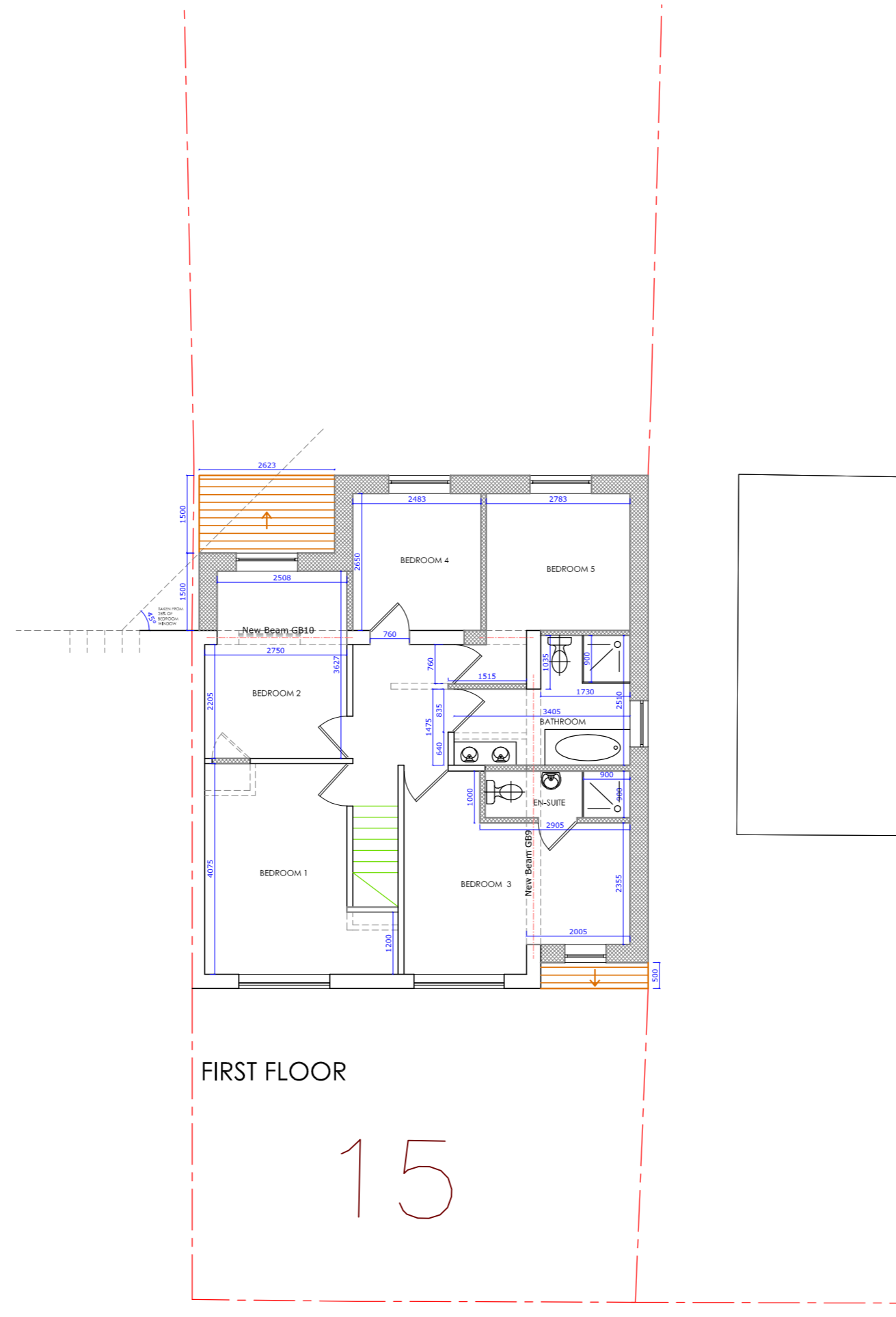
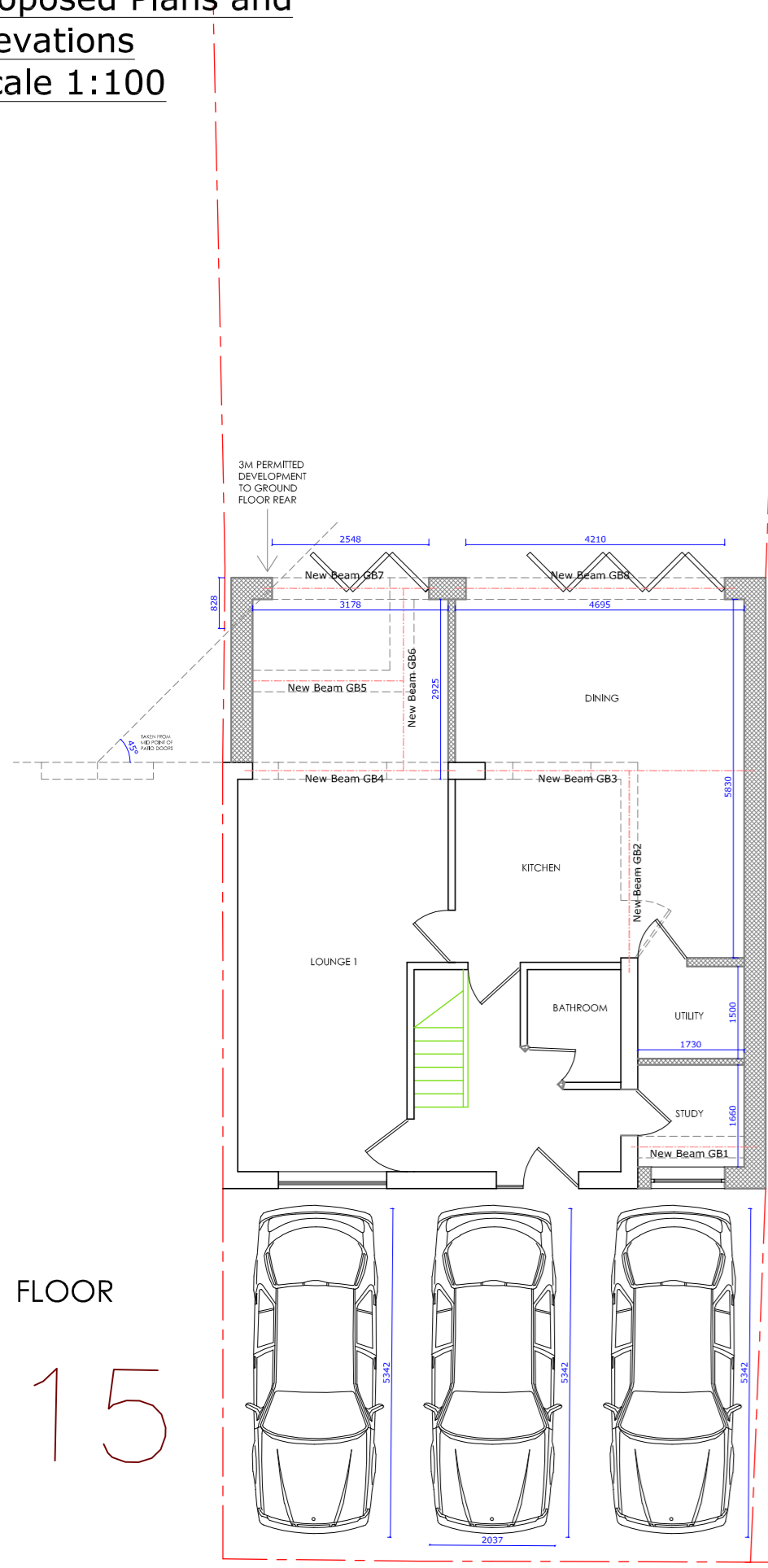
REAR ELEVATION



SIDE ELEVATION

CLIENT: Mrs Dilara Khatun		
JOB: 15 Cedar Road, Wednesbury, WS10 0BD		
DRG TITLE: Existing Plans and Elevations		
DRG NO. 2023-02/	REV. 01	Paper A2
DATE: Apr' 23	SCALE: 1:100	

Proposed Plans and Elevations
Scale 1:100



REVISIONS
Rev1 :
Shown hidden gutter in roof - note no overhang onto adjoining neighbours boundary

Rev3:
Car parking layout - 3 above average uk sized cars

CLIENT: Mrs Dilara Khatun		
JOB: 15 Cedar Road, Wednesbury, WS10 0BD		
DRG TITLE: Proposed Plans and Elevations		
DRG NO. 2023-03/	REV. 03	Paper A2
DATE: Jul '23	SCALE: 1:100	