

Report to Planning Committee

6 September 2023

Application Reference	DC/23/68391
Application Received	19th June 2023.
Application Description	Proposed rendering to front, side and rear, paved driveway, and replacement roof with side windows on existing lean to extension.
Application Address	5 Little Croft Great Barr Birmingham B43 6DA.
Applicant	Mr Girri Babu Gaddam
Ward	Charlemont with Grove Vale.
Contact Officer	Anjan Dey Anjan_dey@sandwell.gov.uk

1 Recommendations

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


- (i) Details of drainage (SUDs) to be submitted to the LPA for approval and approved details implemented thereafter.

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:

[5 Little Croft, Great Barr](#)

5 Key Considerations

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

Highway concerns – parking
Design concerns - appearance

6. The Application Site

- 6.1 The application site is on the southern side of Little Croft, Great Barr and relates to a 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 render the front, side and rear elevations of the property and replace the roof of the existing side 'lean-to' extension, and also install side windows. It is also proposed to extend the existing driveway by block paving a small area of landscaping/planting area.
- 8.2 Submitted elevation drawings show that it proposed to render the elevations in a light grey colour. Refurbishment of the existing lean-to includes new brickwork, glazed roof and windows. There is an existing paved area at the front of the house which is to be extended.

Dimensions for the refurbished 'lean-to' are 5.1m long by 1.4m wide by 2.35m high to the height of the mono-pitched roof.

9. Publicity

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

10. Consultee responses

10.1 Highways

Highways has pointed out that the integral garage has been converted into a habitable room and cars parked on the driveway may overhang onto the adopted highway.

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:

13.3 Highway concerns

Notwithstanding comments from Highways it is considered that the proposals do not include an increase in the number of bedrooms that would require additional off-road parking for the property. Furthermore, no extensions are proposed that would erode existing parking provision for the property or displace parking onto the street. In view of this I do not consider that the proposals would have a detrimental impact on highway safety.

Furthermore, permitted development rights have not been removed from the property that would prevent garage conversions into habitable rooms, or additional areas of hardstanding up to an area of 5 square metres. It is also noted that Little Croft only consists of 9 residential properties with low levels of vehicle and pedestrian activity.



13.4 Design

The proposals to render the elevations of the property are considered acceptable; it is noted that a property a few doors away has partially rendered front elevation, in a similar grey colour, and in this respect the external appearance of the dwelling would not be adversely affected. See image below:



The works to the existing lean-to extension would help to uplift its appearance and it is noted that set back considerably from the main front elevation and is positioned right up against the side elevation of the neighbouring dwelling – no 3.

On balance the proposals are considered to adhere to relevant design policies ENV3 and EOS9.

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 policies 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.

