

# Report to Planning Committee

**08 December 2021**

<b>Application Reference</b>	DC/21/66056
<b>Application Received</b>	31 August 2021
<b>Application Description</b>	Proposed conversion of flat at first floor to 2 No. studio flats and conversion of second floor with dormer windows to front and rear to create 1 No. 2 bed flat.
<b>Application Address</b>	130 & 132 Sandon Road Smethwick B66 4AB
<b>Applicant</b>	Imran Ali
<b>Ward</b>	Abbey
<b>Contact Officer</b>	Dave Paine David_paine@sandwell.gov.uk

## 1 Recommendations

- 1.1 That planning permission is granted subject to the external materials matching the existing property.


## 2 Reasons for Recommendations

- 2.1 The proposed external alterations are appropriate in scale and design and would not cause harm to the amenities of neighbours in terms of loss of light, outlook or privacy.



- 2.2 The new flats would not conflict with planning policy and would meet minimum housing standards.

### 3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods – The design of the proposal is acceptable in respect of national and local planning policy.
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### 4 Context

- 4.1 This application is being reported to your Planning Committee because it has generated 5 neighbour objections.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[130 & 132 Sandon Road](#)

### 5 Key Considerations

- 5.1 The site is allocated within Bearwood Town Centre with the development plan.
- 5.2 The material planning considerations which are relevant to this application are:-

Government policy (NPPF)

Loss of light and outlook

Layout and density of building

Design, appearance and materials

Access, highway safety, parking and servicing



## 6. The Application Site

- 6.1 The application relates to a building on the South side of Sandon Road. There are 2 retail units on the ground floor and a large 3 bedroom flat on the first floor.
- 6.2 The property sits within the Bearwood retail centre which is characterised by a range of property uses, typical of a local high street.
- 6.3 The property has some interesting architectural features typical of late Victorian buildings such as this and is flanked by similar period properties.

## 7. Planning History

- 7.1 Planning approval was granted in 2000 for a single storey rear extension.
- 7.2 Relevant planning applications are as follows:

DC/	Description	Decision and date
DC/20/36756	Rear single storey extension.	Grant Permission 17 August 2000

## 8. Application Details

- 8.1 The applicant proposes to build a first floor rear extension and front and rear dormer windows to create 2no. 1 bedroom flats on the first floor and 1no. 2 bedroom flat on the second floor.
- 8.2 Initial plans included large box dormers to the front which would not have complimented the design of the building and amendments have since been submitted to show smaller, gabled dormers which would be more in character with the area in terms of scale and design.



- 8.3 Initial plans did not include the first floor rear extension, resulting in one bedroom flats which would fail to meet the government's minimum described space standard. The two bedroom flat also failed to meet the minimum space standard. Amended plans were submitted showing a one bedroom flat on the 2<sup>nd</sup> floor and a rear extension on the 1<sup>st</sup> floor. Neighbours and objectors have been re-consulted.
- 8.4 The 1<sup>st</sup> floor flats would have internal spaces of 37.7sqm and 43.7sqm. The 2<sup>nd</sup> floor flat would have an internal space of 49.9sqm.
- 8.5 The rear extension would measure 8.2m wide by 2.6m high by 2.1m deep. The front dormers would measure 1.5m wide by 2.6m high by 4.1m deep. The rear dormers would measure 2.5m wide by 2.0m high by 2.7m deep.

## 9. Publicity

- 9.1 The application has been publicised by neighbour notification letters and a site notice with 5 objections received.

## 9.2 Objections

Objections have been received on the following grounds:

- (i) Increased pressure on an inadequate sewerage system.
- (ii) Limited space for waste disposal/rubbish accumulation issues.
- (iii) No parking provided.

Immaterial objections have been raised regarding historic concerns about a skip and fly tipping.





## 9.3 Responses to objections

I respond to the objector's comments in turn:

- (i) Severn Trent were consulted, and they confirmed that there would be no adverse effect on the capacity of the main sewer. They commented that the issues raised in the objections relate to existing misuse of the sewer.
- (ii) The plans shows a suitable bin storage area for the use of future occupants.
- (iii) This is a town centre location with good public transport links. Off street parking would not typically be expected for flats in this location and the existing flat does not have off street parking. Sandon Road has double yellow lines preventing parking to the front of the property.

## 10. Consultee responses

### 10.1 Severn Trent

No objections as referred to above in section 9.3.

## 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:

HOU2: Housing Density, Type and Accessibility

ENV3: Design Quality

CEN4: Regeneration of Town Centres



- 12.2 HOU2 identifies the need for a range of types and sizes of accommodation within the Borough and accessibility in terms of sustainable transport to residential services. Given its town centre location, the proposal is compliant with this policy.
- 12.3 ENV3 and SAD EOS 9 refer to well-designed schemes that provide quality living environments. These flats would meet required standards for space and natural light and following changes to the dormer window design it is considered to be of acceptable appearance.
- 12.4 CEN4 encourages development which will enhance the vitality and viability of town centres.
- 12.5 SAD H2 requires housing to be on brownfield or previously developed land and complementary to other plan policies which this proposal accords with.

### 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

It is considered that this proposal would cause no significant loss of light or outlook to neighbours due to the modest nature of the rear projections.



## 13.2 Layout and density of building

This proposal would create three flats to replace the existing one. However, each of the flats would provide acceptable living accommodation for residents.

## 13.3 Design, appearance and materials

The initial design of the front dormers would not have been sympathetic to the design of this period building. However, the revised front dormers would blend well with the building and the wider street-scene. The rear dormers and extension would not be visible from the public realm and would therefore present no significant concerns.

## 13.4 Access, highway safety, parking and servicing

These matters would be managed in the same way as with the existing flat and other nearby flats. Bin storage is provided to the side of the building and this side alley would also provide access to all three flats.

