

Report to Planning Committee

8 July 2021

Application Reference	DC/21/65449
Application Received	23 rd March 2021
Application Description	Proposed two storey side and single storey rear extensions.
Application Address	24 Maypole Close Cradley Heath B64 5AS
Applicant	Mrs T Taylor
Ward	Cradley Heath & Old Hill
Contact Officer	Name David Paine Email david_paine@sandwell.gov.uk

1 Recommendations

1.1 That planning permission be granted subject to:


- (i) External materials to match existing property.

2 Reasons for Recommendations

2.1 The proposal would cause no significant harm to the amenity of the occupiers of adjacent properties and have no appreciable impact on the visual amenity of the surrounding area or to the safety and convenience of users of the highway. The proposal is therefore compliant with both national and local planning policies.



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 as three material planning objections have been received.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[24 Maypole Close](#)

5 Key Considerations

- 5.1 The site is unallocated in the adopted development plans.
- 5.2 The material planning considerations which are relevant to this application are:-

Loss of light and/or outlook
Public visual amenity
Overbearing nature of proposal
Design, appearance and materials

6. The Application Site

- 6.1 This application relates to an end of terrace residential property, situated on the southern side of Maypole Close, Cradley Heath. This is a residential cul-de-sac, forming part of a residential development of 32 dwellings, approved in 1987.



7. Planning History

7.1 There is no planning history specific to this property. The property is part of a residential development approved in 1987.

7.2 Relevant planning applications are as follows:

DC/21174	Erection of 32 two-storey 2 and 3-bedroom dwellings with garages and parking spaces together with ancillary roads & services	Grant with conditions 20/01/1987
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8. Application Details

8.1 The applicant proposes to construct a two storey side extension and a single storey rear extension, forming a combined wraparound extension. Amended plans have been received to reduce the width of the extension by 1 metre. The amended proposal would therefore measure 3.3 metres wide by 12.2 metres deep and have an overall height of 6.7 metres

9. Publicity

9.1 The application has been publicised by neighbour notification letter with three objections being received.

9.2 Objections

Objections have been received on the following grounds:

- (i) The development would be out of character.
- (ii) The development would not be in proportion to its surroundings.
- (iii) The development would be overbearing and create a sense of enclosure.
- (iv) Loss of light.



- (v) Disturbance and noise during construction.
- (vi) The loss of a tree on the property boundary.

9.3 Responses to objections

I respond to the objector's comments in turn:

- (i) The design features of the extension would reflect the design of the existing property and the wider estate. A two storey side extension is not a typical feature of this estate, but that is not a reason in itself for refusal. Overall the extension would blend well with its surroundings.
- (ii) The initial plans showed an extension of a similar width to the existing house and would therefore lack the necessary subservience needed. The amended plans show a narrower extension which would comply with the requirements of the residential design guide and would read correctly as an extension.
- (iii) The primary impact here would be on the front elevation windows of 21 – 23 Maypole Close. The separation distance here would be approximately 14 metres. Although our Residential Design Guide is not specific to a side-to-front separation distance, the side to rear requirement is 14 metres. Using this as a guide and having discussed this issue with our Urban Design team, 14 metres is deemed to be acceptable in this case.
- (iv) This proposal would cause no significant loss of light to neighbours. All other properties nearby would be too far away to be significantly affected by any loss of light. No part of the proposed extension would cross the 45-degree line.
- (v) There is no reason to suppose that noise and disturbance caused would be out of the ordinary for this type of development.
- (vi) The tree in question would not be significantly impacted by this proposal. However, the tree in question is not subject to a tree preservation order and can be removed at any time by the applicant.

9.4 Further consultation

Neighbours have been re-consulted following the submission of amended plans. Any further comments received will be tabled to the Planning Committee.



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 These policies emphasise the need for good design and proposals should be of an acceptable scale. The revised proposal accords with these policies.

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

The proposal would not be visible from within the neighbouring property at number 25. All other properties nearby would be too far away to be significantly affected by any loss of light. No part of the proposed extension would cross the 45-degree line.



13.3 Loss of outlook

The proposal would bring the side elevation of number 24 closer to the front facing windows of number 21-23. The separation distance between the side wall of the proposed extension and the front facing windows of number 21-23 would be 14 metres. Although our Residential Design Guide is not specific to a side-to-front separation distance, the side to rear requirement is 14 metres. Using this as a guide and having discussed this issue with our Urban Design team, 14 metres is deemed to be acceptable in this case.