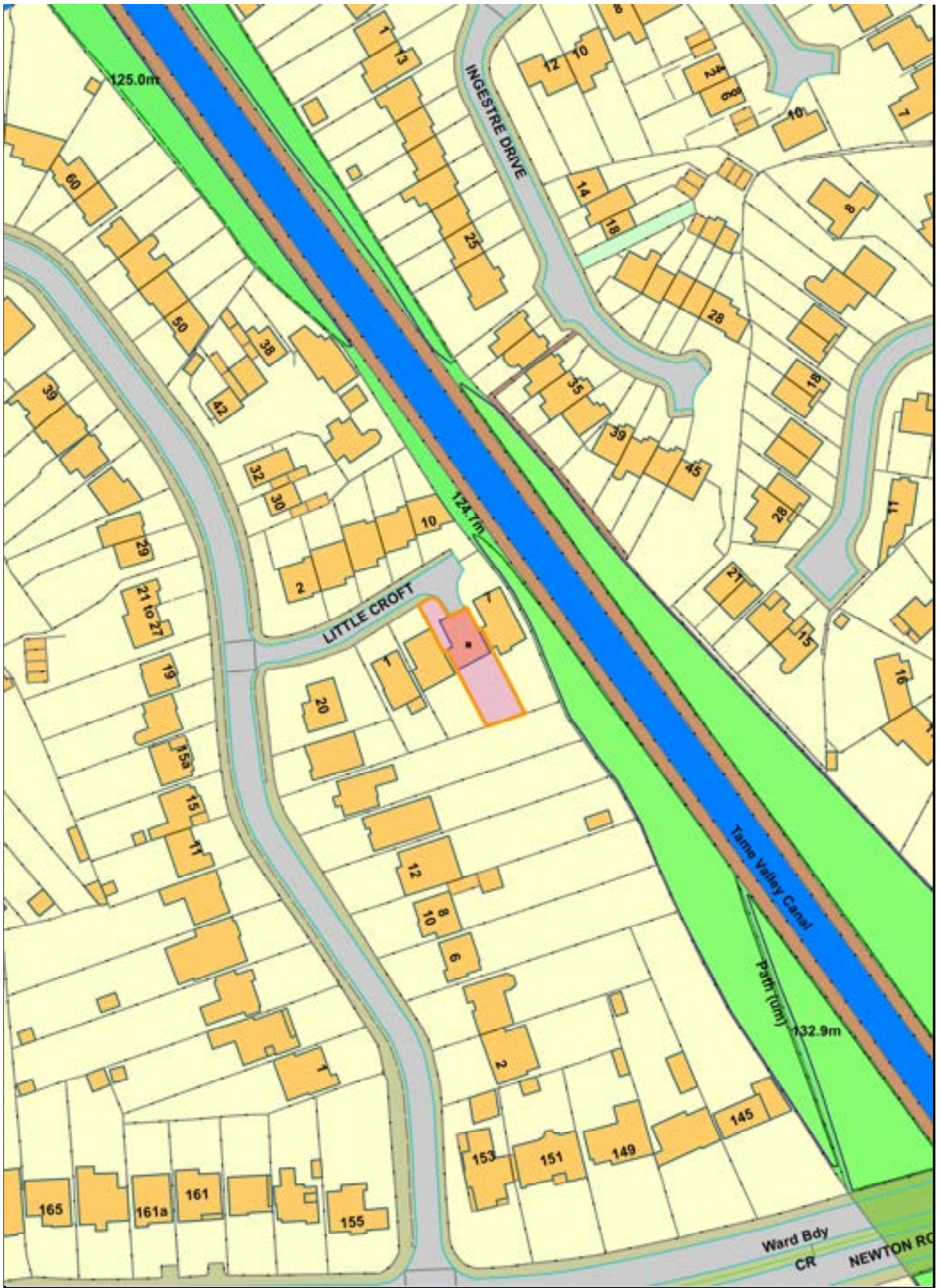


17. Appendices

Location Plan, existing floor plans and elevations 2023-01 01

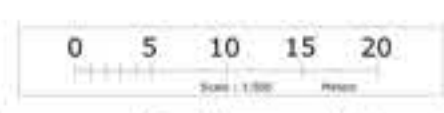
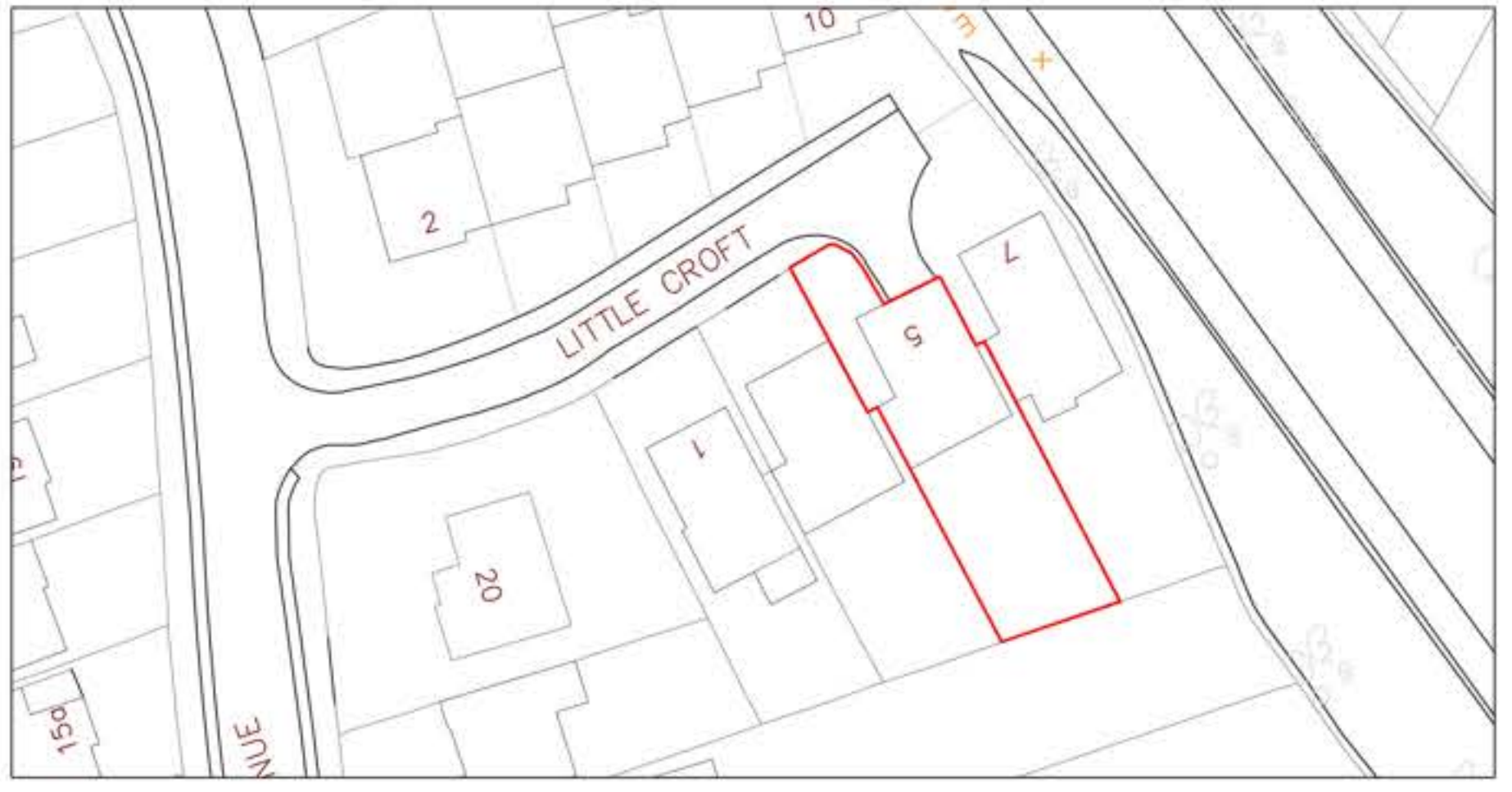
Proposed floor plans & elevations 2023-02 01