## 14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so, however it is considered that this proposal accords with all relevant planning policies and would contribute positively to the provision of housing in Sandwell and Bearwood town centre.

## 15 Implications

<b>Resources:</b>	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.
<b>Legal and Governance:</b>	This application is submitted under the Town and Country Planning Act 1990.
<b>Risk:</b>	None.



<b>Equality:</b>	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
<b>Health and Wellbeing:</b>	None.
<b>Social Value</b>	None

## 16. Appendices

Location plan

Context plan

Plan no. 002D

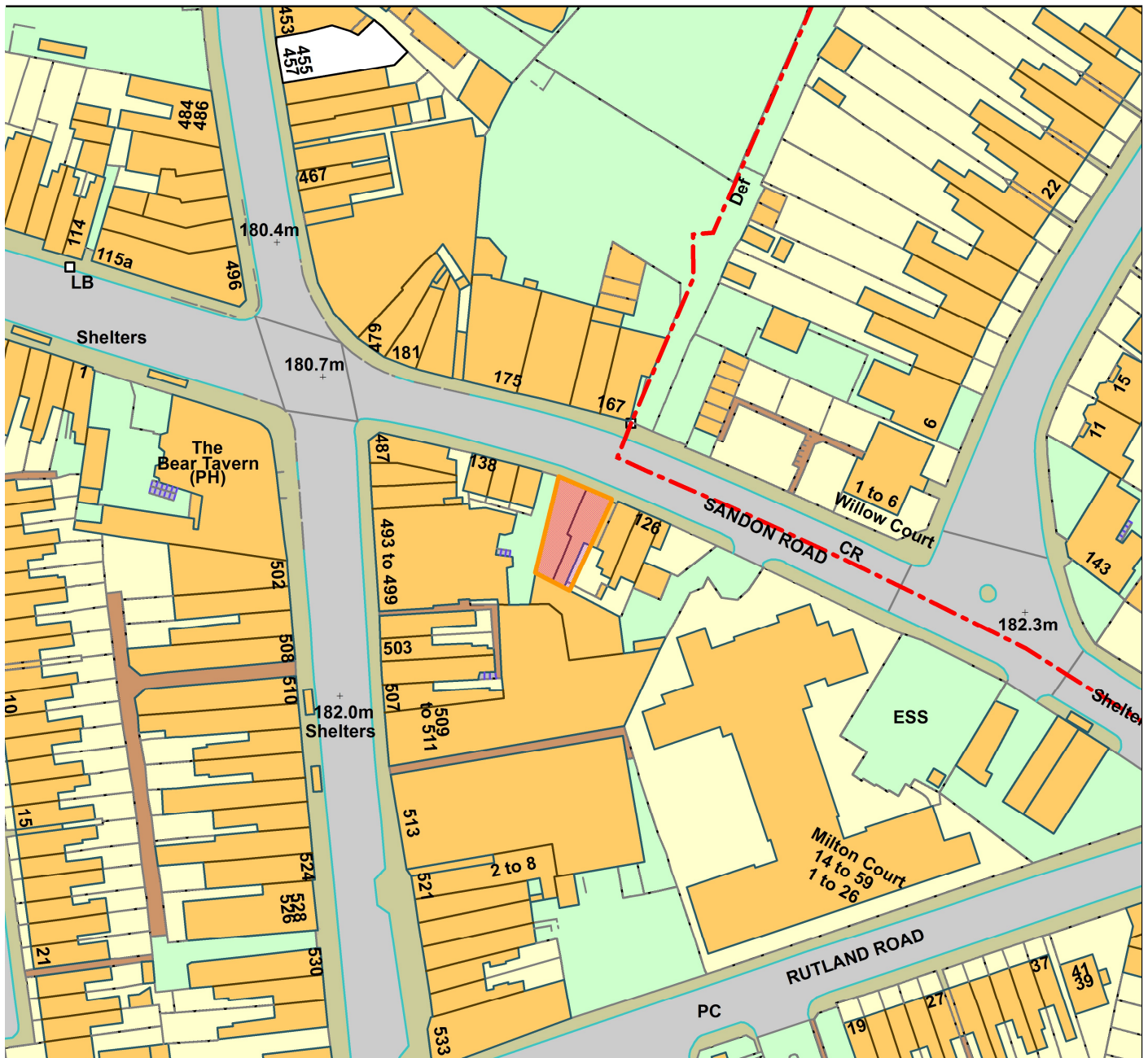
Plan no. 003B

Plan no. 001



DC/21/66056

130 & 132 Sandon Road, Smethwick, B66 4AB



Legend

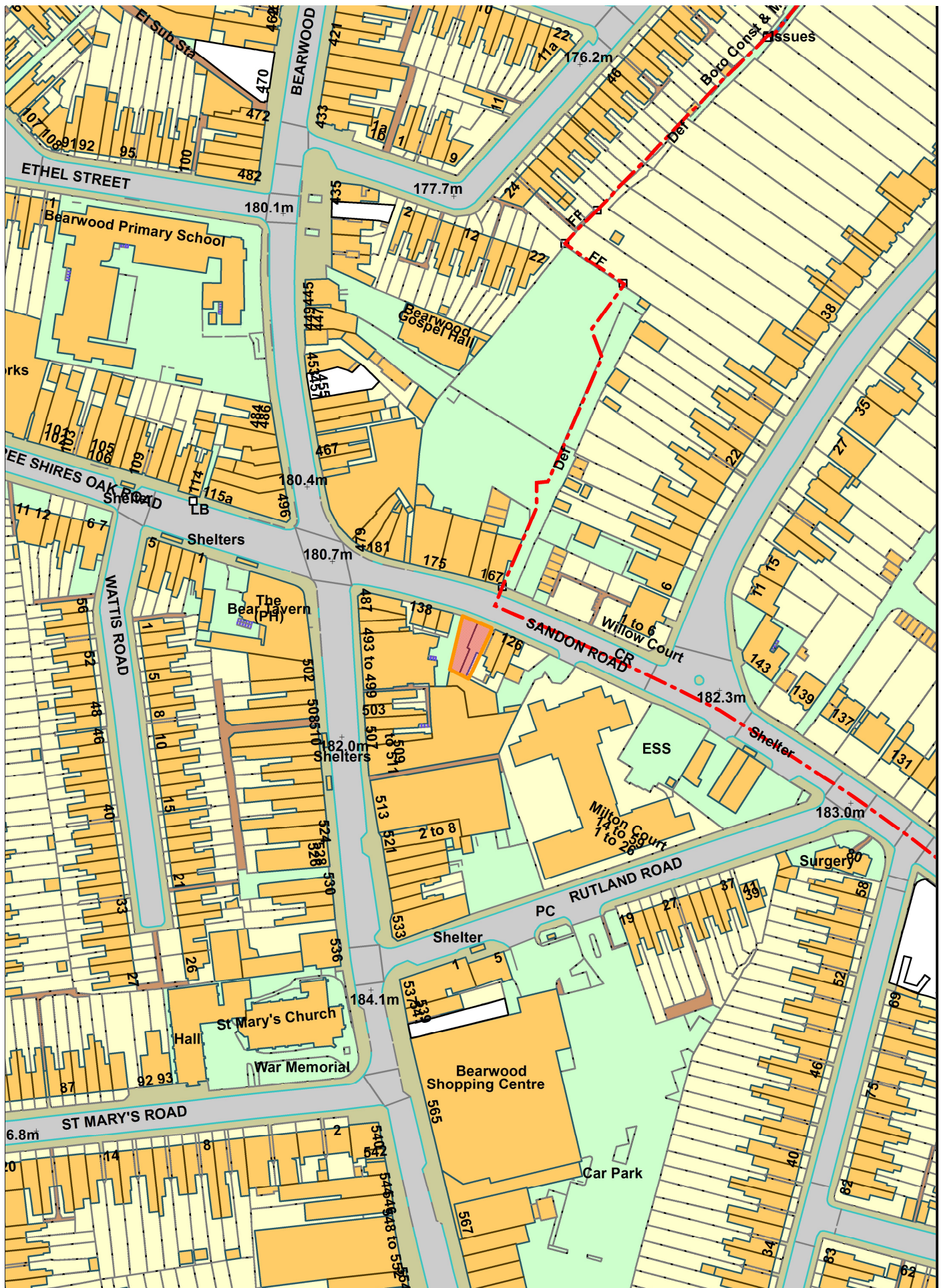
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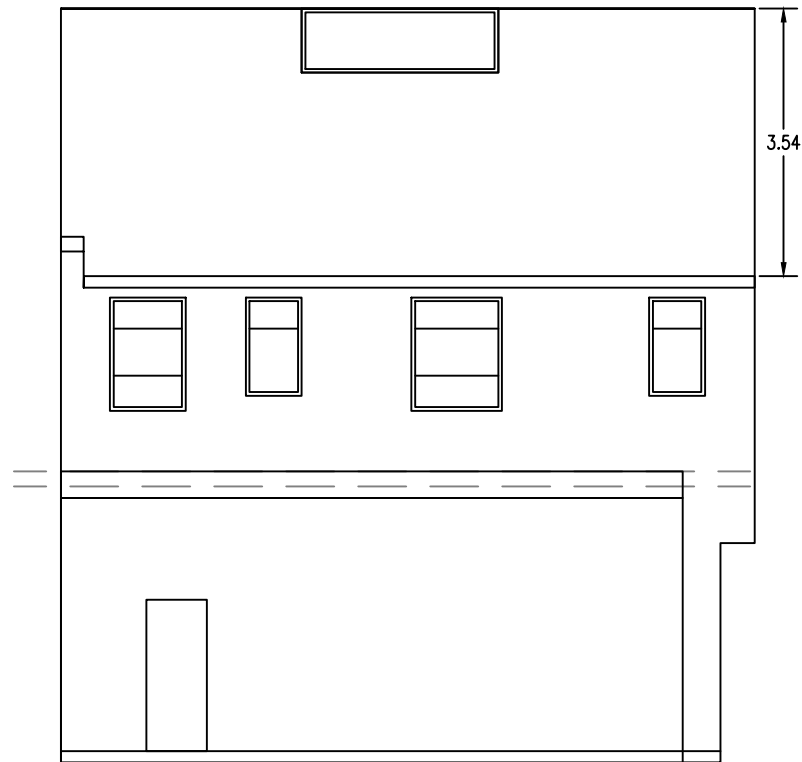


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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	23 November 2021
OS Licence No	







