

Report to Planning Committee

08 December 2021

Application Reference	DC/21/65823
Application Received	23 June 2021
Application Description	Proposed two storey side and rear extension and conversion into 4 No. apartments with associated parking.
Application Address	61 Greswold Street, West Bromwich, B71 1NX.
Applicant	Mr Kooner, 61 Greswold Street, West Bromwich, B71 1NX.
Ward	Hateley Heath
Contact Officer	Mr Anjan Dey anjan_dey@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to:


- (i) External materials shall match those of the existing property unless otherwise agreed by the local planning authority;
- (ii) Details of bin storage and implementation thereafter;
- (iii) Details of cycle storage and implementation thereafter;
- (iv) Implementation and retention of approved parking spaces.



2 Reasons for Recommendations

- 2.1 The proposed extensions are appropriate in scale and design and would not cause harm to the amenities of neighbouring property by reason of privacy, outlook or light. The proposed conversion to 4 flats would not be detrimental to highway safety or cause an increase noise and nuisance given that the number of occupants would not differ from that of one large family dwelling.

3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods – The scheme assists with meeting the council housing targets and provides good quality homes
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4. Context

- 4.1 This application is being reported to your Planning Committee because it has generated 3 neighbour objections.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[61 Greswold Street, West Bromwich](#)

5 Key Considerations

- 5.1 The site is not allocated in the development plan.
- 5.2 The material planning considerations which are relevant to this application are:-

Government policy (NPPF)
Planning history (including appeal decisions)
Loss of light and/or outlook
Overlooking/loss of privacy
Access, highway safety, parking and servicing



6. The Application Site

- 6.1 The application relates to semi-detached property located on the northern side of Greswold Street which is a residential area in character. The property is located at the junction with Small Street and Milton Street and is within short distance of Oakwood Park.

7. Planning History

- 7.1 Planning approval was granted in August 2020 for single storey side and rear extensions, this permission remains extant although works have not started.
- 7.2 Relevant planning applications are as follows:-

DC/20/64441	Proposed single storey side and rear extension.	Grant Subject to conditions. 20.08.2020.
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8. Application Details

- 8.1 This application is for two storey side and rear extensions, to facilitate the provision of 4 no. 1 bedroom apartments; two of which are shown to be studio apartments. Submitted amended plans show 4 studio flats – two at ground floor level and the other two at first floor. The studio flats would be ‘open-plan’ by nature with other 2 having separate bedrooms. All of the proposed studio flats have internal space that is above the recommended 40 square metres contained in the authority’s Residential Design SPD.
- 8.2 Submitted plans also show that 4 off road parking spaces would be provided; 3 at the front of the property on the existing driveway, with the other at the rear. Private amenity space would be at the rear of the property. Amended plans have been received that now show a pitched



roof to the double storey rear extension and also that it has been stepped in away from the back of the footpath.

8.3 Proposed dimensions are:

- i. 6.6m deep by 3.6m wide by 7.1m to the height of the dual pitched roof. (Two storey side extension)
- ii. 3m deep by 10m wide by 7.1m high to the maximum height of the dual-pitched roof. (Two storey rear extension)

9. Publicity

9.1 The application has been publicised by neighbour notification letters with 4 neighbours being notified. Three neighbour objections have been received from properties along Greswold Street, Small Street and Milton Street. Objectors have also been re-consulted on amended plans.

9.2 Objections

Objections have been received on the following grounds:

- (i) There is insufficient parking provision for the proposed flats and that the parking space at the rear would cause foundation/structural damage to a boundary wall at no 1 Small Street which is the neighbouring property at the rear.
- (ii) The conversion to flats would result in noise and anti-social behaviour; possibility that the property may be used as HMO in the future
- (iii) Flats and the extensions would be out of character and set an unwelcomed precedent;
- (iv) The extension would result in loss of light to primary windows at the adjoining property.

Immaterial objections have been received referring to devaluing neighbouring property and possible drug use/alcoholism.