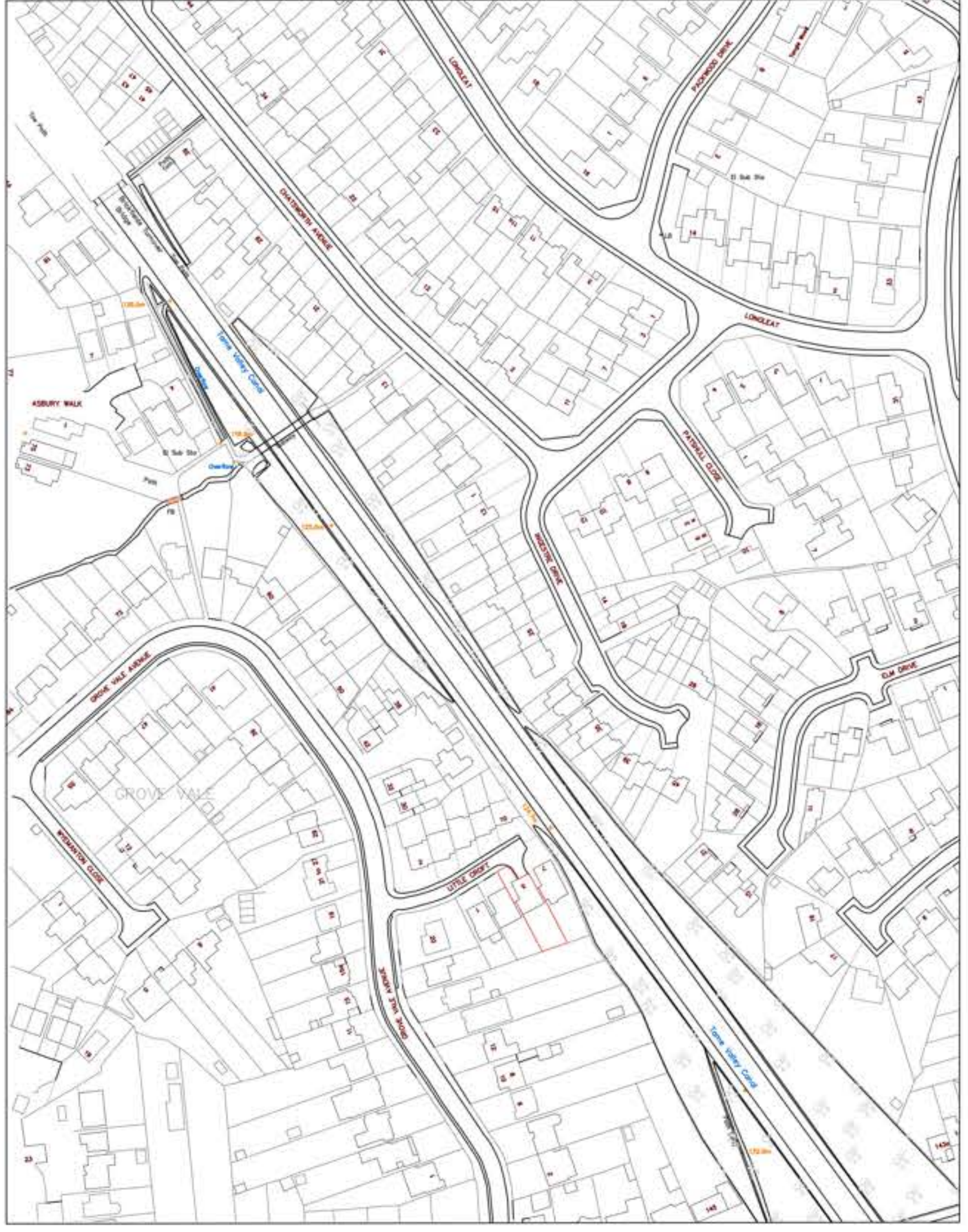


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