13.4 Public visual amenity

The initial proposal would have created the appearance of a second dwelling, attached to number 24. In doing so it would have dominated this prominent corner position. The revised proposal by its reduction in width is now subservient to the host dwelling.

13.5 Overbearing nature of the proposal

It is considered that the reduction in width would soften the impact of this proposal, keeping the extension subservient to the existing house.

13.6 Design, appearance and materials.

The revised design is good, having similar proportions namely windows, roof height and design thus blending well with the neighbourhood and complies with the requirements of the residential design guide.

14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so, however in my opinion the scheme is of appropriate scale and design and would not appreciably harm the amenities of neighbouring properties.



15 Implications

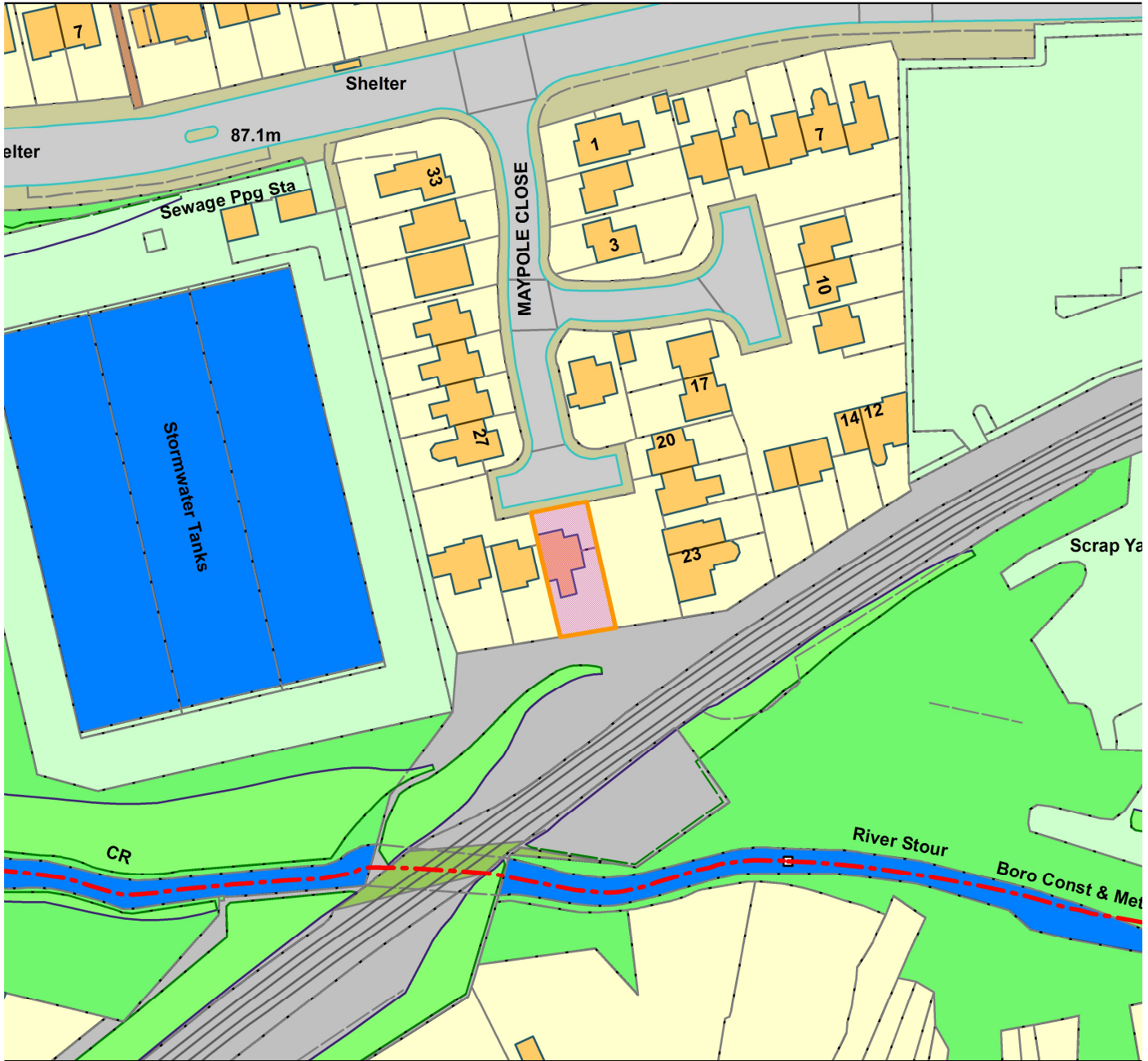
Resources:	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are 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. 02A
Plan No. 03A