9.3 Responses to objections

I respond to the objector's comments in turn;

- (i) Parking standards are 1 space per flat and these are shown on the existing driveway. Highways has not objected to the proposed arrangement. Any matters relating to structural damage to a shared boundary wall would be a civil/legal matter that is beyond the control of the planning authority. The objector may also have separate legislation under Party Wall legislation.
- (ii) There is no evidence to suggest that the proposed conversion to flats would result in noise and anti-social behaviour. It is not clear whether the flats would be for private ownership or the rental market, however the proposals cannot be refused on grounds of tenure. The extensions and internal alterations would be subject to Building Regulations approval, and it is envisaged that each of the apartments would be subject to the required levels of noise insulation. Furthermore, the proposals considered are for self-contained flats.
- (iii) Greswold Street and the surrounding area is characterised by family housing; the proposal would not set an unwanted precedent as it has been assessed on its individual merits and in accordance with adopted policies. The proposal extensions are those of standard domestic property, albeit internal arrangements now provide four flats, but both comply with internal living standards, therefore its external appearance would complement the established character and appearance of the surrounding area.

It is also considered that this type of conversion to flats has been granted elsewhere in the borough by your Committee, for example at 7 Temple Meadows Road, West Bromwich under DC/20/65067.

Furthermore, amended plans have been submitted to show a pitched roof to the two-storey rear element.



- iv) The agent has updated the plans to indicate that the proposed two storey element would comply with the 45 degree code that is used for guidance in such matters. It is also noted that the adjoining dwelling also benefits from a conservatory at the rear of the property.

10. Consultee responses

10.1 Planning and Transportation Policy

Planning policy has not commented on the proposal but the conversion to flats would contribute towards housing targets set out in Core Strategy policy HOU1: Delivering Sustainable growth. Furthermore, the flats comply with standards set out in the adopted Residential Design SPD. Transportation Planners has no objection to the details relating the provision on cycle storage.

10.2 Highways

Highways has no objections to the proposed parking arrangements.

11. National Planning Policy

11.1 National Planning Policy Framework promotes sustainable development but states that that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

11.2 Paragraph 61 of the NPPF states that the size, type and tenure of housing needed for different groups in society should be assessed and reflected in planning policies. Such groups include those who require affordable housing, families with children and those people who rent their homes.

12. Local Planning Policy

12.1 The following polices of the Council's Development Plan are relevant:-



ENV3: Design Quality
SAD EOS9: Urban Design Principles

- 12.2 ENV3: Design Quality refers to each place in the Black Country being distinct and successful place making will depend on understanding and responding to the identity of each place with high quality design proposals.
- 12.3 SAD EOS9: Urban Design Principles states that the Council will reject poor quality designs, particularly those that are inappropriate with their locality or out of scale with their surroundings.

The proposed extensions and conversion to flats are considered to adhere to both of these policies (see section 12.1). Design and rear amenity space is considered satisfactory and adheres to the Council's Residential Design SPD.

13. Material Considerations

- 13.1 The material considerations relating to Government Policy (NPPF) and proposals within the Development Plan have been referred to above in Sections 11 and 12. With regards to the other considerations these are highlighted below:

13.2 Loss of light and outlook

Following the receipt of satisfactory amended plans it is now considered that the extensions and conversion would not result in any appreciable loss of light or outlook to neighbouring dwellings.

13.3 Loss of privacy/overlooking

It is also considered that the proposed subdivision of the flats would not result in any significant overlooking of neighbouring properties, and that there would not be any direct overlooking of primary windows at the rear



of neighbouring dwellings. Given the residential nature of the area, rear gardens are naturally overlooked and in this respect the proposals would not exacerbate this.

13.4 Access, highway safety, parking and servicing.

Highways raise no concerns with the proposed parking arrangement which would use the existing driveway for off-road provision. The adopted parking standard is 1 space per flat and could be accommodated at the front and rear of the property (see section 11.2). Bin storage details has not been provided but these details can be controlled by an appropriate condition.

14 Alternative Options

14.1 Refusal of application is an option if there are material planning reasons for doing so. In my opinion the proposal does not harm residential amenity and accords with relevant adopted policy in terms of design and spatial standards.