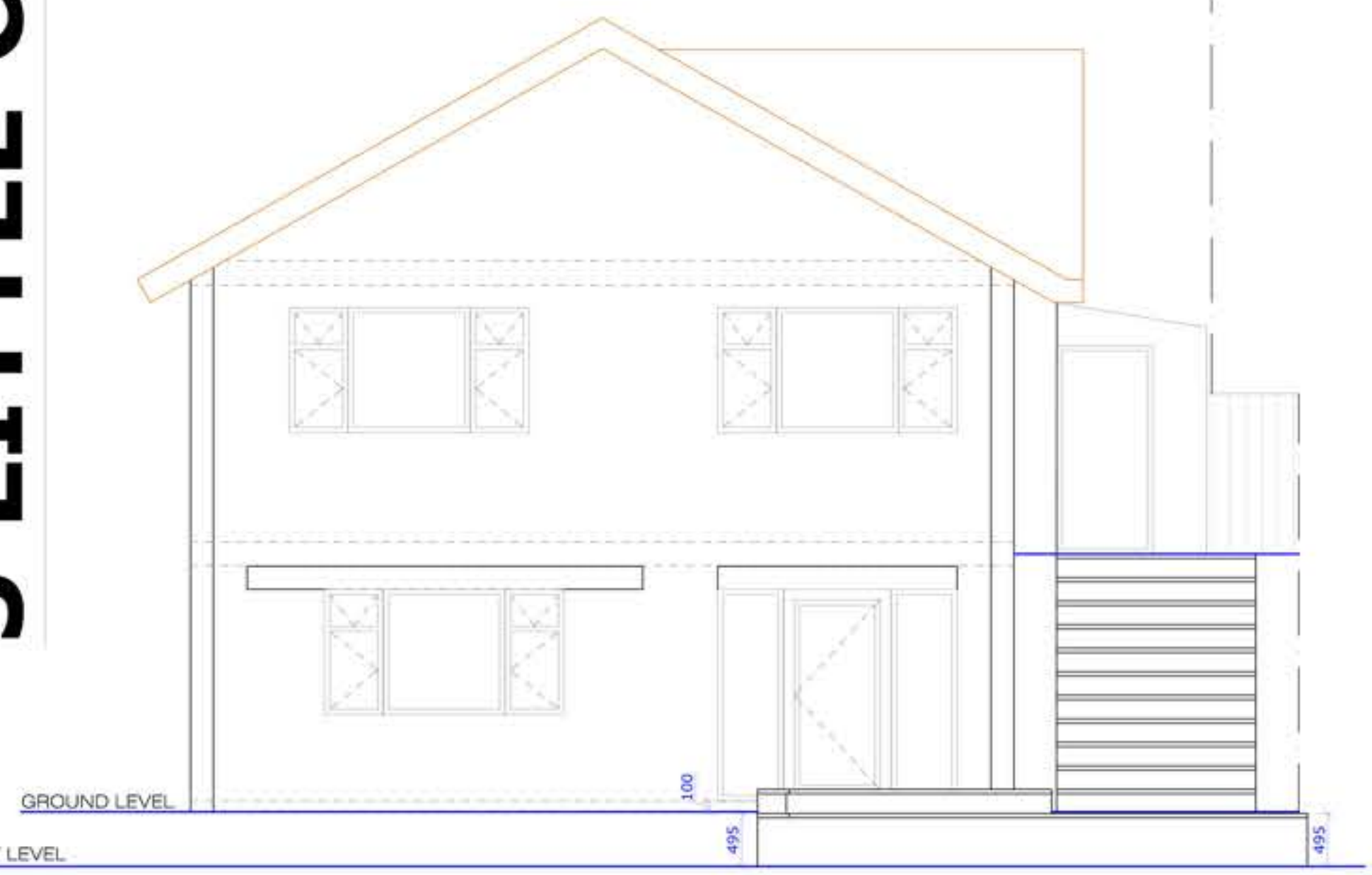
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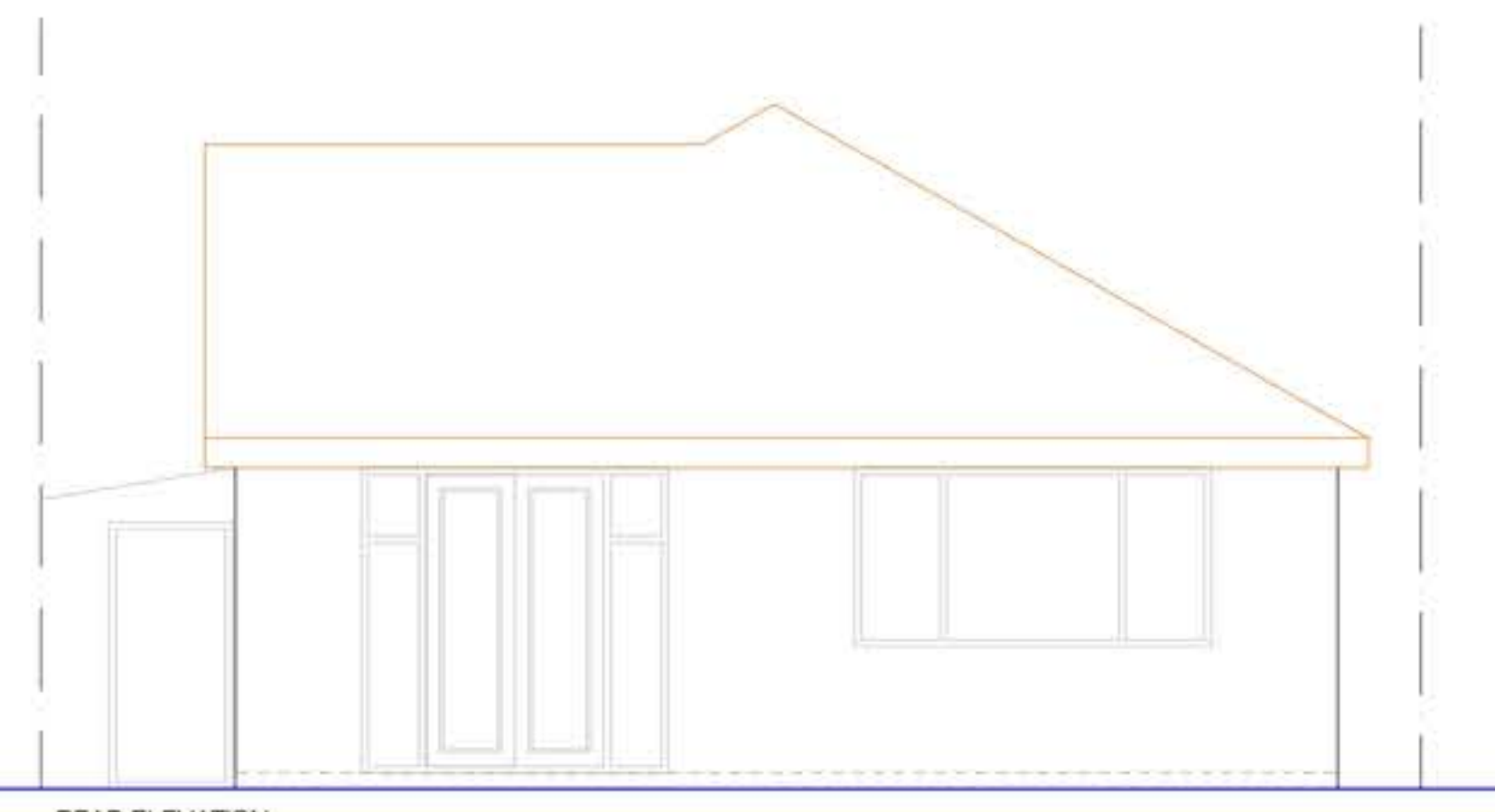