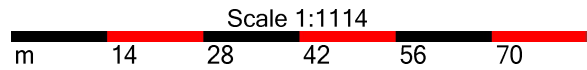


DC/21/65449
24 Maypole Close



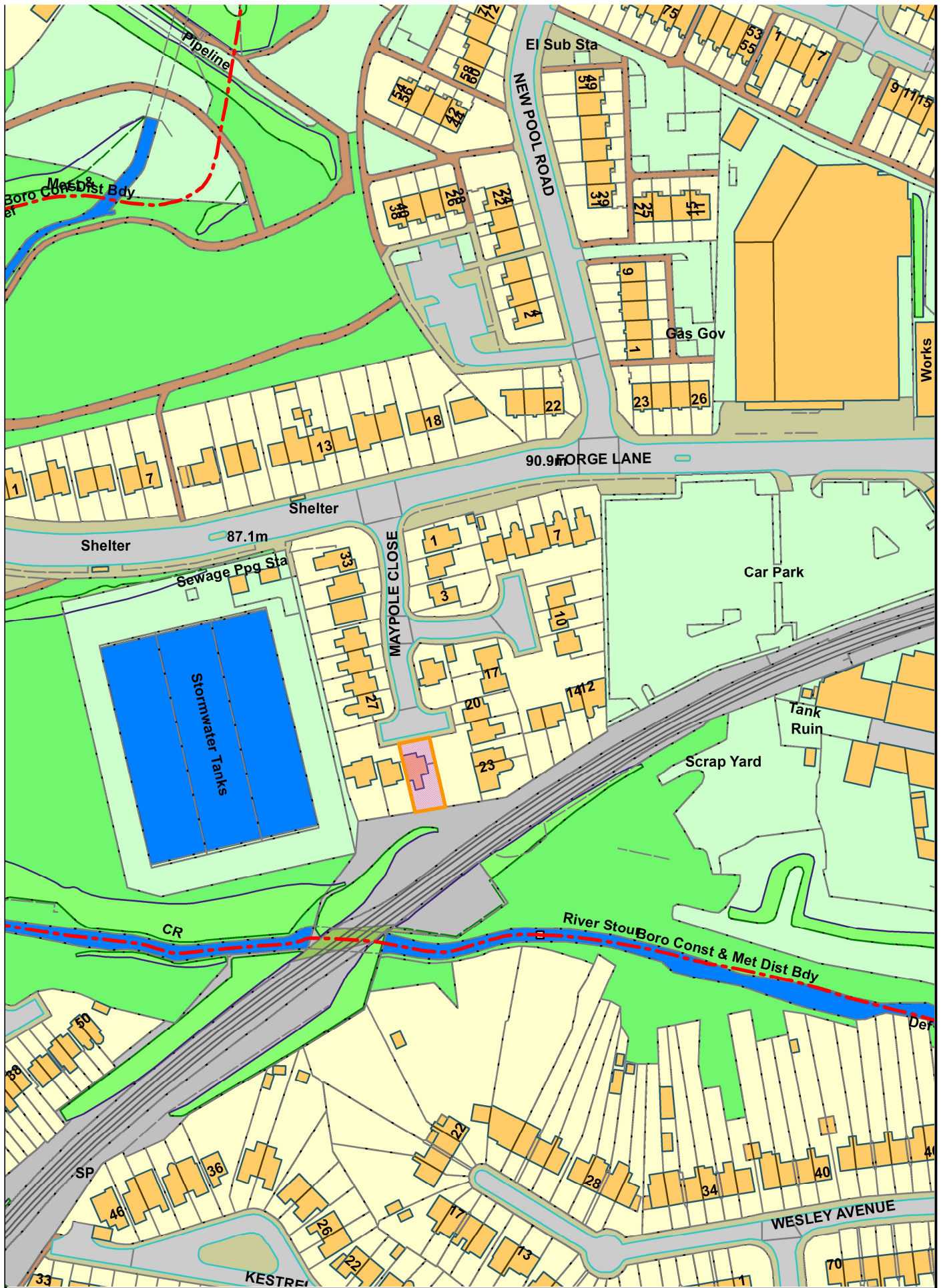
Legend

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	25 June 2021
OS Licence No	





Scale 1:1250



