

# Report to Planning Committee

8 July 2021

<b>Application Reference</b>	DC/21/65517
<b>Application Received</b>	8 April 2021
<b>Application Description</b>	Proposed first floor front and single/two storey rear extensions, front porch alterations and extensions to roof including raising the height.
<b>Application Address</b>	48 William Road Smethwick B67 6LW
<b>Applicant</b>	Mr Muhammad Imran
<b>Ward</b>	Smethwick
<b>Contact Officer</b>	Name Dave Paine Email david_paine@sandwell.gov.uk

## 1 Recommendations

1.1 That planning permission is granted subject to:

- (i) External materials to match existing property.

## 2 Reasons for Recommendations

2.1 The application is compliant with both national and local planning policies. Although some loss of light would be experienced by the adjacent neighbour, this would not be sufficient to warrant refusal of the application. The proposal would have no appreciable impact on the



visual amenity of the surrounding area or to the safety and convenience of users of the highway.

### 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.

### 4 Context

4.1 This application is being reported to your Planning Committee because it has been requested by Councillor Parbinder Kaur.

4.2 To assist members with site context, a link to Google Maps is provided below:

[48 William Road](#)

### 5 Key Considerations

5.1 The site is unallocated in the local plan.

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

Loss of light and/or outlook

Design, appearance and materials

### 6. The Application Site

6.1 This application relates to a detached residential property on the northern side of William Road, Smethwick. This area is residential in character with a range of dwelling types, including terraced, semi-detached and detached dwellings.



## 7. Planning History

7.1 There is no relevant planning history.

## 8. Application Details

8.1 The applicant proposes to erect a first floor front and single/two storey rear extensions, front porch alterations and extensions to roof including raising the height. The proposals are as follows:-

- (i) The design of the front elevation and roof would be substantially changed, and the roof height would increase by 750mm, making the overall roof height 8.65 metres.
- (ii) A two-storey front extension is proposed to include a new porch with first floor bedroom above, measuring 2.5 metres deep by 3.7 metres wide with an overall height of 7.15 metres.
- (iii) To the rear there would be a ground floor extension measuring 6.0 metres deep by 3.3 metres high by 11 metres wide, and a first-floor extension above measuring 4.0 metres deep by 8 metres high by 7.5 metres wide.
- (iv) The loft would be converted to include 2 additional bedrooms and a bathroom.

## 9. Publicity

9.1 The application has been publicised by neighbour notification letter with one objection being received.

### 9.2 Objections

Objections have been received on the following grounds:

- (i) Loss of light

Immaterial objections have been raised regarding loss of property value, damage to neighbouring property and damage to boundaries.



### 9.3 Responses to objections

I respond to the objector's comments:

- (i) Having considered this proposal, the primary issue relating to loss of light would be the impact of the two-storey rear extension on the rear facing windows of the neighbouring properties. The two-storey rear extension would be closest to the boundary with number 46, and that is where the main point of concern lies. However, the two nearest windows on the dwelling at number 46 serve a bathroom on the first floor and a kitchen on the ground floor. A bathroom is not deemed to be a habitable room and is therefore of no significant concern. The kitchen is deemed to be a habitable room but the window in question is not the sole source of natural light to this room. The kitchen also receives light from a glazed door and a second larger window which opens into the conservatory. For this reason, the overall loss of light caused to number 46 would not be sufficient to warrant refusal. The proposed extension is further away from the boundary with number 50, and number 50 has no rear facing windows serving habitable rooms to the boundary. It would therefore suffer no significant loss of light.

## 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. This 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

It is considered that this proposal would not cause any significant harm to neighbours in terms of loss of light as referred to in paragraph 9.3 above

### 13.3 Loss of outlook

It is considered that this proposal would not cause any significant harm to neighbours in terms of loss of light as referred to in paragraph 9.3 above.

### 13.4 Design and appearance

Although the proposal would substantially alter the appearance of this property, the design would be of a high quality and would sit well within a



street-scene with a wide variety of house types. The raising of the roof height would not cause any harm to visual amenity as this proposal relates to a detached property with no direct visual link with its neighbours.

## 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 design policy and would not appreciably harm the amenities of neighbouring property