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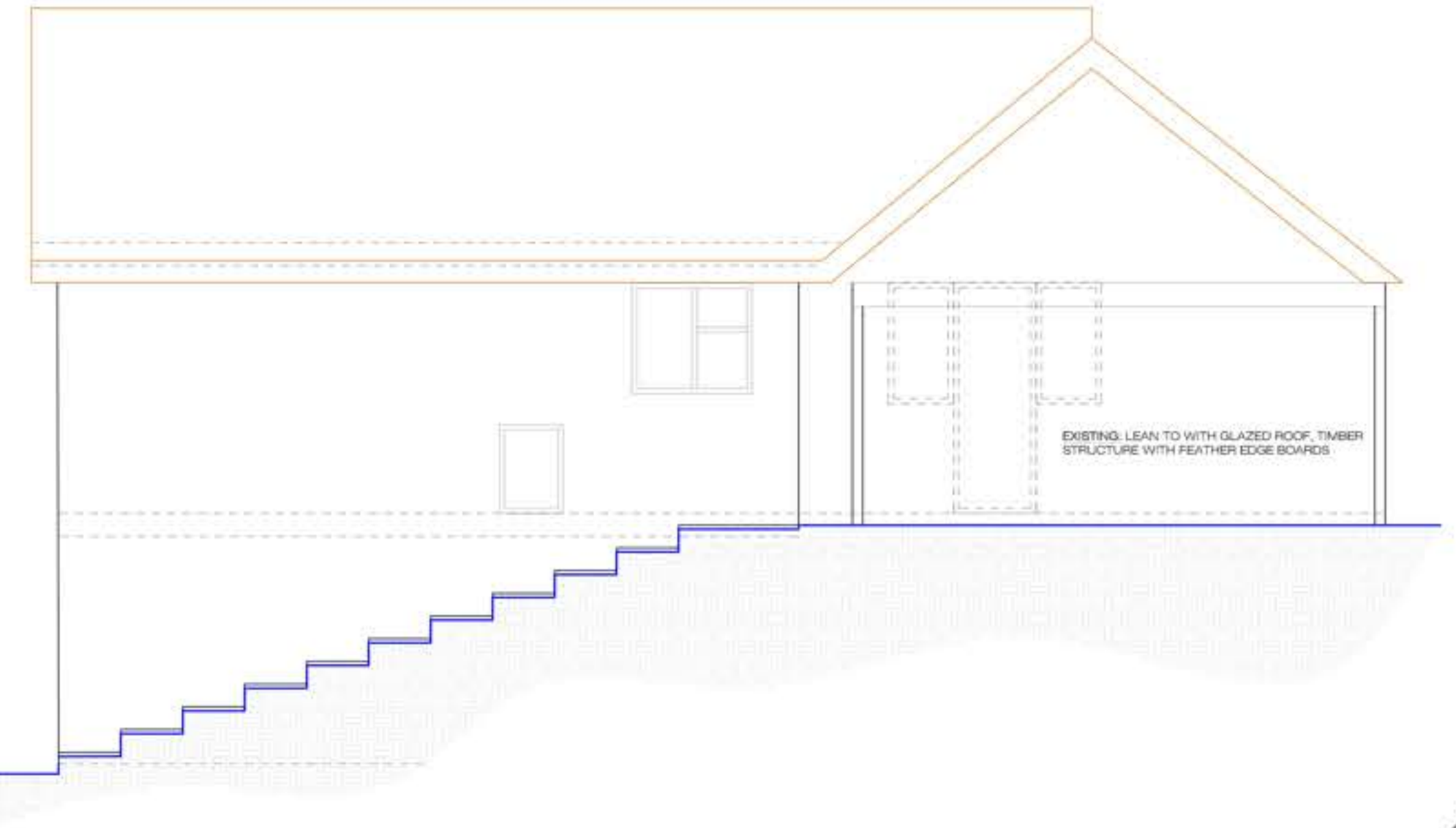
5 LITTLE CROFT