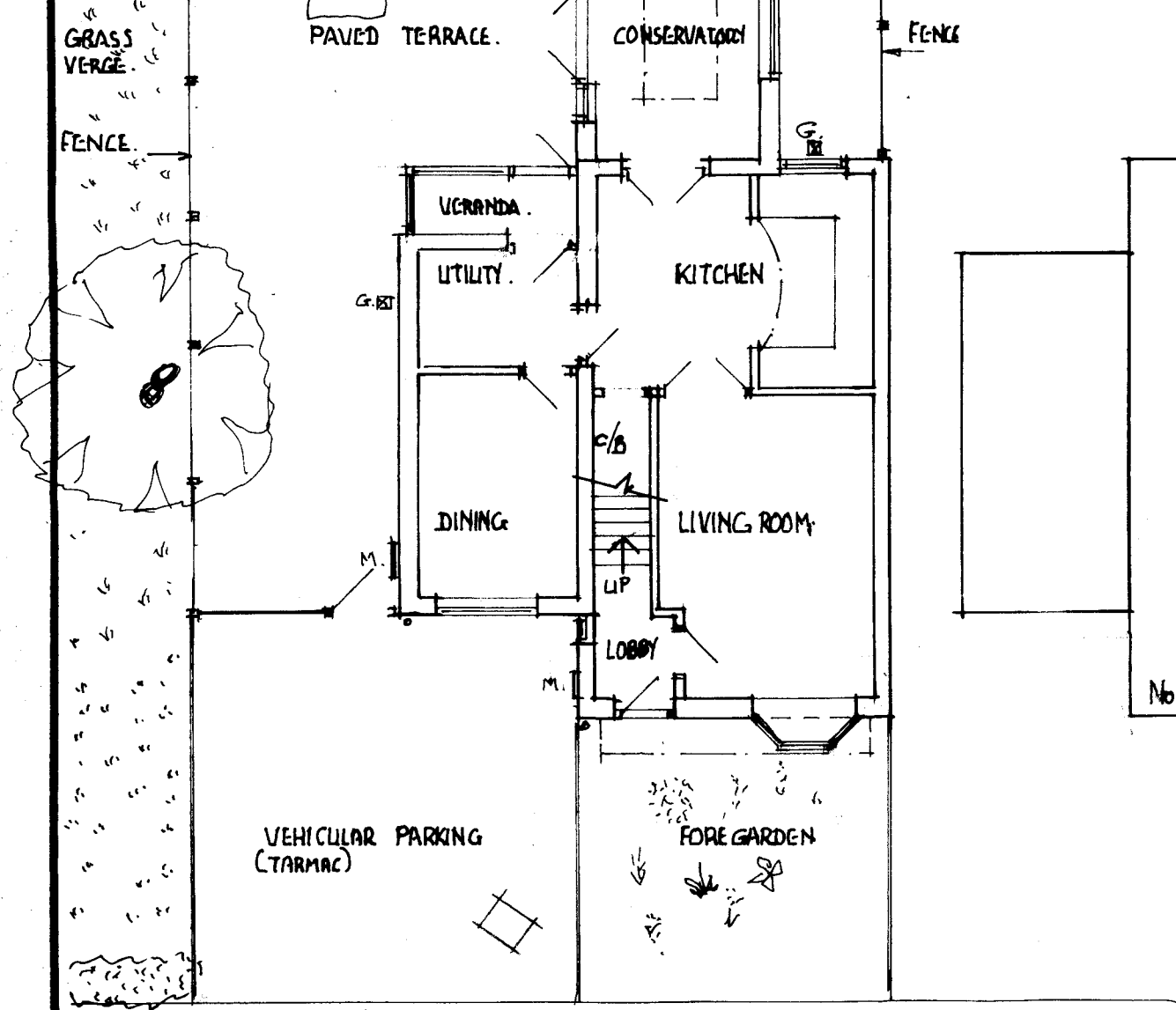
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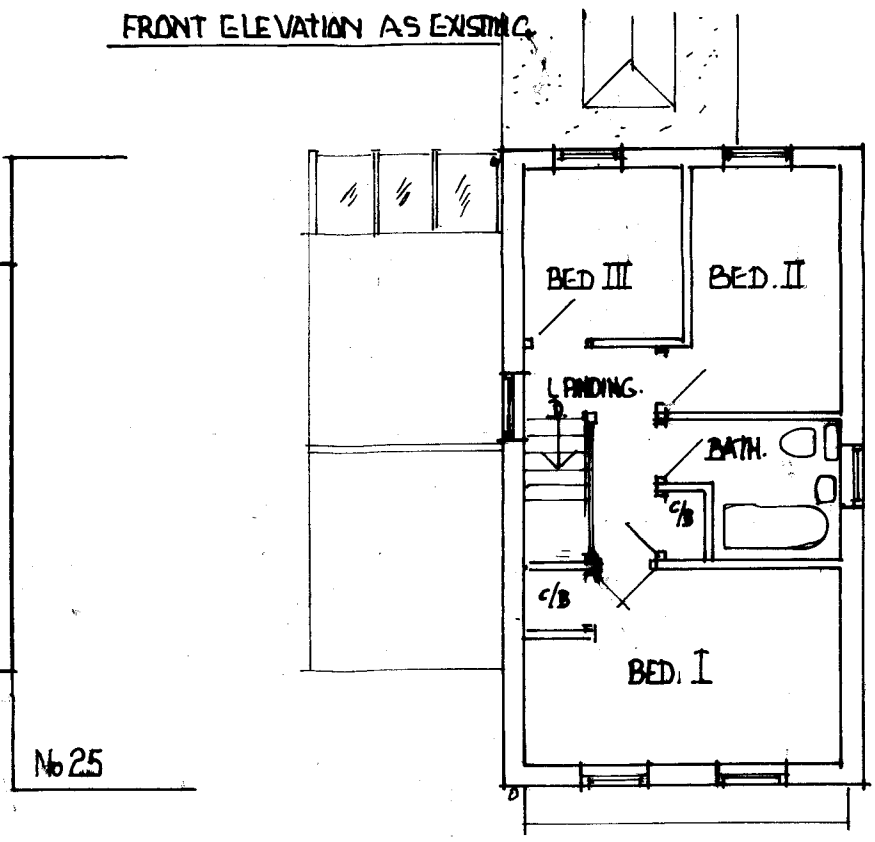
BROWN INTERLOCKING
CONC. ROOF TILES.
BROWN GL. PVC U
WINDOWS,
RED FACING
BRICKS.