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

50036-01-01 Rev E

50036-01-02 Rev E

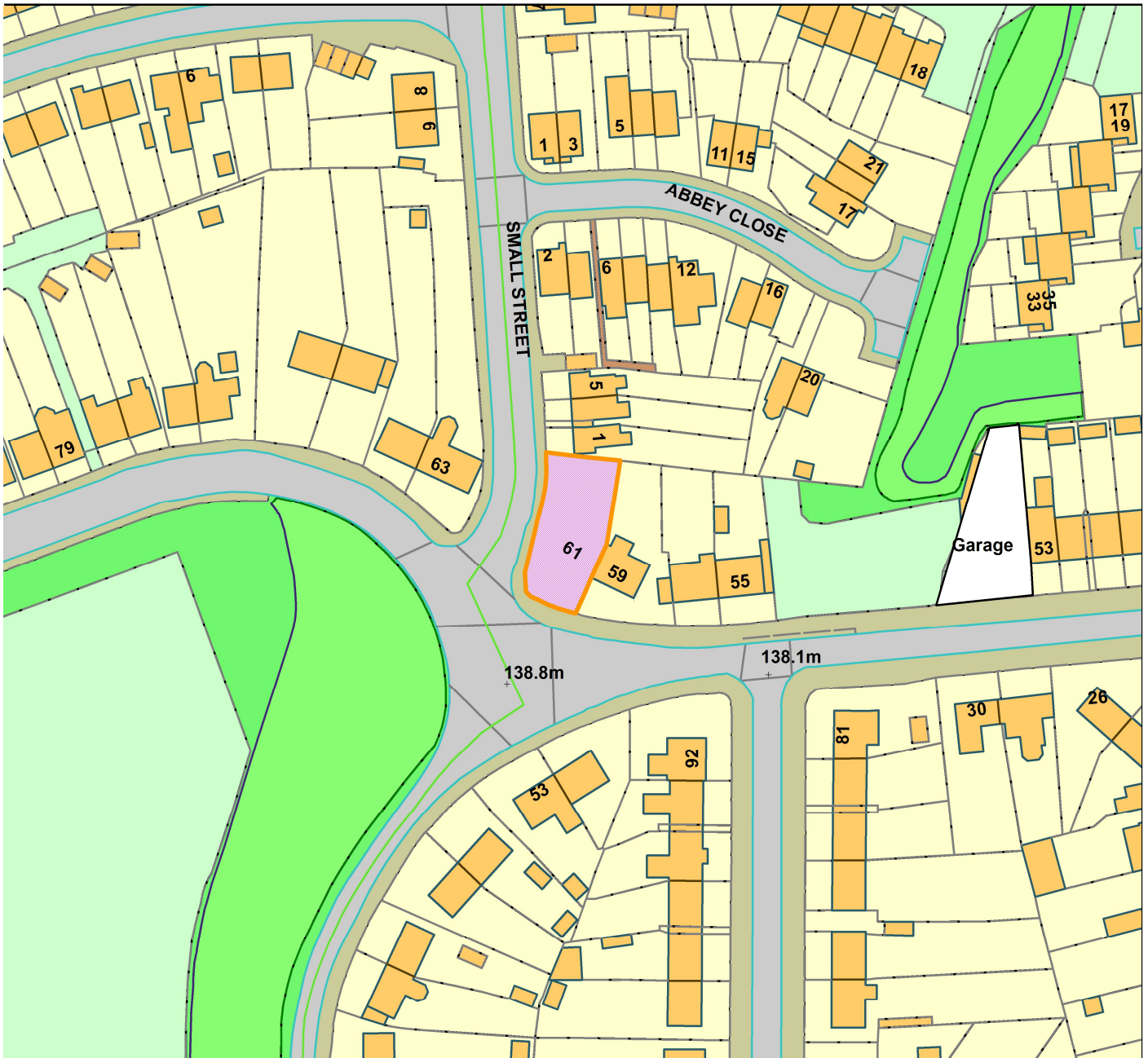
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DC/21/65823