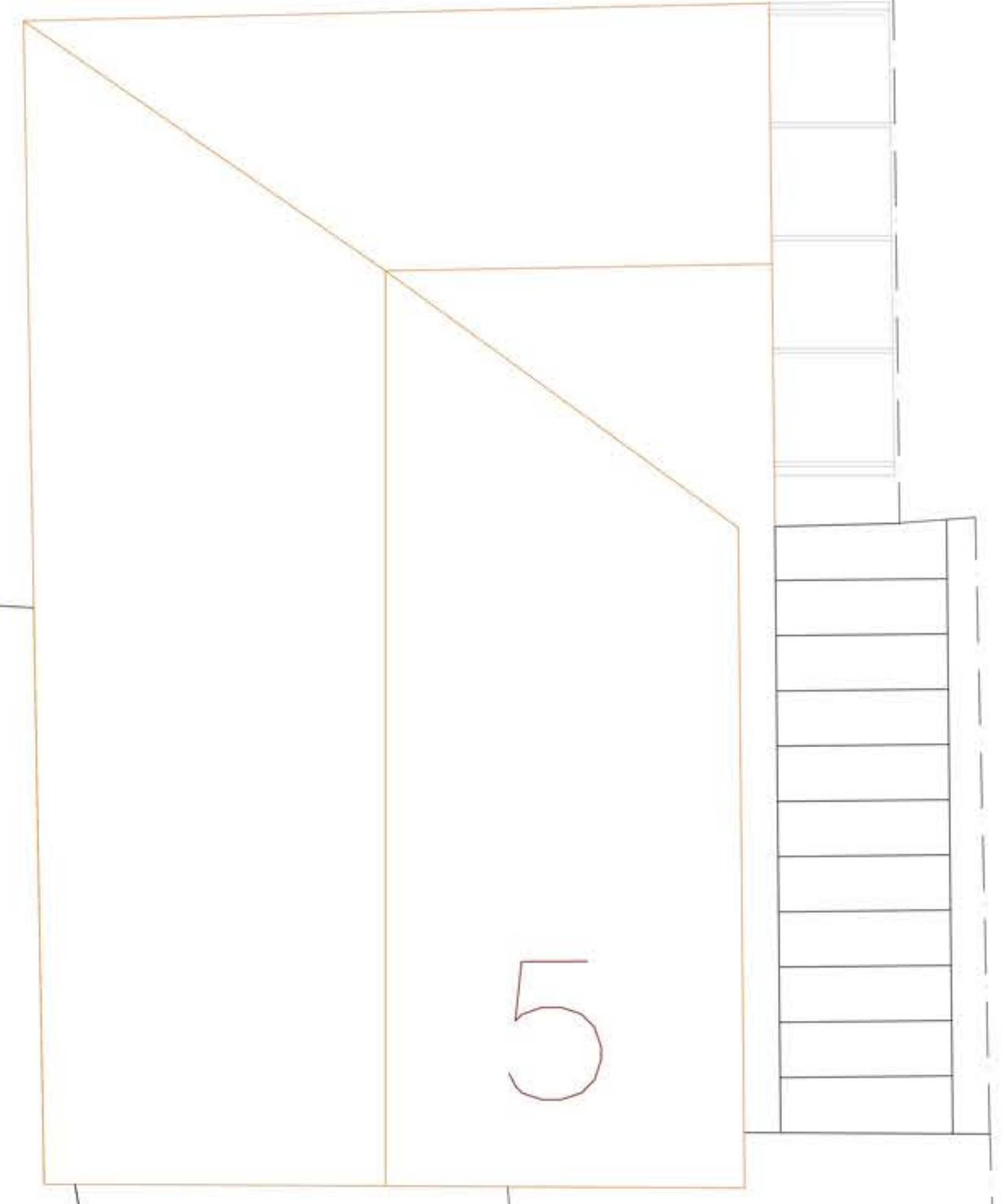
FRONT ELEVATION
@ 1:50



REAR ELEVATION
@ 1:50



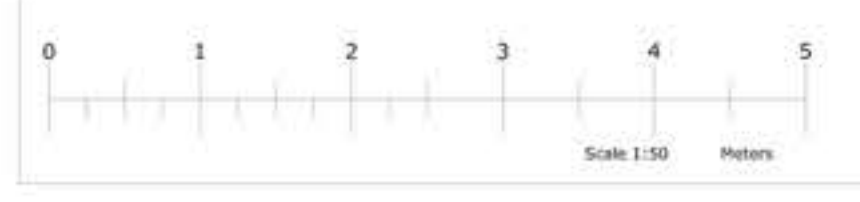
SIDE ELEVATION
@ 1:50



FLOOR PLAN @ 1:50

EXISTING PAVED AREA

EXISTING PAVED AREA



NOTES:
Contractors, not to scale from this drawing. All contractors must visit the site and be responsible for taking and checking dimensions. Any discrepancy between drawings, specifications and site conditions must be brought to the attention of the architect. This drawing and the works are the copyright of Tayyib Tasleem & Associates.