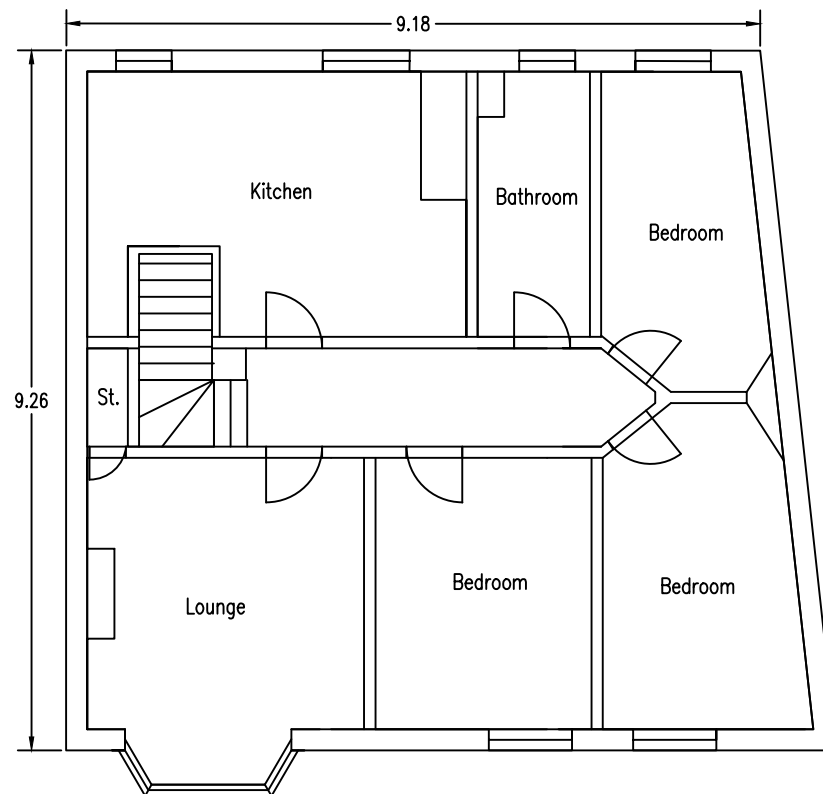
Existing Rear Elevation



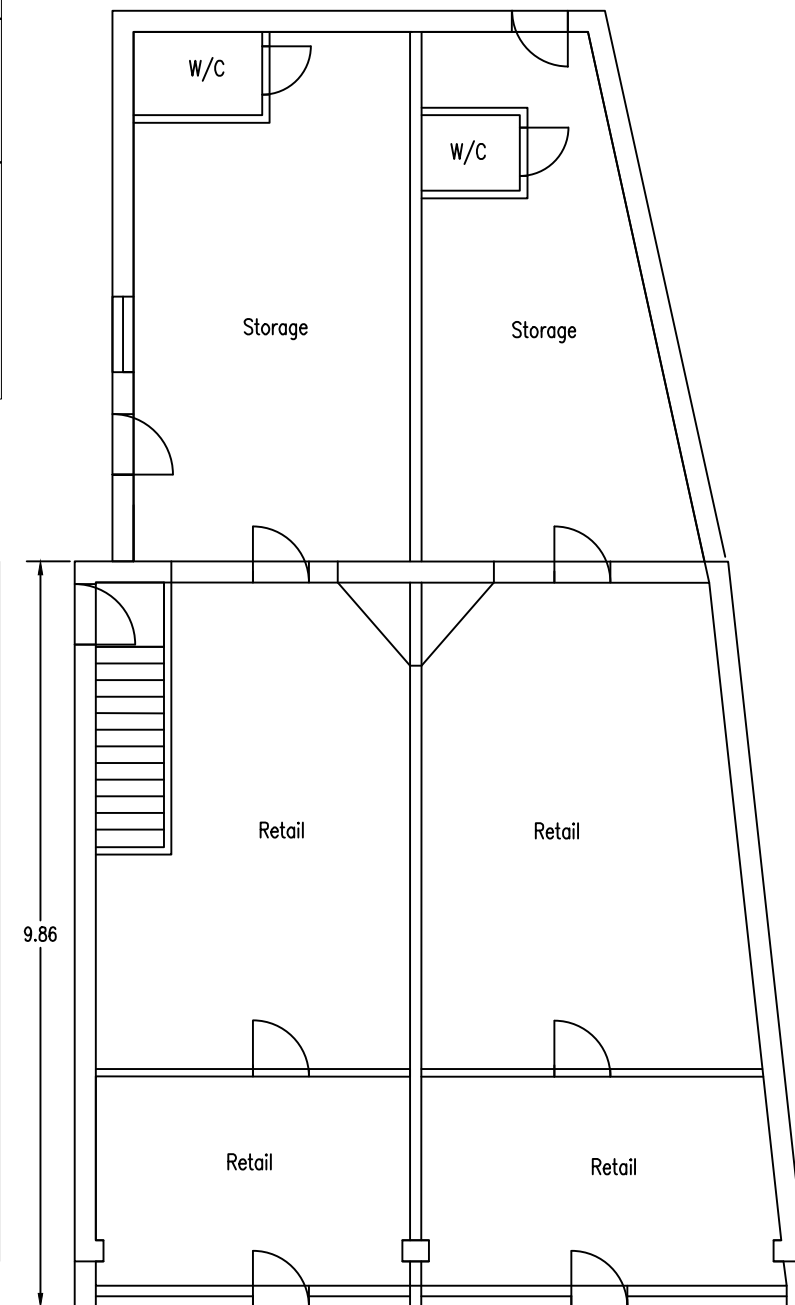
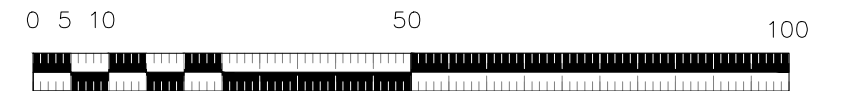
Existing Front Elevation