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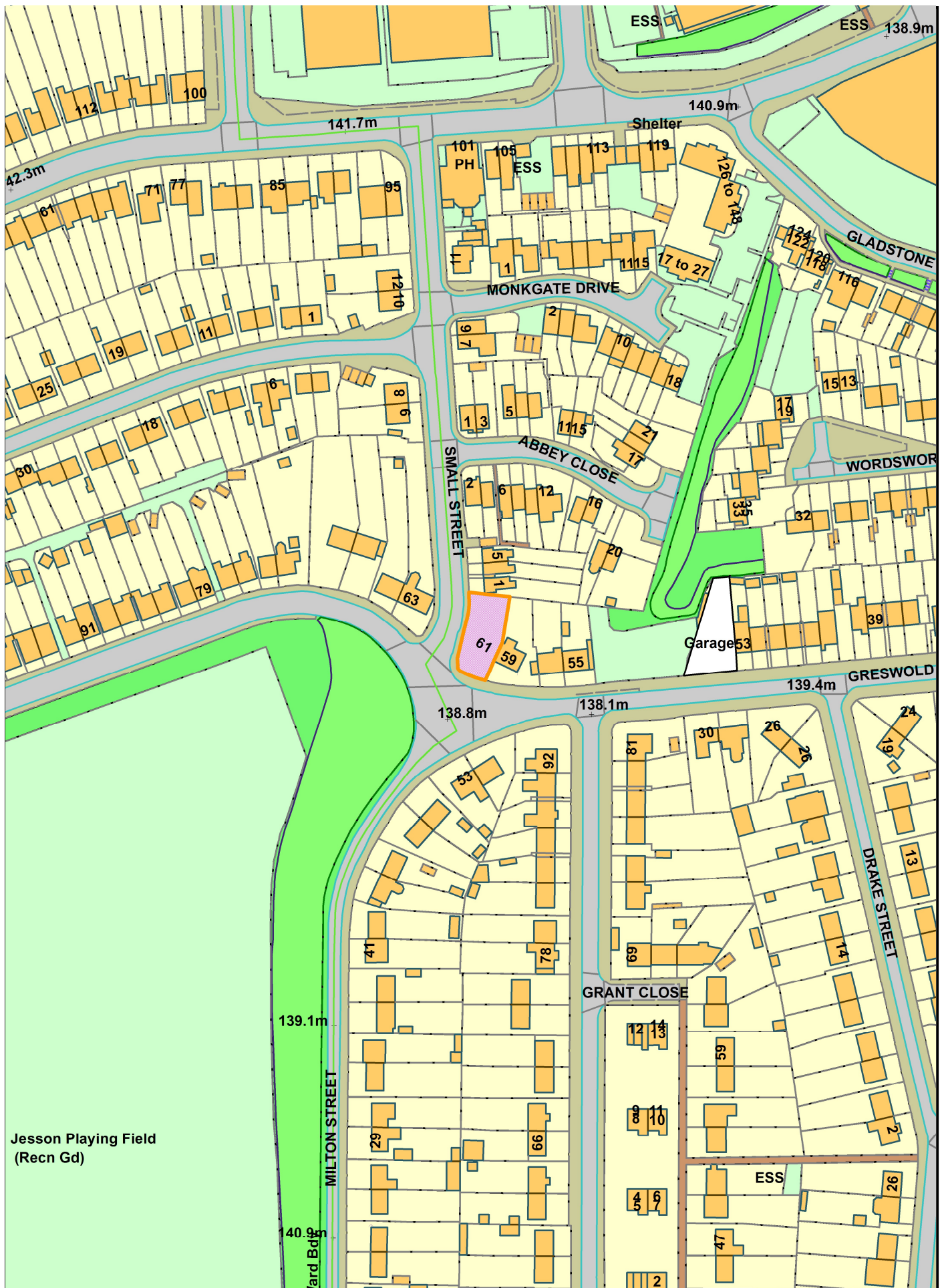
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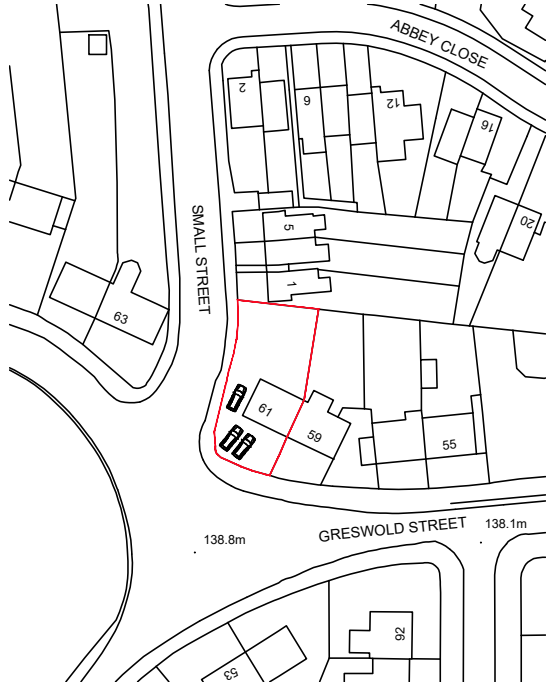
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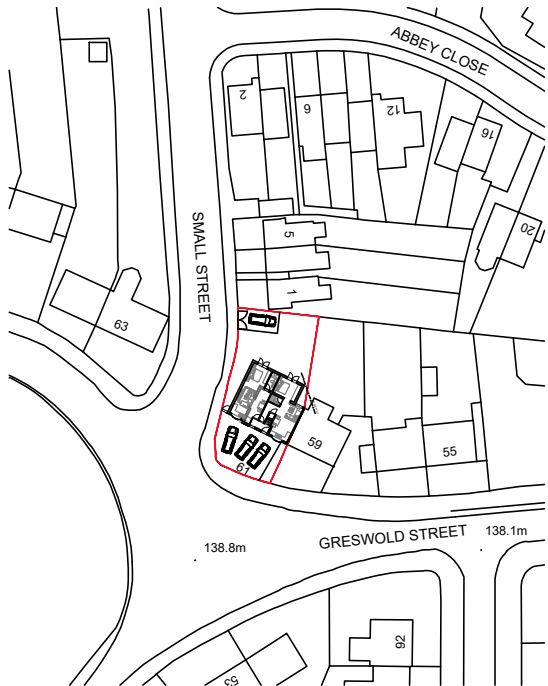
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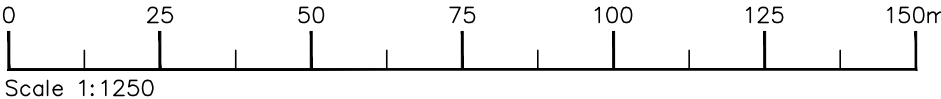