## 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

Site Plan

Plan No. H221-01 A

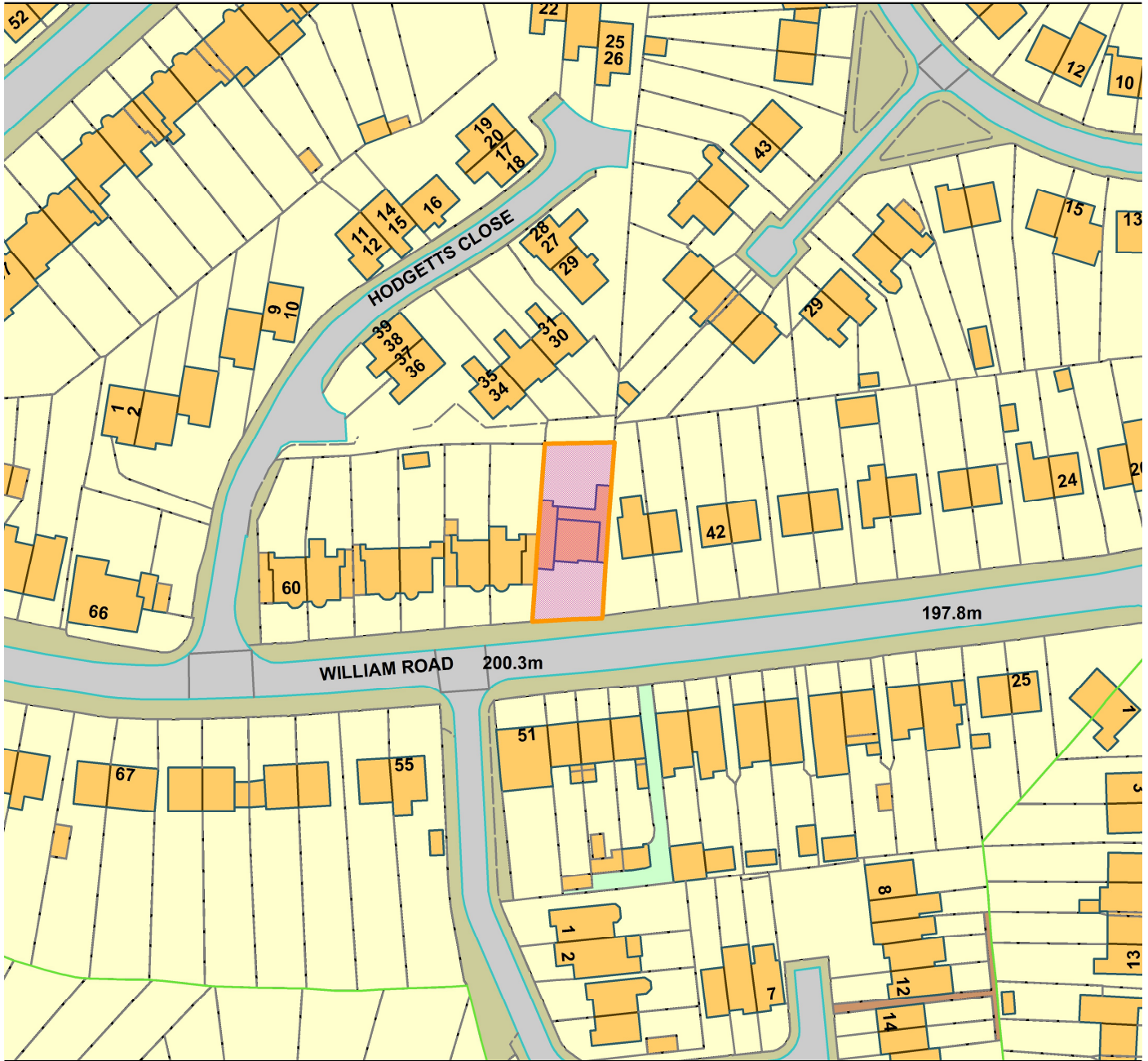
Plan No. H221-02 A

Plan No. H221-03 B

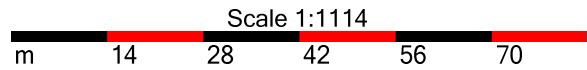
Plan No. H221-06



DC/21/65517  
48 William Road

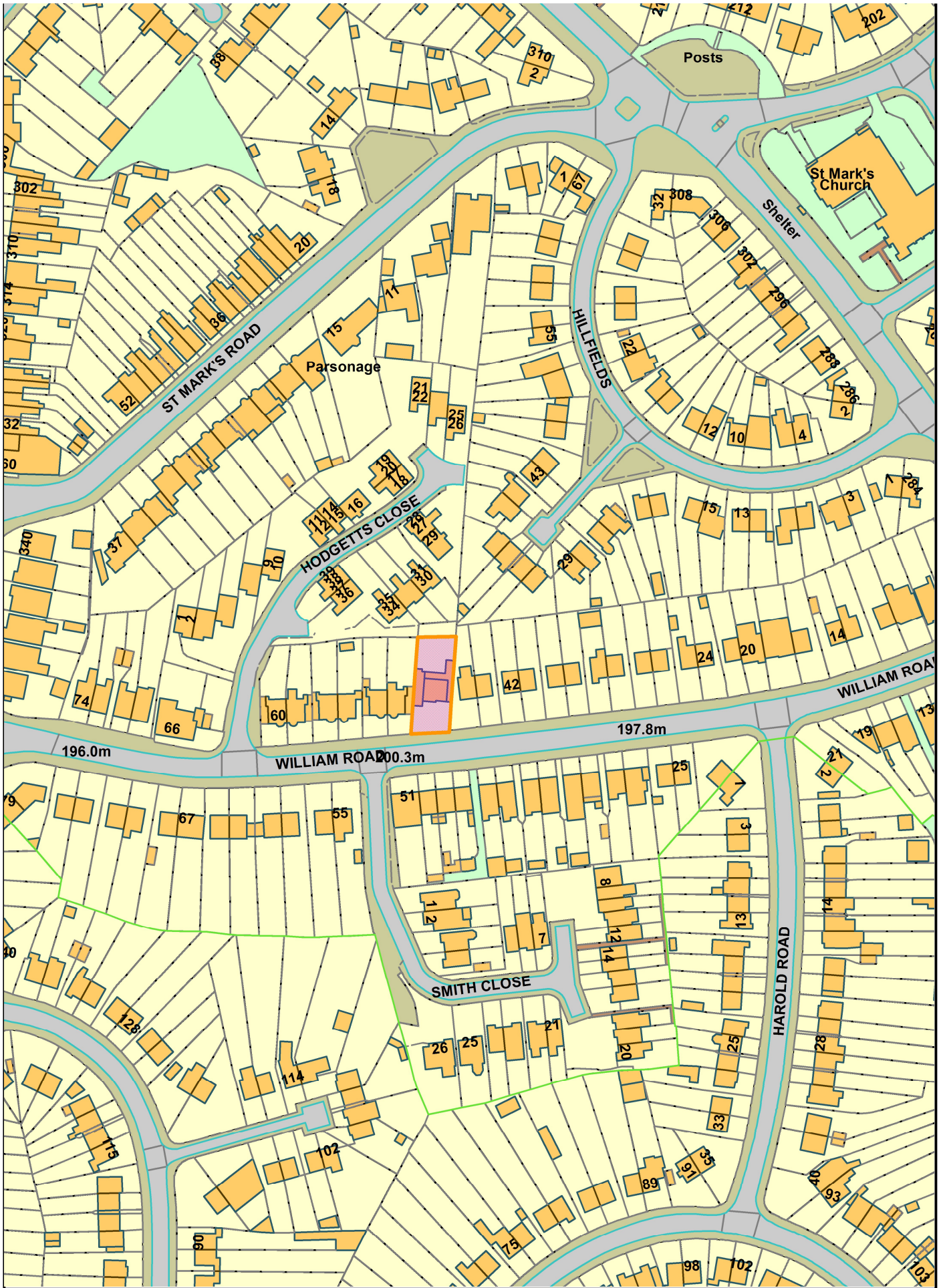


**Legend**



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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	25 June 2021
<b>OS Licence No</b>	