Scale 1/500

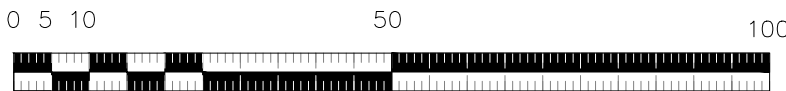


Existing First Floor Layout



Existing Ground Floor Layout

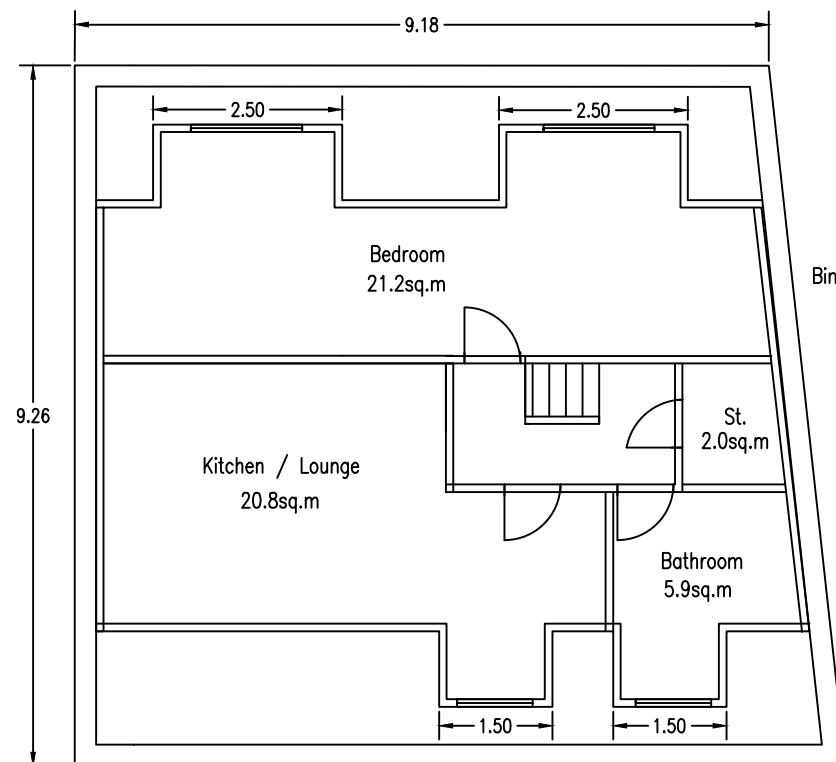
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Project Name				
130-132 Sandan Rd B66 4AB				
Drawing Title				
Existing Plans and Block Plan				
Scale : 1/100				
Original Drg Size : A3		Dimensions : M		
Drawn: SK		Date: 25/08/2021		
Drawing No				Rev
001				-