REVISIONS



CLIENT:

JOB:
5 Little Croft, Great Barr,
Birmingham, B43 6DA

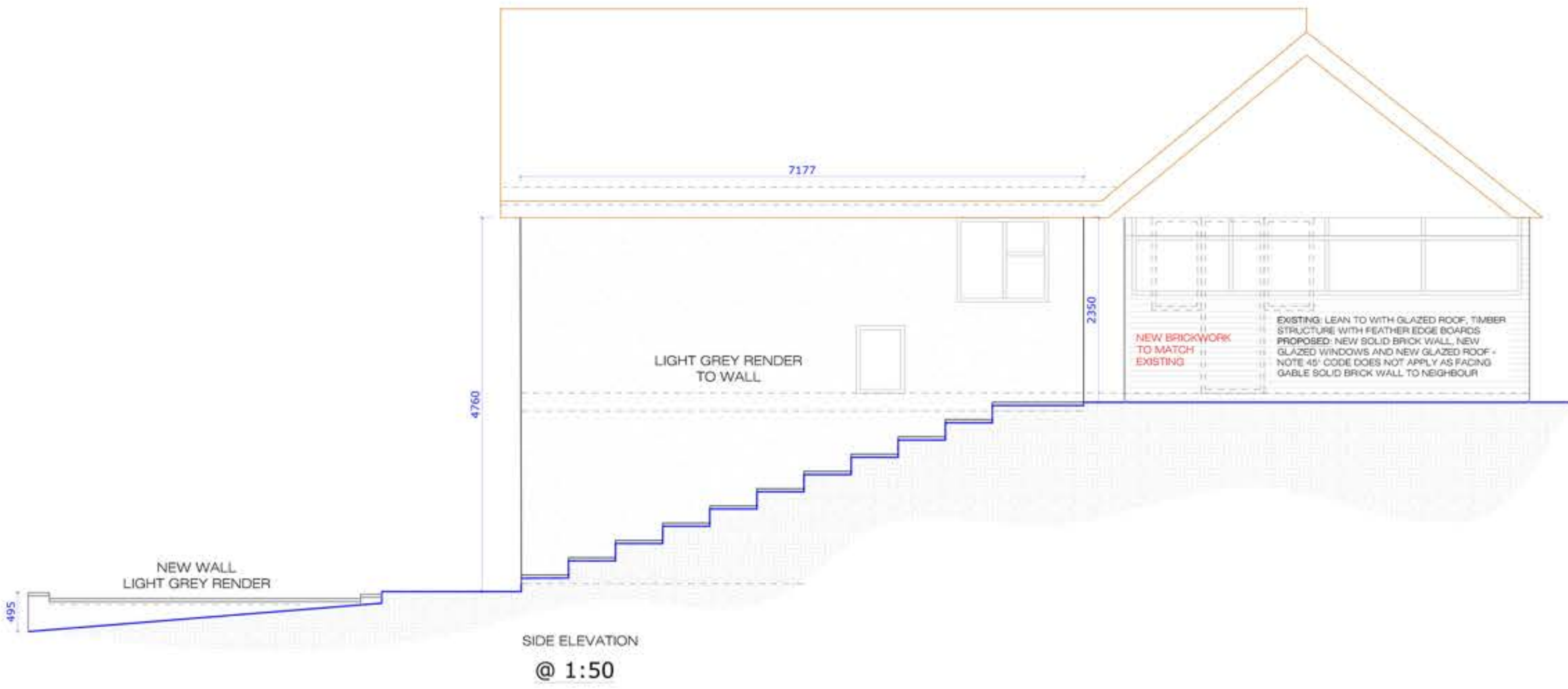
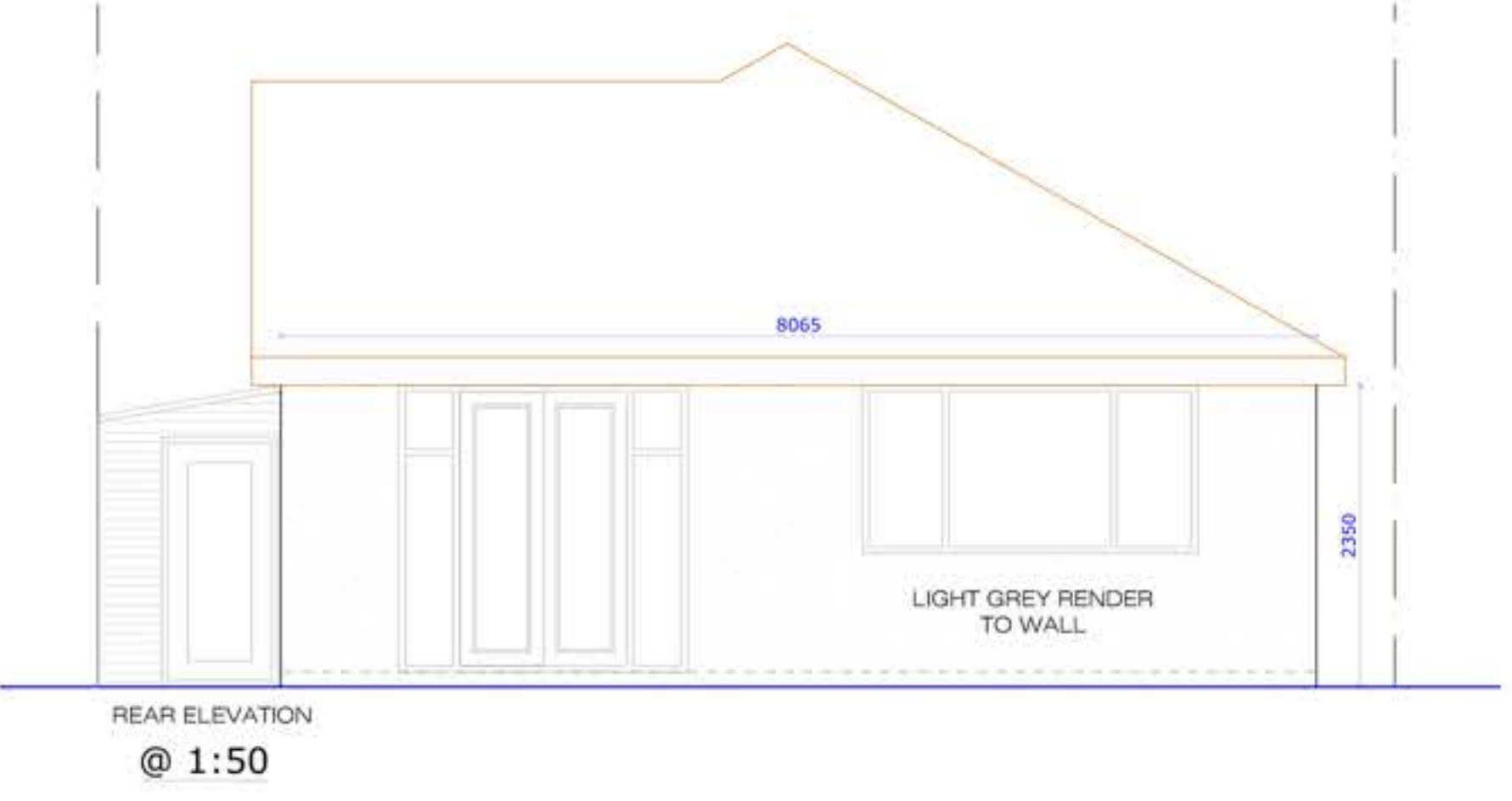
DRG TITLE:
Site and Location Plan
Existing Plans and
Elevations