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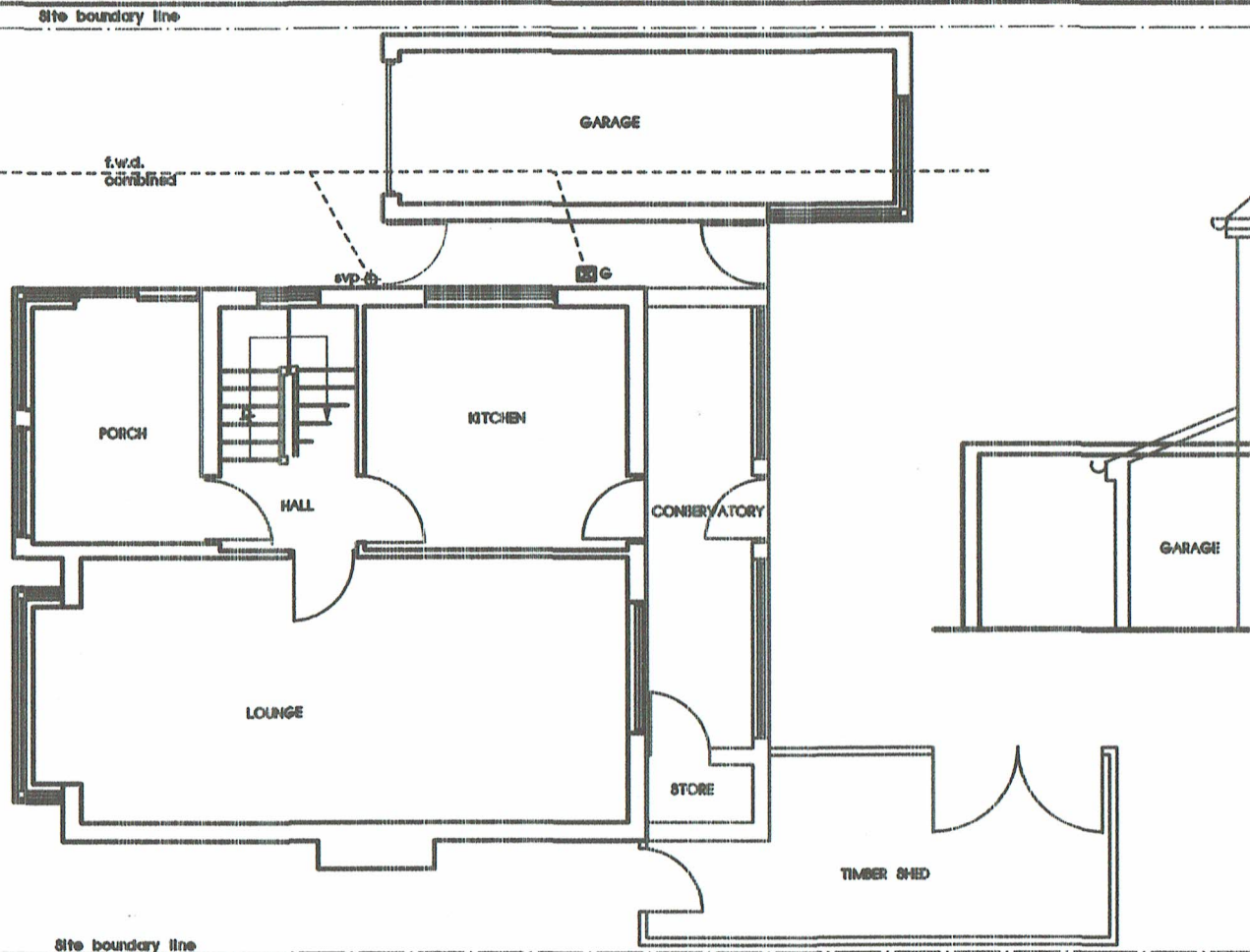
## 48, William Road, Smethwick, Sandwell, B67 6LW



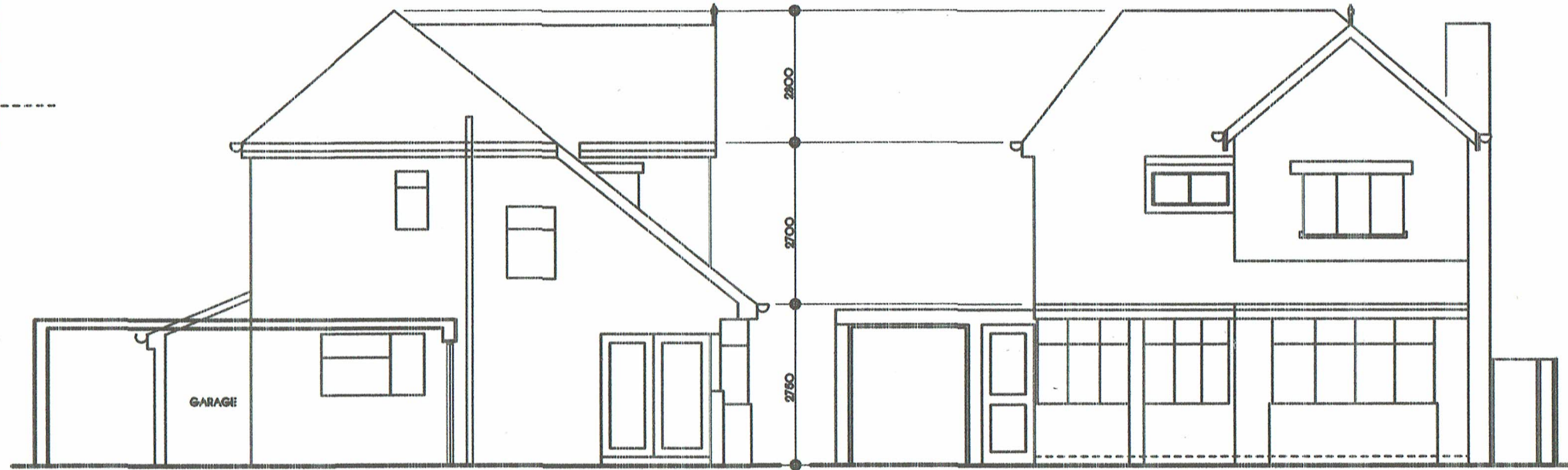
Site Plan shows area bounded by: 400833.04, 287259.02, 400974.46, 287400.44 (at a scale of 1:1250), OSGridRef: SP 908732. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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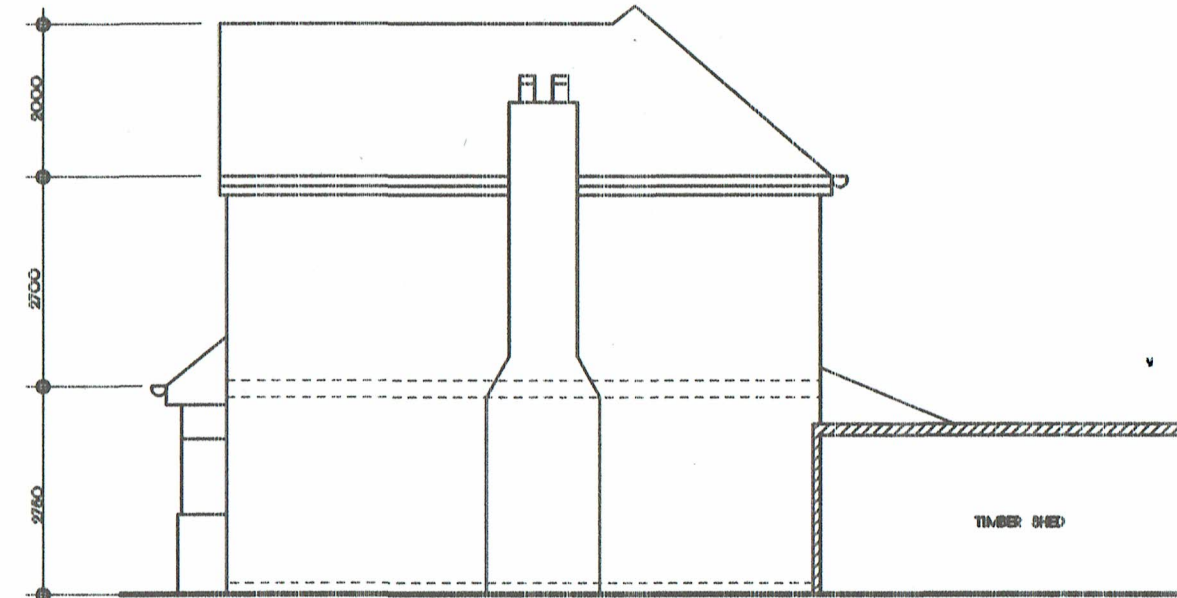