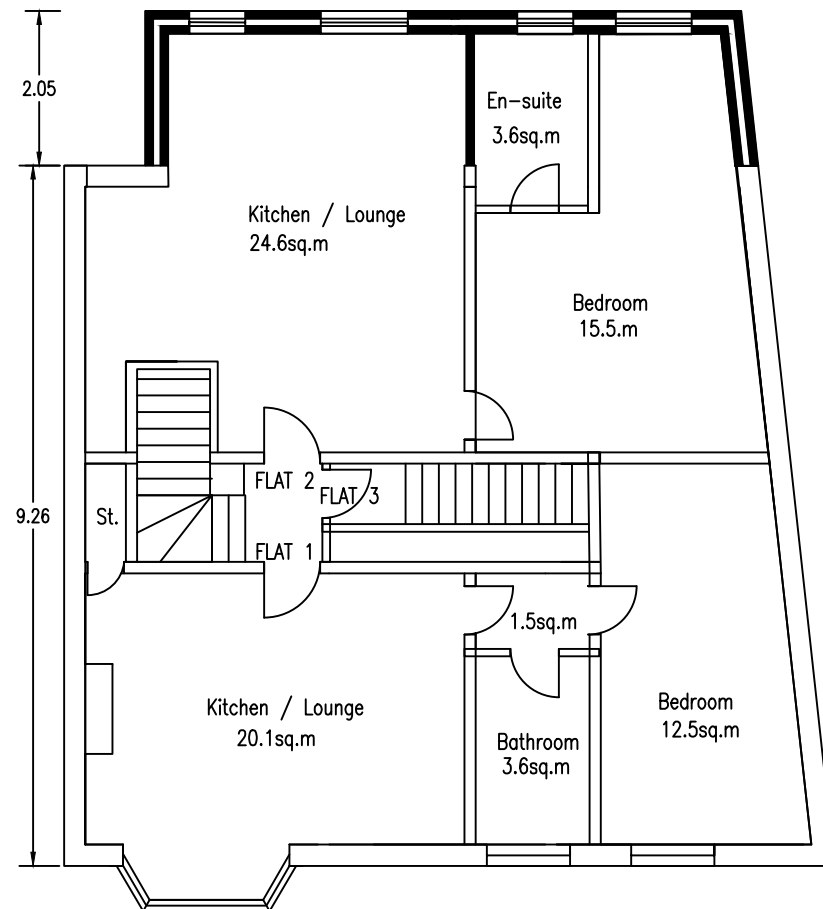
Proposed Rear Elevation



Proposed Front Elevation

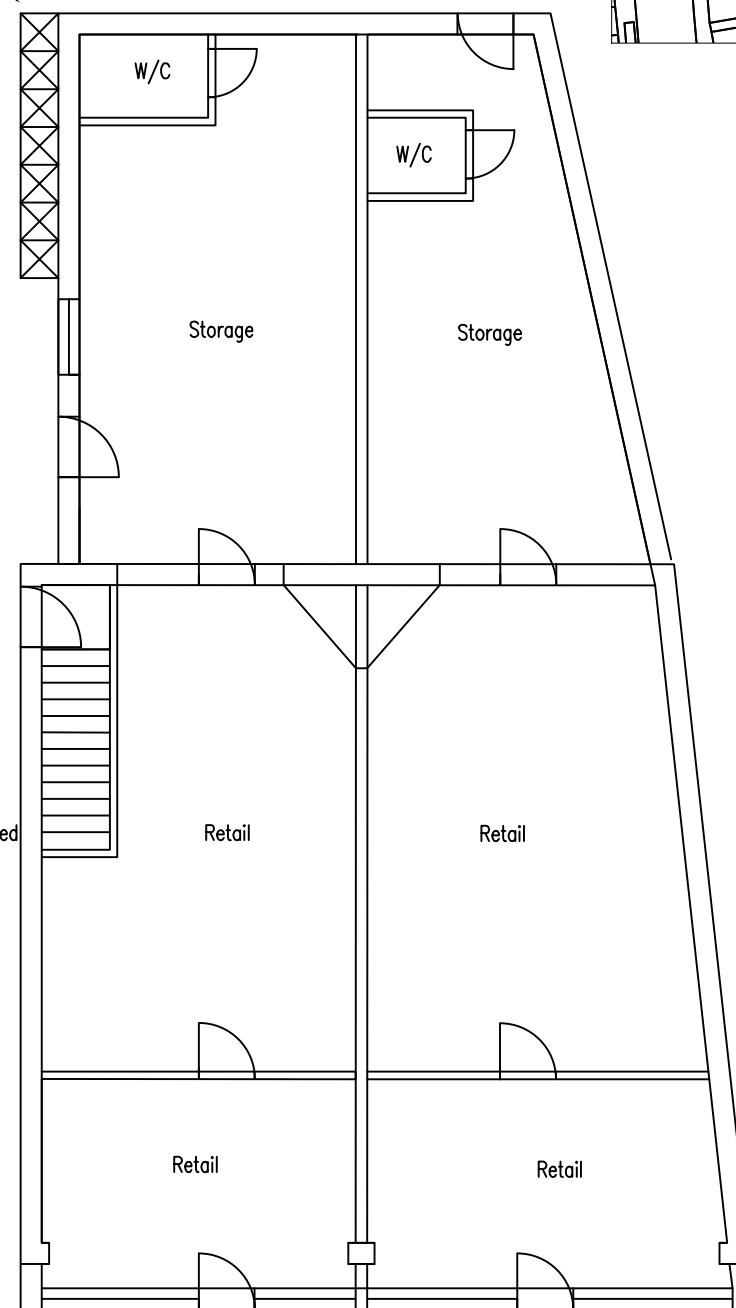


Proposed Second Floor Layout



Proposed First Floor Layout

Bins



Proposed Ground Floor Layout

Shared  
Alley

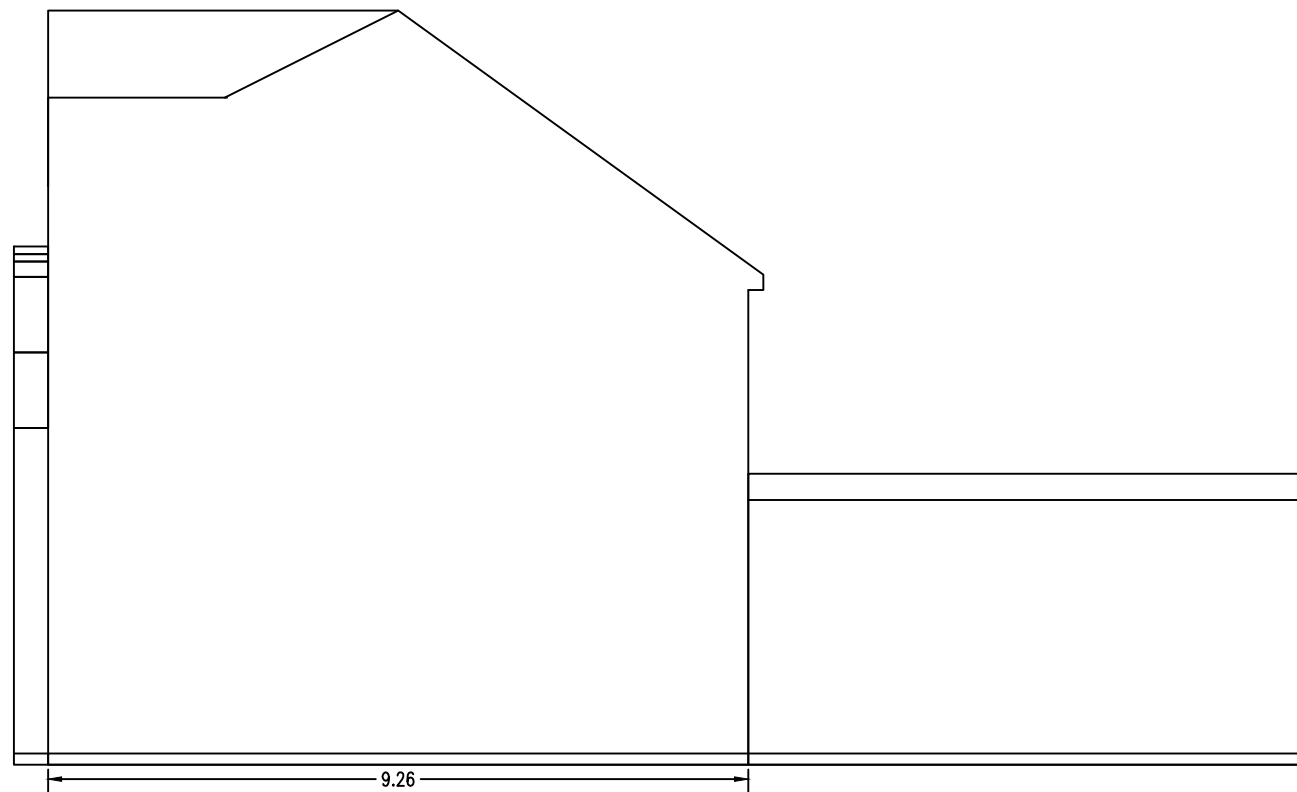
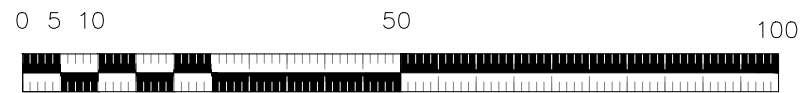
Refuse Access/ Egress