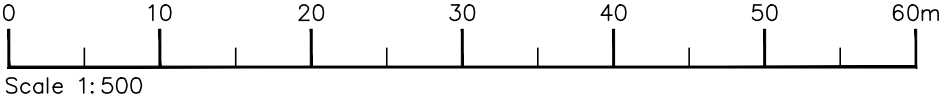
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PROPOSED SITE PLAN
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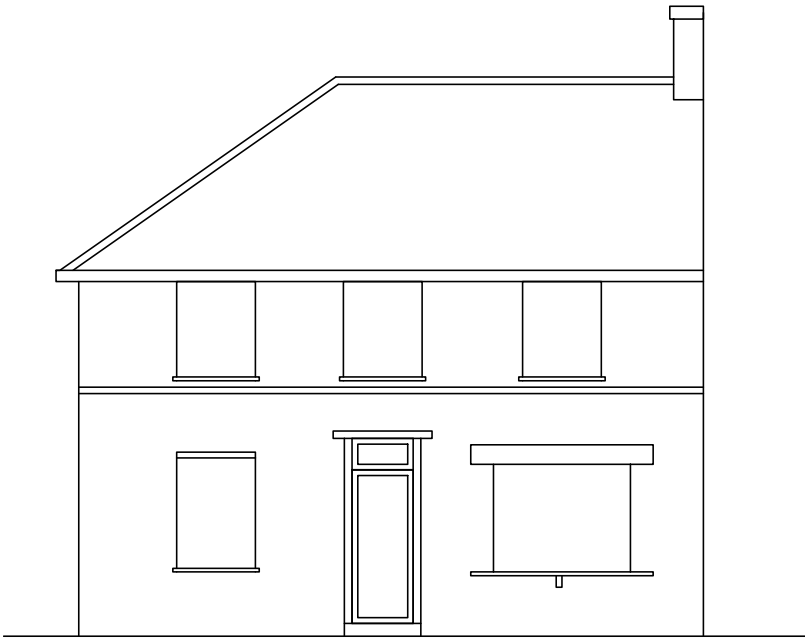
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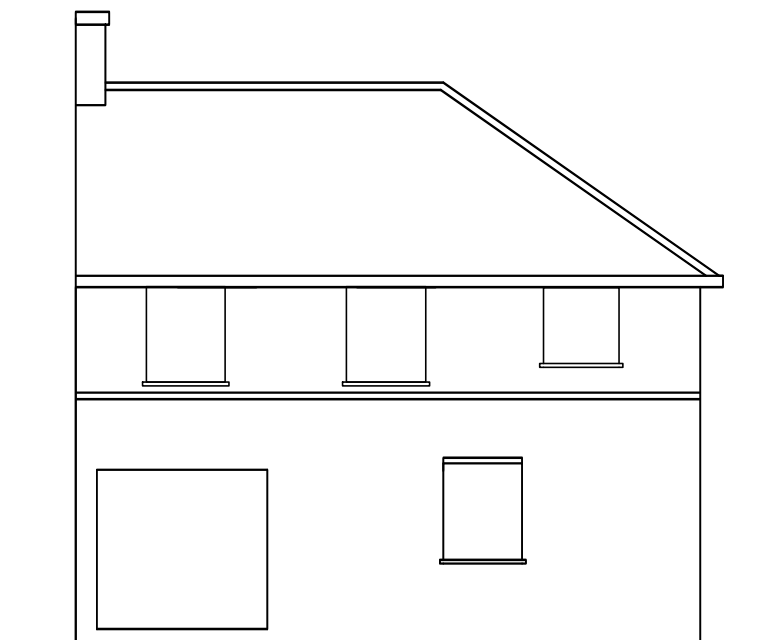
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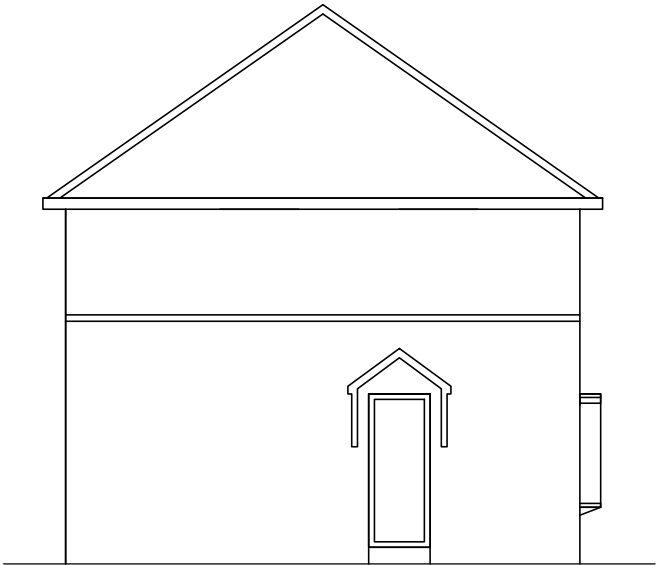