**EXISTING GROUND FLOOR PLAN**

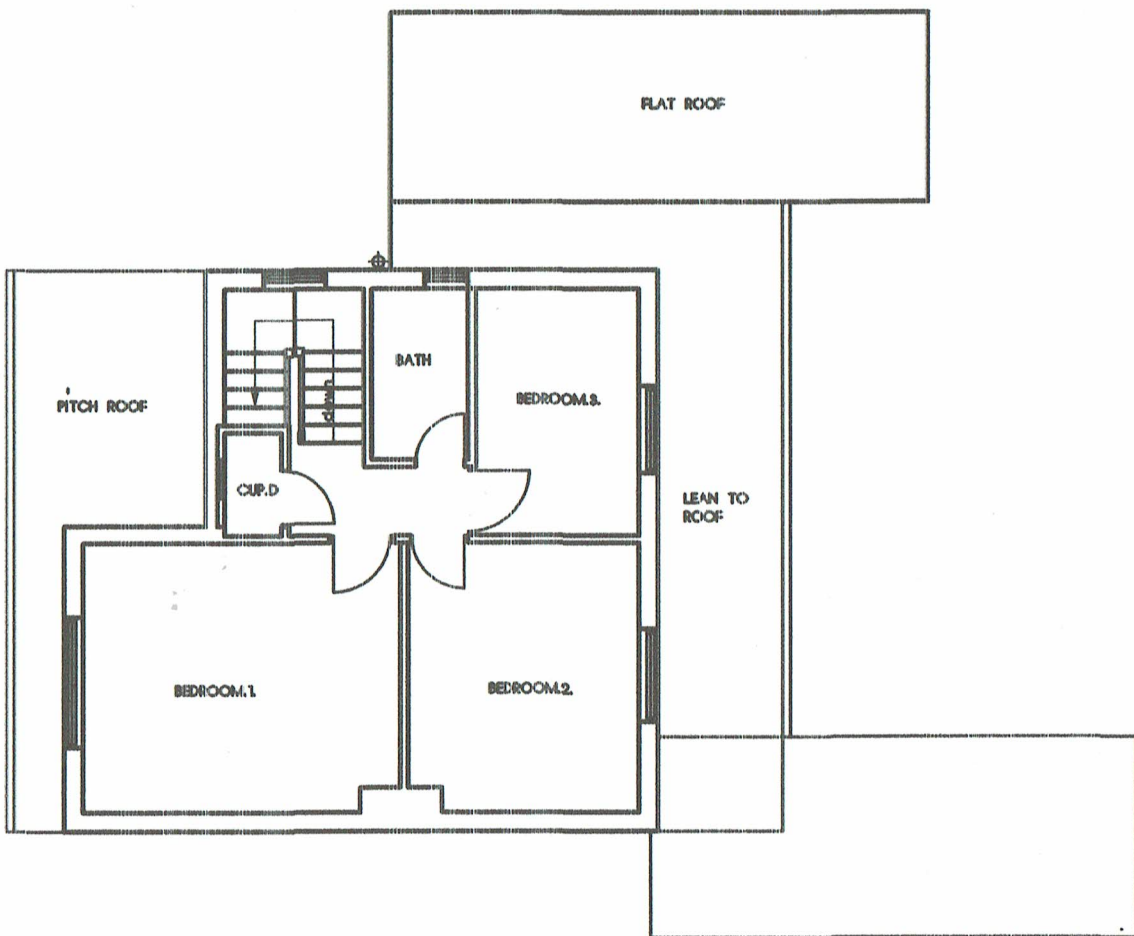


**EXISTING SIDE ELEVATION**  
( ADJACENT HOUSE NUMBER 60 )

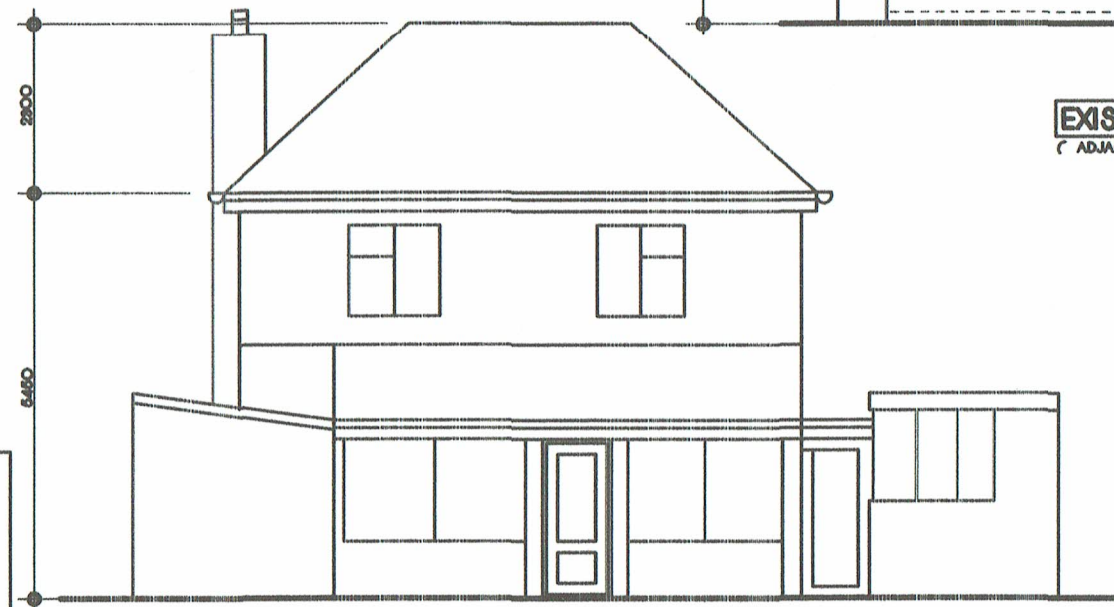
**EXISTING FRONT ELEVATION**



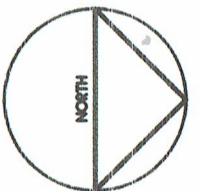
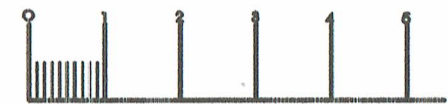
**EXISTING SIDE ELEVATION**  
( ADJACENT HOUSE NUMBER 46 )



**EXISTING FIRST FLOOR PLAN**



**EXISTING REAR ELEVATION**



REVISION A DOOR ADDED ADJACENT THE GARAGE TO SUIT PLAN 12 - 6 - 2021