DRG NO. REV. Paper

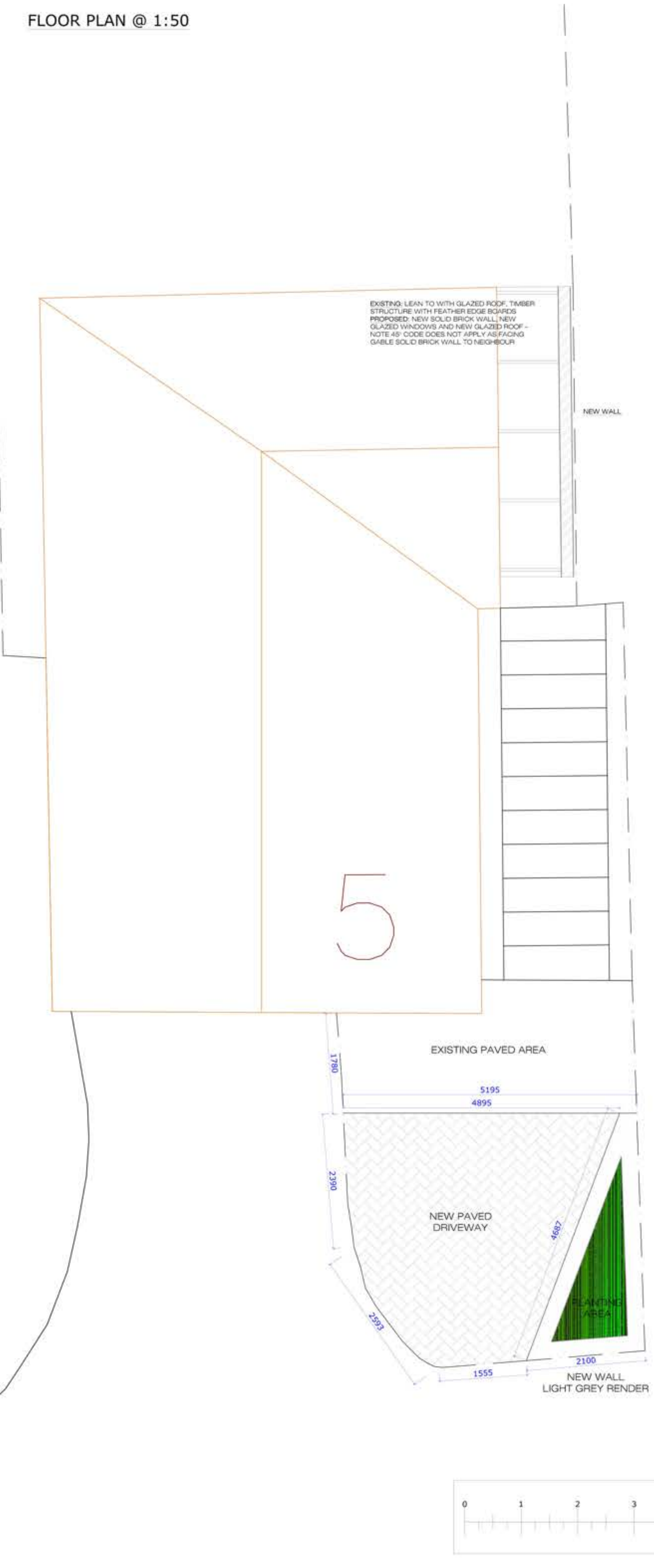
2023-01/ 01 A1

DATE: May '23 SCALE: VARIES

5 LITTLE CROFT



FLOOR PLAN @ 1:50



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CLIENT:
[REDACTED]

JOB:
5 Little Croft, Great Barr, Birmingham, B43 6DA

DRG TITLE:
Proposed Plan and Elevations

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2023-02/	01	A1
DATE: May '23		SCALE: 1:50