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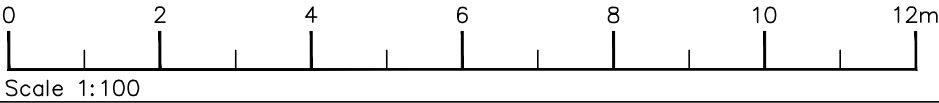
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EXISTING REAR ELEVATION
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EXISTING SIDE ELEVATION
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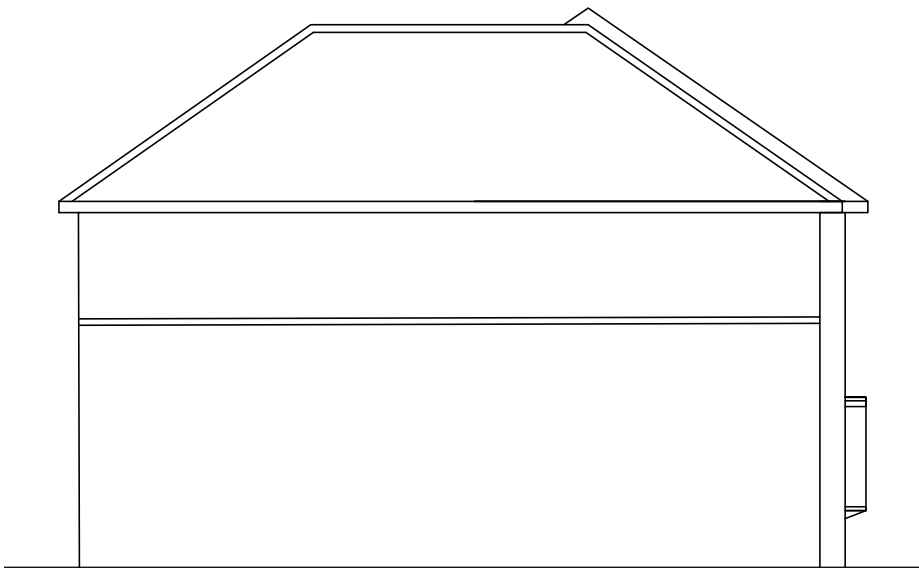