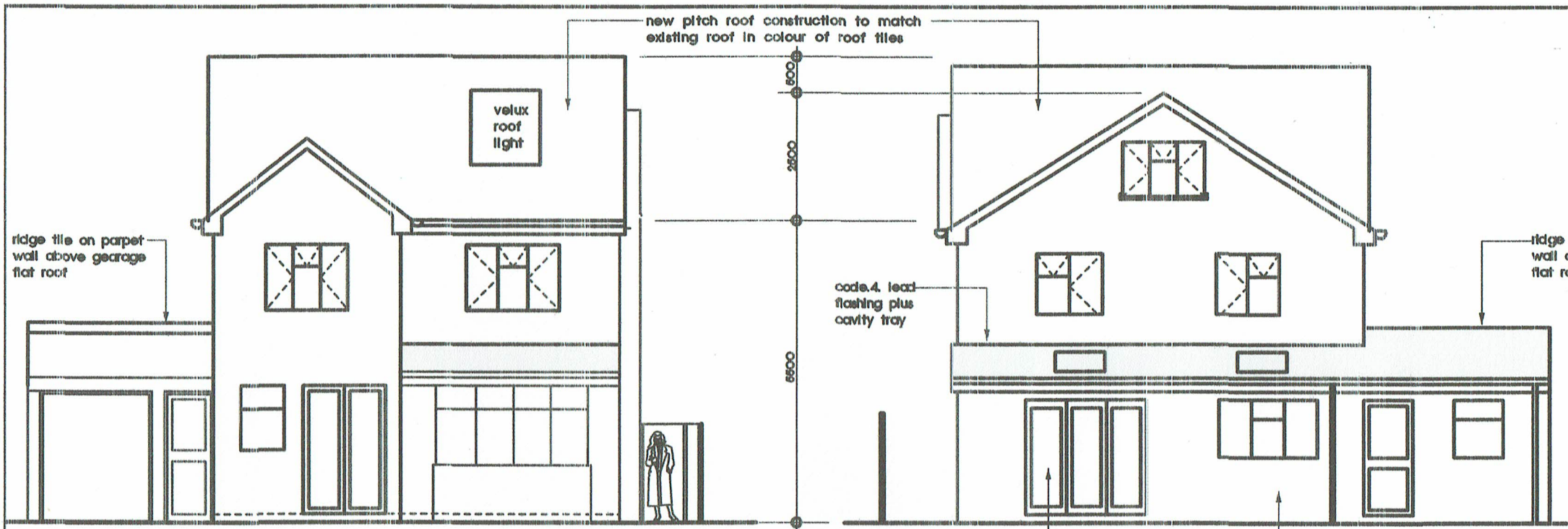
**PROPOSED TWO STOREY EXTENSION  
AT 48 WILLIAM ROAD  
SMETHWICK  
WEST MIDLANDS B67 6LW**

**FOR MR. M. IMRAN**

**SCALE 1 : 100.**

**DRAWING NUMBER H1221 - 01A**

NOTE-  
 PROVIDE EMERGENCY EGRESS OPENINGS  
 TO ALL FIRST FLOOR HABITABLE ROOMS  
 WITH MINIMUM CLEAR OPENING OF 750 X 500  
 CLEAR UNOBSTRUCTED OPENING.