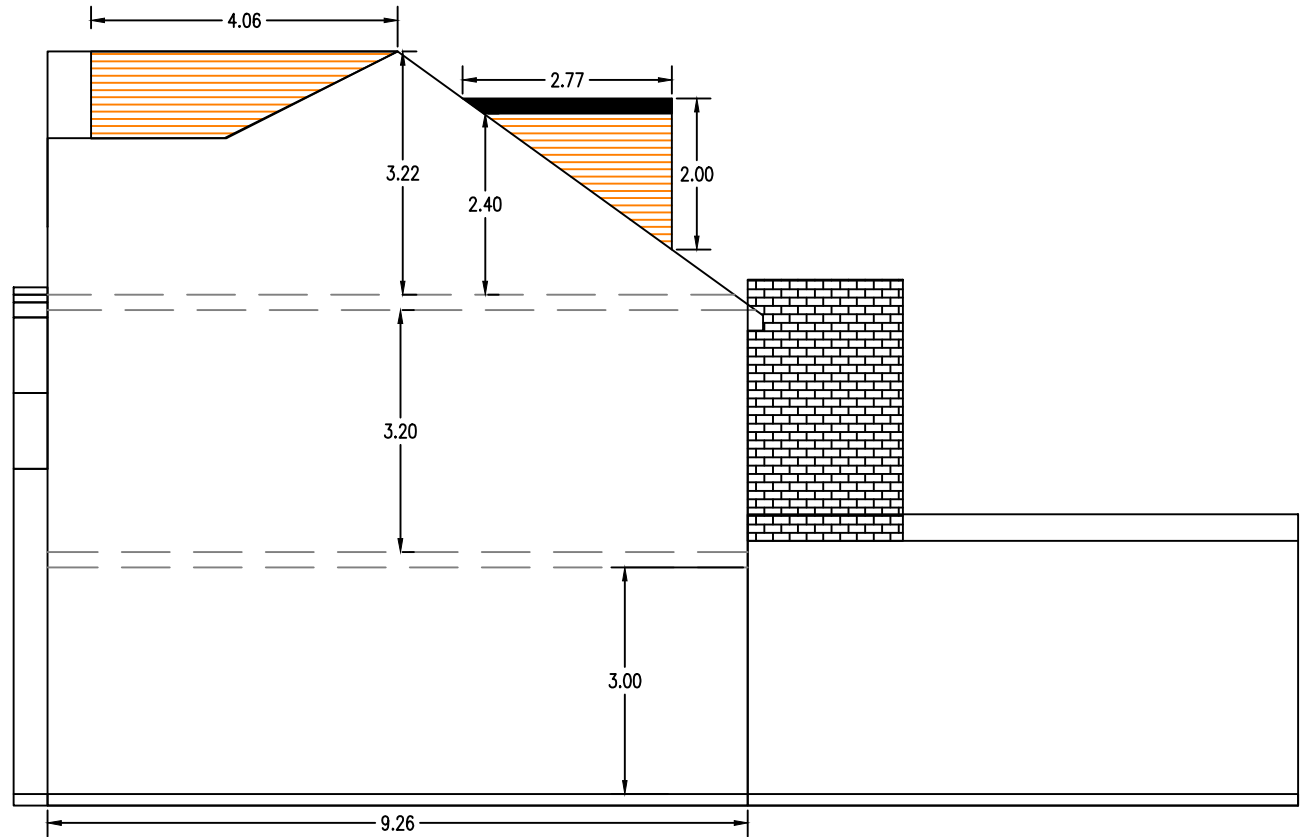
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Drawing Title				
Proposed Layouts & Location Plan				
Scale : 1/100				
Original Drg Size : A3 Dimensions : M				
Drawn: SK Date: 15/10/2021				
Drawing No 002				Rev D