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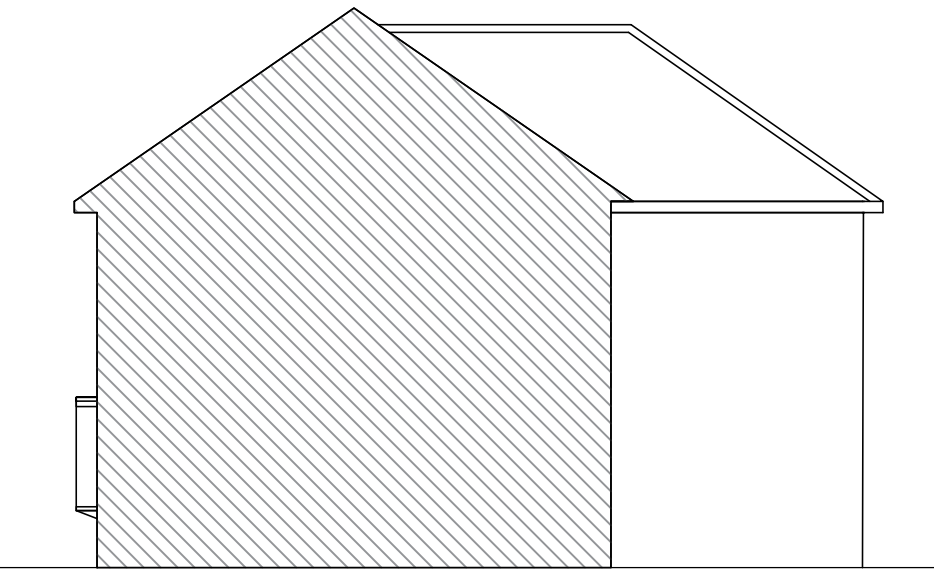
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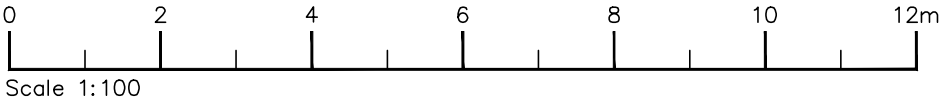
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PROPOSED SIDE ELEVATION 1
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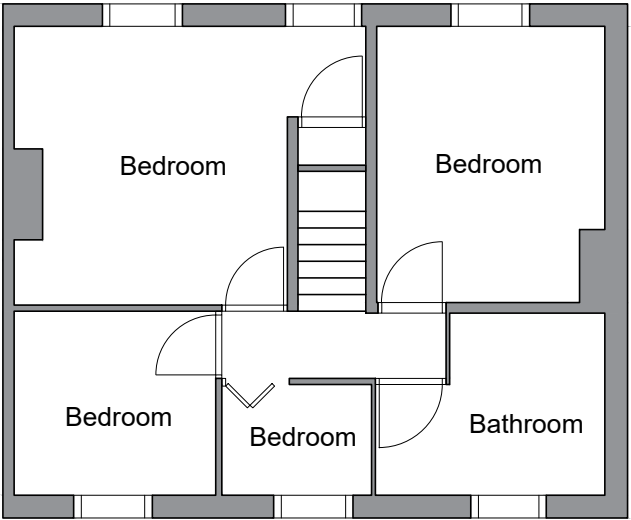
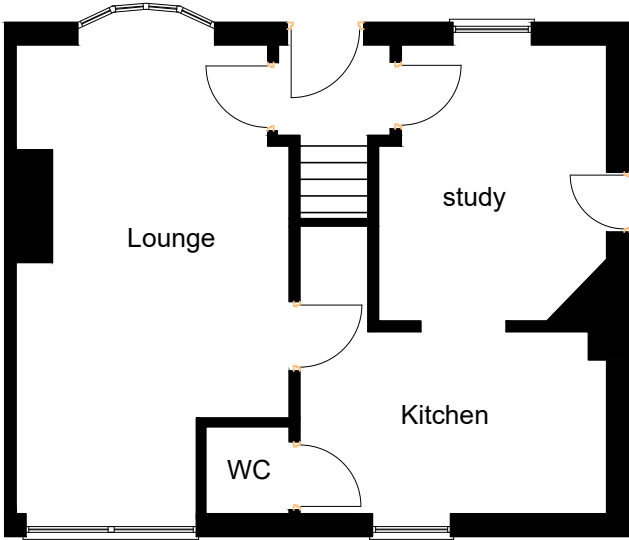