FRONT ELEVATION AS EXISTING.

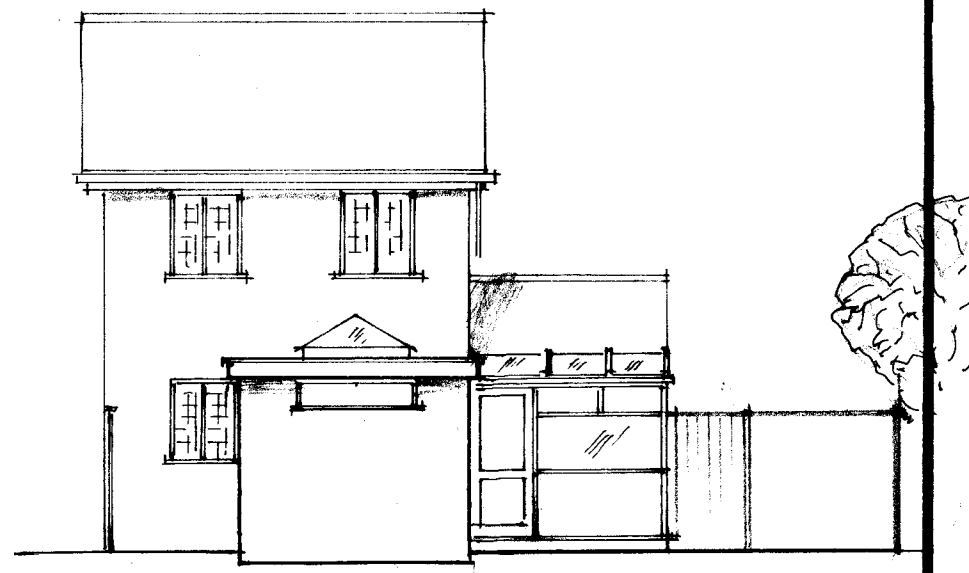
SIDE ELEVATION AS EXISTING.



GROUND FLOOR AS EXISTING.



FIRST FLOOR AS EXISTING.



REAR ELEVATION AS EXISTING.