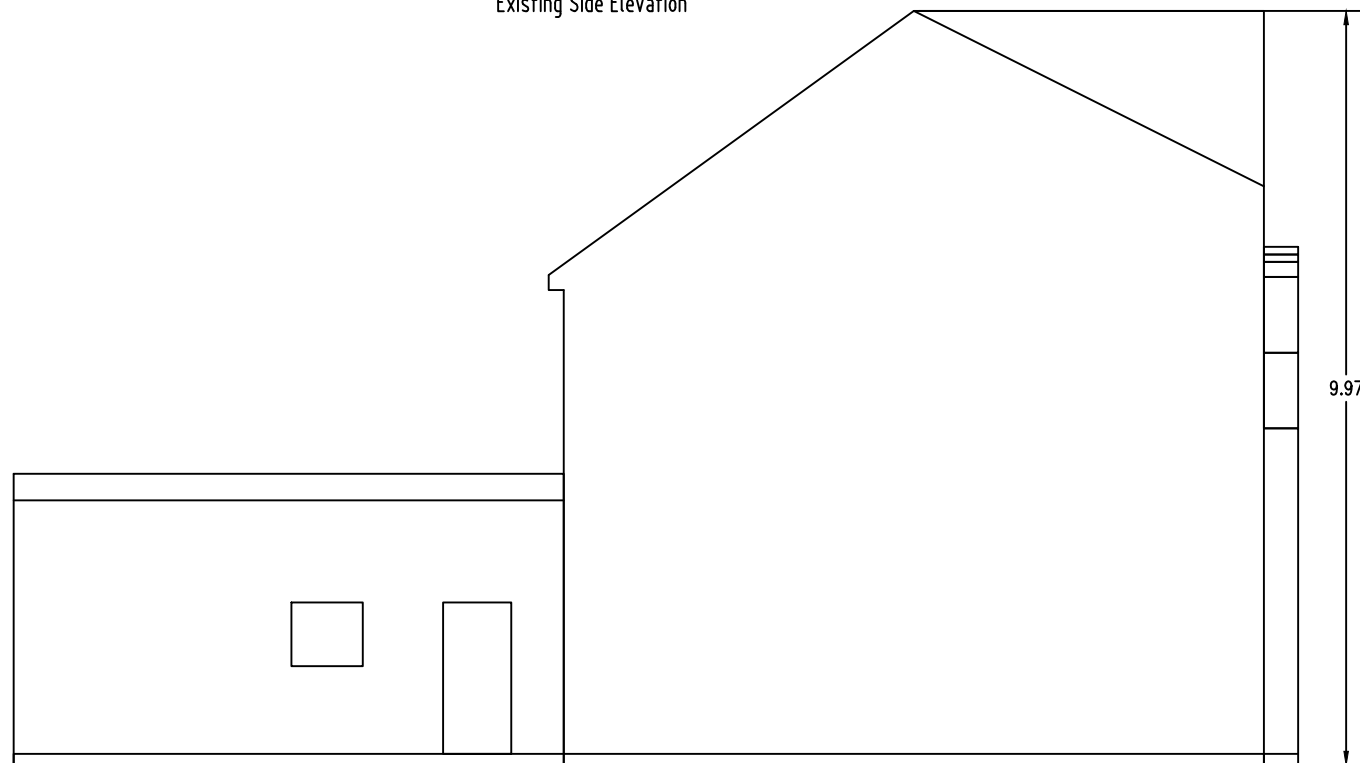




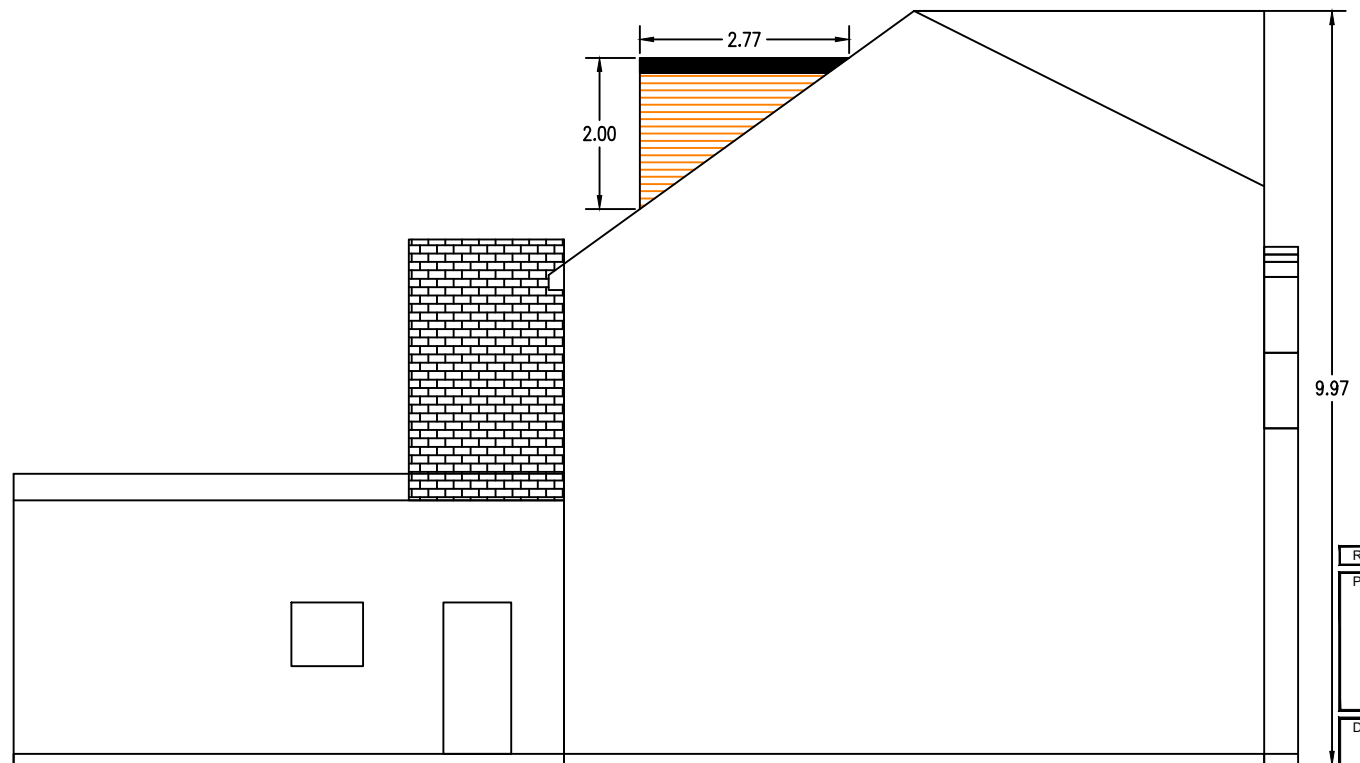
Existing Side Elevation



Proposed Side Elevation



Existing Side Elevation



Proposed Side Elevation

Rev	Revision details	Chkd	Appd	Date
Project Name				
130-132 Sandan Rd B66 4AB				
Drawing Title				
Existing / Proposed Side Elevations				
Scale : 1:100				
Original Drg Size : A3		Dimensions : M		
Drawn: SK		Date: 22/08/2021		
Drawing No 003				Rev B