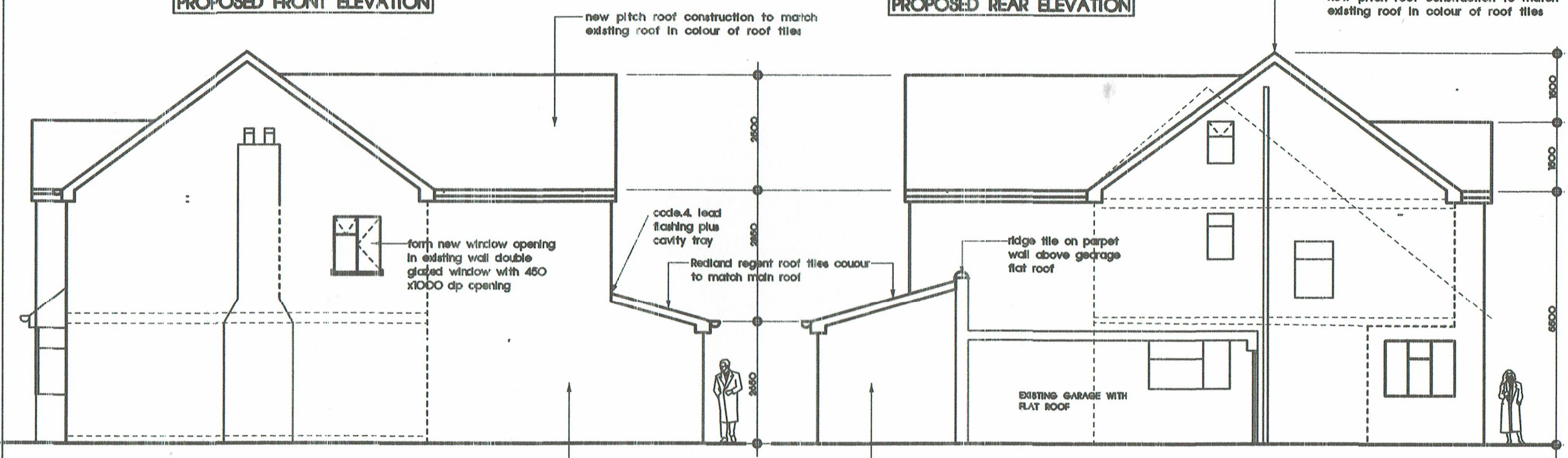
ridge tile on parapet wall above garage flat roof

double glazed upvc frame window and doors with toughened glass to door and adjacent window within 400mm of openings

new brickwork to match existing in colour, texture etc. render and painted white to match existing in all aspects

**PROPOSED FRONT ELEVATION**

**PROPOSED REAR ELEVATION**



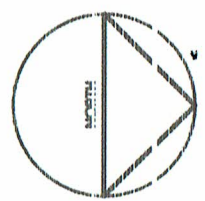
**PROPOSED SIDE ELEVATION**

( ADJACENT HOUSE NUMBER 46 )

**PROPOSED SIDE ELEVATION**

( ADJACENT HOUSE NUMBER 50 )

NOTE-  
 1) ALL STRUCTURAL STEELWORK TO BE ENCASED IN 15mm THICK GYPSUM FIRE LINE FIXED TO TIMBER CRADLES AND SKIMMED TO GIVE HALF AN HOUR FIRE PROTECTION.  
 2) UNDERSIDE OF STAIRS LINED WITH 15mm THICK GYPSUM FIRELINE AND SKIMMED.  
 3) TIMBER STUD PARTITION 75 X 60 TIMBER STUDS PLUS NOGGINGS AT 600 CENTRES WITH 50mm GYPROC SOUND INSULATION FIXED BETWEEN JOISTS BOTH SIDES LINED WITH 15mm THICK PLASTERBOARD + SKIMMED.



SCALE BAR (Scale 1 : 100 )

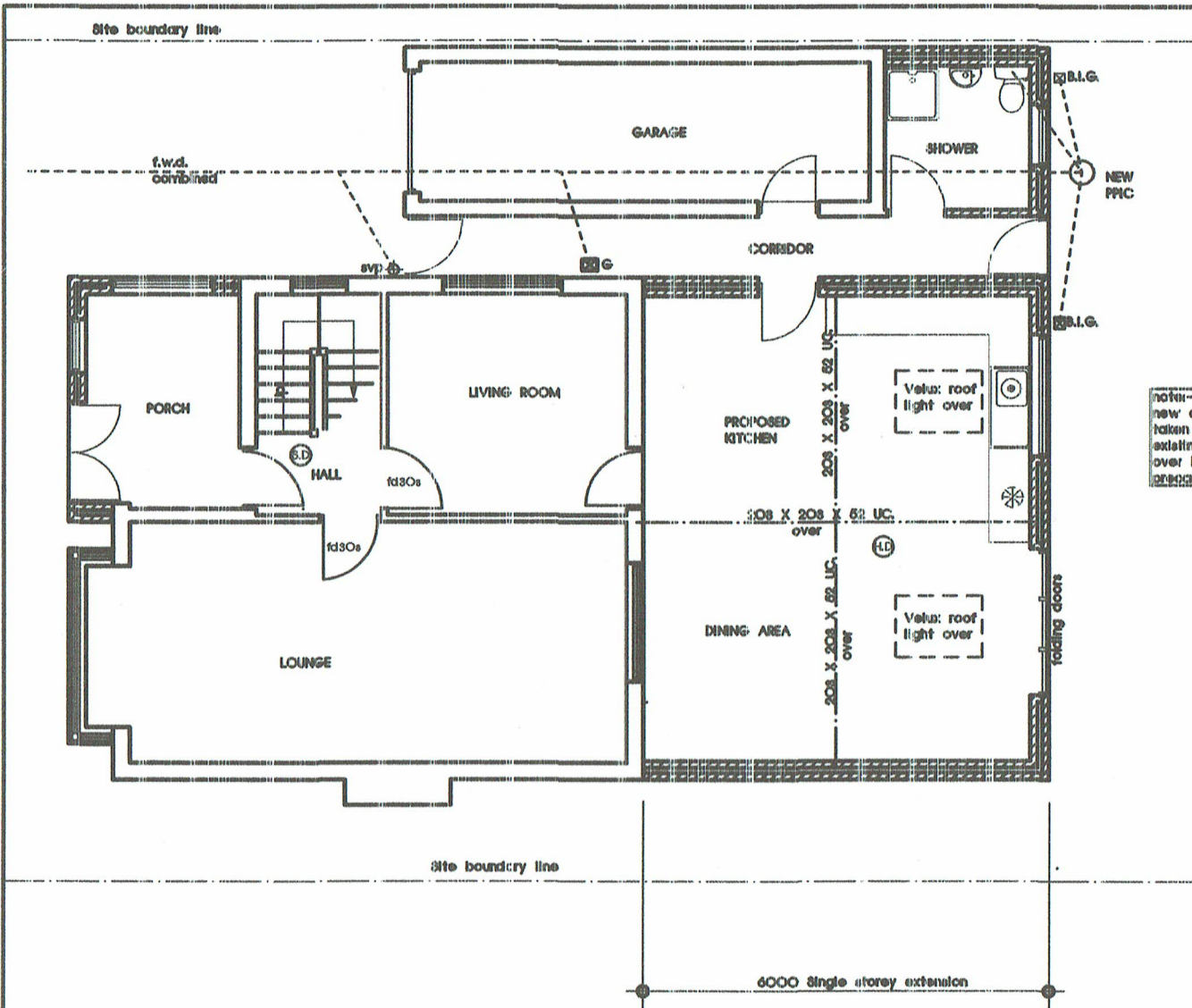
REVISIONS	REAR ELEVATION TO EXTENSION CORRECTED	2-5-2021
REVISION A	FRONT GROUND FLOOR EXTENSION REVISED TO SUIT FIRST FLOOR	10-5-2021