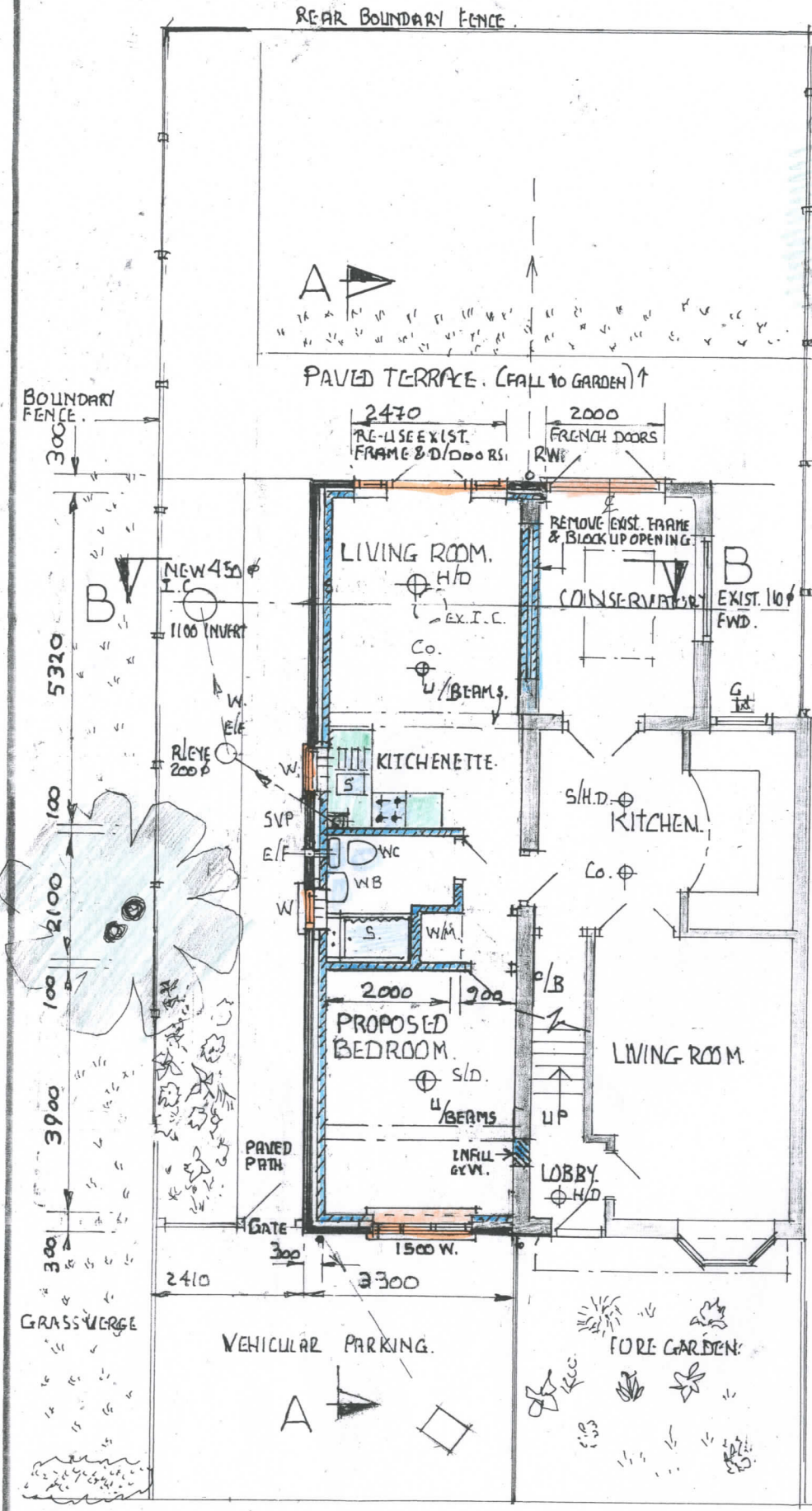


DRAWN BY - V L SMITH
DATE DRAWN - MARCH 2021
SCALE DRAWN - 1:100
TELEPHONE No - 01384 872255

Plan of existing house at; No 24 Maypole Close, Cradley, Sandwell, B64 5AS.

DRG No 01

REAR BOUNDARY FENCE.