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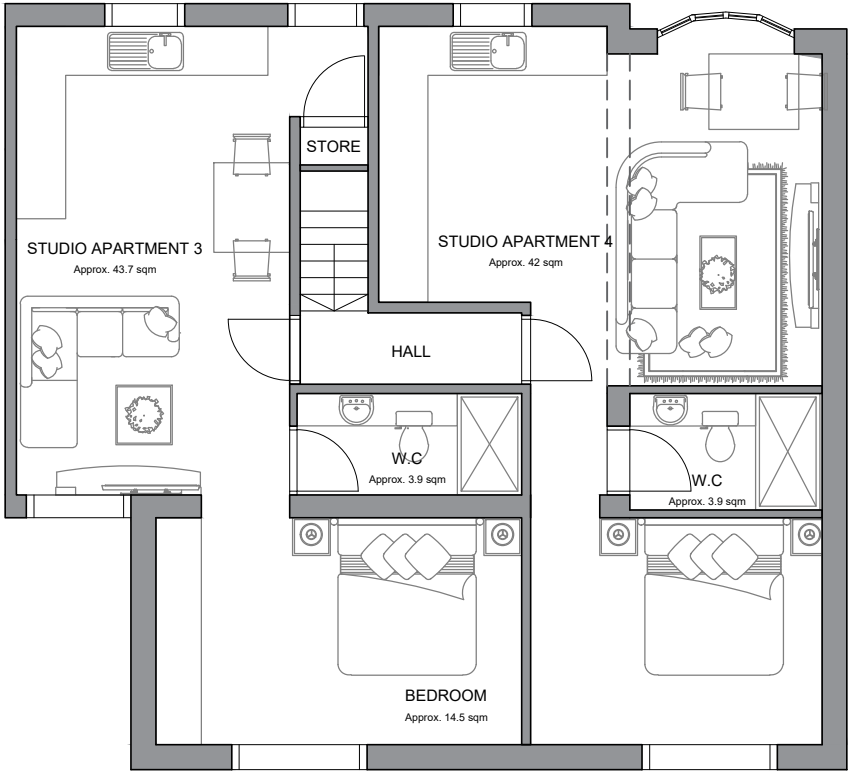
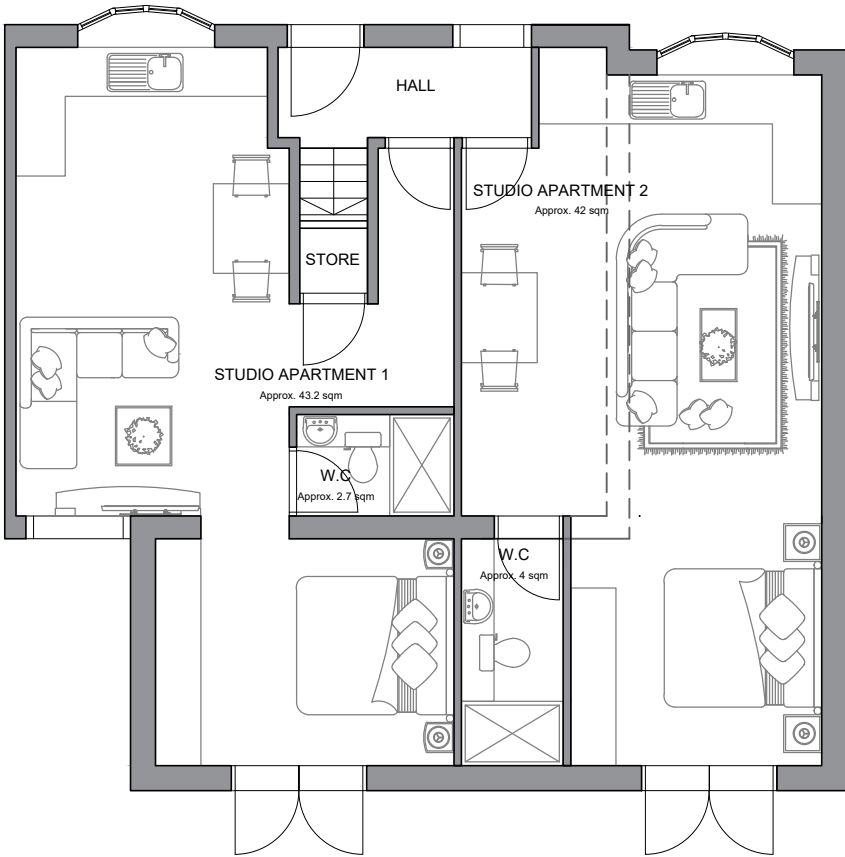
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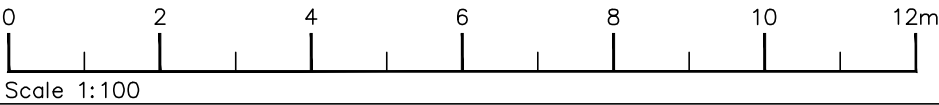
EXISTING GROUND FLOOR PLAN
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EXISTING FIRST FLOOR PLAN
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