**PROPOSED TWO STOREY EXTENSION  
 AT 48 WILLIAM ROAD  
 SMETHWICK  
 WEST MIDLANDS B67 6LW**

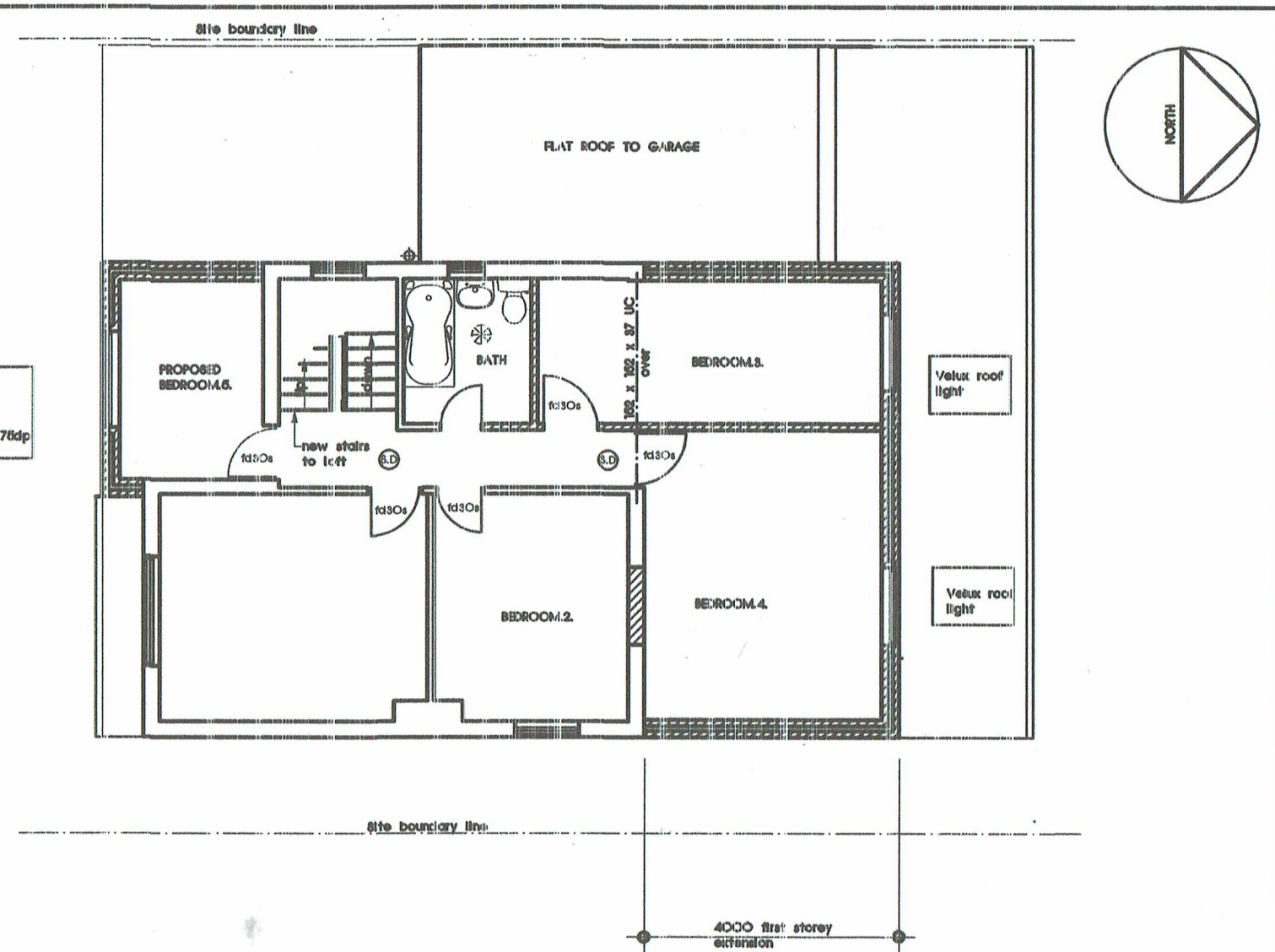
**FOR MR. M. IMRAN**

**SCALE 1 : 100.**

**DRAWING NUMBER H221 - 03B**



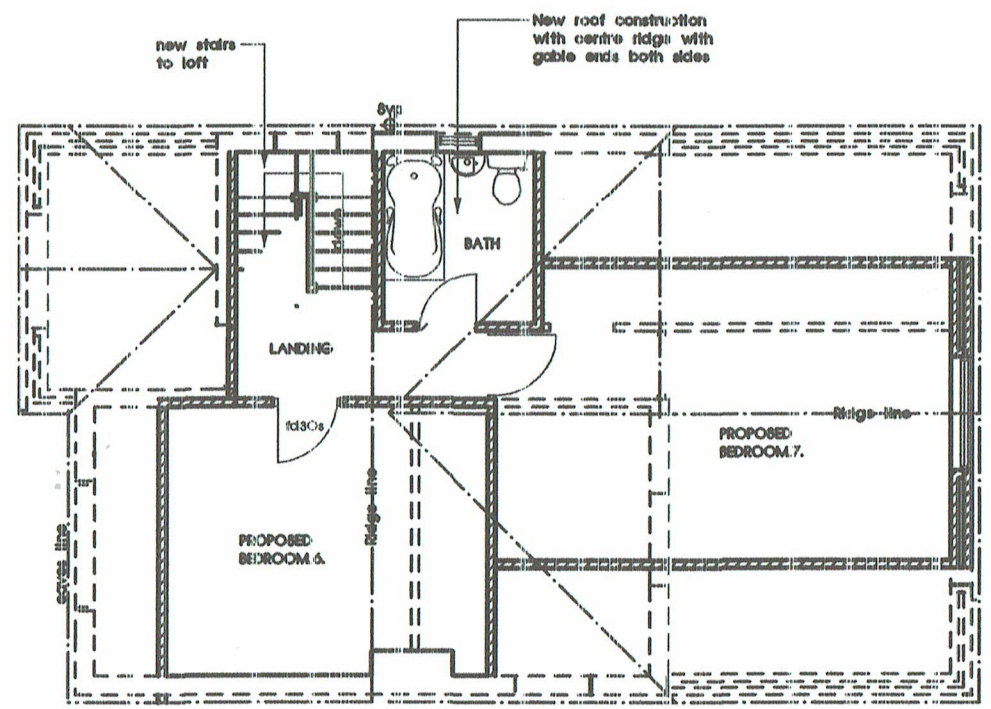
**PROPOSED GROUND FLOOR PLAN**



**PROPOSED FIRST FLOOR PLAN**

note:-  
new concrete wall footings taken below invert level of existing drain run and wall over bridged using 2/100 x 75dp precast concrete lintels

- LEGENDS :-
- DENOTES ON PLAN EXISTING WALLS CONSTRUCTION
  - DENOTES ON PLAN NEW WALLS CONSTRUCTION TO PROPOSED EXTENSION
  - ⊗ PROVIDE MECHANICAL VENT EXPLAIR FANS TO KITCHEN 60L/S AND SHOWER AND W.C. 16L/S DUCTED TO OUTSIDE WALL INTO OPEN AIR.
  - ⊙ DENOTES ON PLAN NEW SMOKE DETECTION ALARM CONFORM TO BS 5446 PART 1. THE ALARM SHOULD BE GRADED, STANDARD INTERCONNECTED, MAINS OPERATED WITH BATTERY BACK UP.) BS 5859-PART 6 2004.
- 
- SCALE BAR (Scale 1 : 100 )