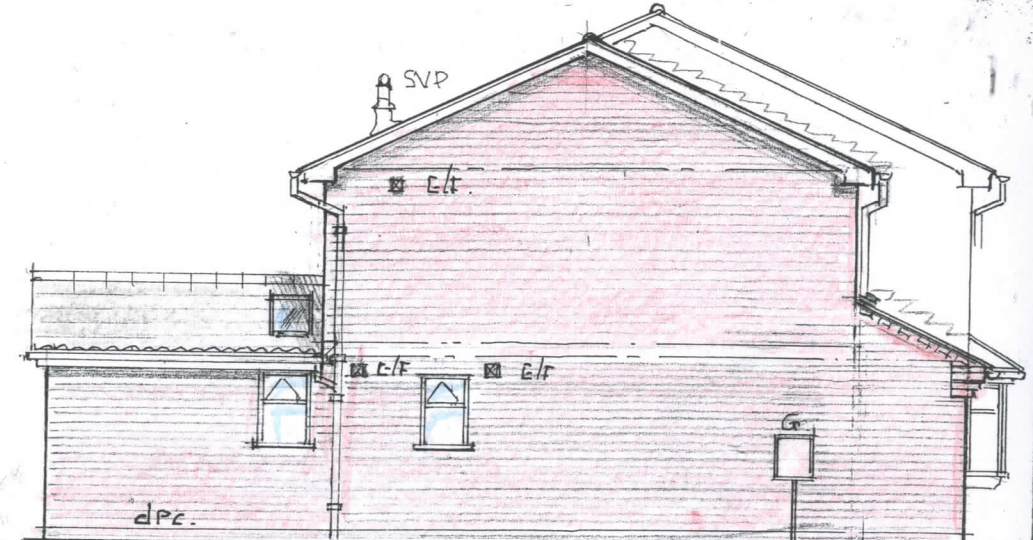
MATCHING INTER-LOCKING CONC. ROOF TILES.

WINDOWS TO MATCH EXIST.

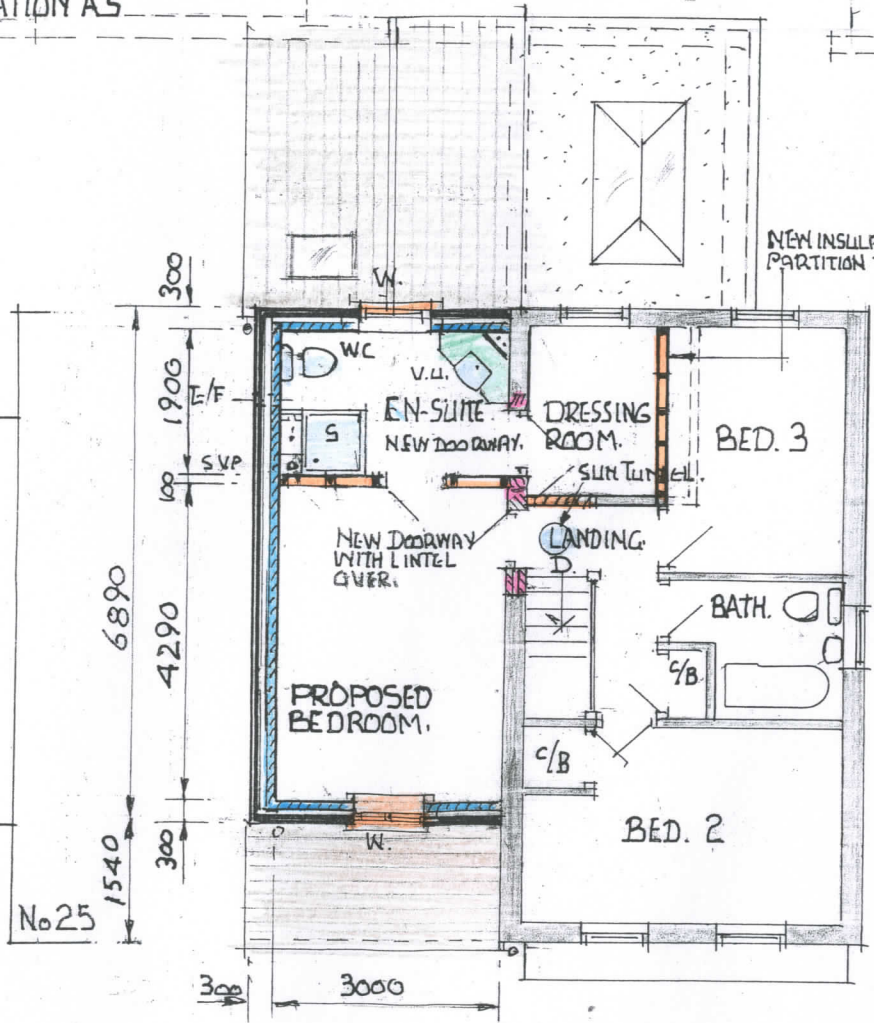
MEANS OF ESCAPE WINDOWS TO BOTH G/F & 1ST FLOOR.

MATCHING FACING BRICKS.

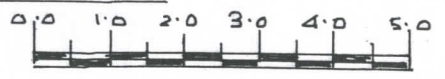
FRONT ELEVATION AS PROPOSED.