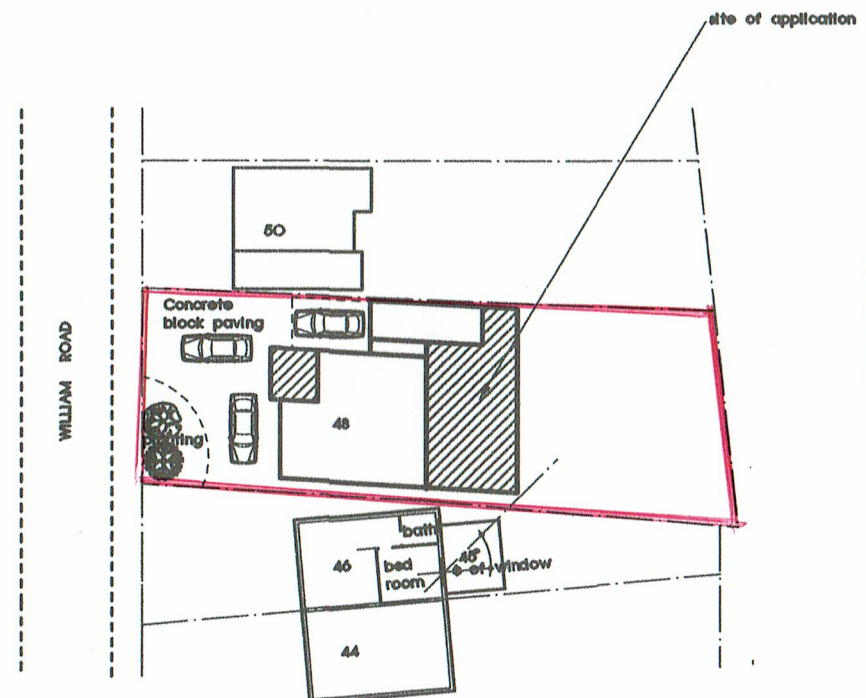


**PROPOSED LOFT FLOOR PLAN**

REVISION B	SITE LAYOUT PLAN REMOVED FROM THIS DRAWING	22-6-2021
REVISION A	FRONT GROUND FLOOR EXTENSION REVISED TO SUIT FIRST FLOOR	10-6-2021
<b>PROPOSED TWO STOREY EXTENSION AT 48 WILLIAM ROAD SMETHWICK WEST MIDLANDS B67 6LW</b>		
FOR MR. M. IMRAN		
SCALE 1 : 100.		
DRAWING NUMBER H221 - 02B		

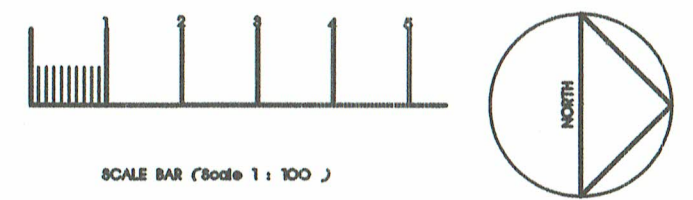


**PROPOSED FRONT ELEVATION ALONG WILLIAM ROAD (street view )**



**SITE LAYOUT PLAN**  
(SCALE 1 : 600 )

**NOTE :-**  
EXISTING SINGLE STOREY EXTENSION  
AT REAR ADJACENT NUMBER.46. FULLY  
DEMOLISHED AND REMOVED FROM SITE.



REVISION B.	REVISED TO SUIT PLANNING DRAWING CORRECTED	22 - 6 - 2021
REVISION A.	REVISED TO SUIT PLANNING DRAWING CORRECTED	21 - 6 - 2021

**PROPOSED TWO STOREY EXTENSION  
AT 48 WILLIAM ROAD  
SMETHWICK  
WEST MIDLANDS B67 6LW**

**FOR MR. M. IMRAN**

**SCALE 1 : 100.**

**DRAWING NUMBER H221 - 068.**