PRIVACY LEVEL 4 GLASS IN BOTH WINDOWS. SIDE ELEVATION AS PROPOSED.



PFC ALUMIN PATIO DOORS WITH SAFETY GLASS. RE-USE THIS EXIST. COMB'N FRAME, MUST HAVE SAFETY GLASS.



DRAWN BY — V L SMITH
 DATE DRAWN — MARCH 2021
 SCALE DRAWN — 1:100
 TELEPHONE No. 01384 872255

CAVITY TRAY/DPC & LEAD FLASHING AT ABUTMENT.
FLASH EXIST. FLAT ROOF TO PROP. PITCHED ROOF

EAVES 47x100 SW TREATED WALL FRT'S SECURED TO WALLS USING 5x30 GALV. STEEL VERT'L RESTRAINING STRAPS 600 IN FROM EACH SIDE & THEN AT MAX'M 1200 C/C. EXIST. CONSERV'Y.

BLOCK UP EXISTING COMBINATION FRAME OPENING.

VELUX ROOF WINDOW 550x980 WITH BLIND.

MECHANICALLY FIXED RIDGE TILES & CONTINUOUSLY VENT'D. INTERLOCKING CONC. ROOF TILES TO MATCH HOUSE ROOF TILES, ON TILING LATH 25x50, ON BREATHER MEMBRANE, (ROOFSHIELD, BY PROCTOR LTD) ON 47x150 C24 COMMON RAFTERS AT MAX'M 600 C/C. FOR DETAILS OF RIDGE BEAM & RAFTER CONNECTIONS SEE STRUCTURAL ENG'S DESIGN SHEETS. INSULATE BETWEEN RAFTERS USING 130THK CELOTEX XR4000 BOARDS & FLUSH WITH UNDERSIDE OF RAFTERS. LINE UNDERSIDE OF RAFTERS WITH A LAYER OF 1200 G. POLY, WITH LAPS SEALED TO FORM A VCL. FINISH CEILING WITH 12.5 GYPRO DU PLEX WALL BOARDS & SCIM FIN. SECURE RAFTERS TO WALL FRT'S USING GALV. STEEL GLIDE SHOES MODEL G550 BY SIMPSON STRONG-TIE.

section thro' B-B

APPROVED TYPE X GABLE ABUTMENT CAVITY TRAYS WITH ATTACHED CODE 4 LEAD FLASHING, FROM CAVITY TRAYS of VEOLIA.

MECHANICALLY FIXED RIDGE TILES.

MATCHING INTERLOCKING TILES. DRY VERGE.

CAVITY TRAY/DPC/ CODE 4 LEAD COVER FLASHING. ROOF WINDOW 780x980

47x170 SW C24 FLOOR JOISTS AT MAX'M 450 C/C.

EXISTING COMBINATION FRAME REMOVED & OPENING BLOCKED UP.

TWIN 4/8's.

2300 MIN M.

100THK ROCKWOOL 'FLEX' INSUL'N

2300 MIN M.

CAVITY TRAY/DPC & CODE 4 LEAD COVER FLASHING. MATCHING INTERLOCKING CONC. ROOF TILES, ON TILING LATH, ON 'ROOFSHIELD' LP BREATHER MEMBRANE, ON 47x120 SW C24 COMMON RAFTERS AT MAX'M 600 C/C. BIRDSMOUTH OVER & SPIKE TO 47x150 SW POLE FRT AT TOP & TO 47x100 SW WALL FRT AT EAVES, 47x97 SW CEILING JOISTS AT 600 C/C. 300 ROCKWOOL INSULATION, BETWEEN & OVER CEILING JOISTS.

RE-LOCATE METERS. METER BOX & SERVICE CABLE TO FRONT WALL OF PROPOSED

REIN. CONCRETE RAFT FOUNDATIONS SHOWN ARE ONLY INDICATIVE, FOR PRECISE DTL'S SEE STRUCTURAL ENG'S DRG'S & SPECN/ CALCULATIONS.

⊙ PUBLIC FW SEWER 100 φ x 1100 INVERT

0.0 1.0 2.0 3.0 4.0

section thro' A-A

THIS DRAWING MUST BE READ IN CONJUNCTION WITH "SPECIFICATION OF WORKS"

DRAWN BY V L SMITH
DATE DRAWN APRIL 2021
SCALE DRAWN 1:50
TELEPHONE 01384 87255

Proposed extensions to existing property at; No 24 Maypole Close, Cradley, B64 5AS. DRG No 03/A