

Report to Planning Committee

8 July 2021

Application Reference	DC/21/65543
Application Received	14 April 2021
Application Description	Proposed single and two storey rear extension.
Application Address	27 Monksfield Avenue Great Barr Birmingham B43 6AP
Applicant	Mr J Singh
Ward	Great Barr
Contact Officer	Sarah Riley sarah_riley@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to:

- (i) External materials to match the existing property unless otherwise agreed by the local planning authority;
- (ii) A landscaping scheme to the rear of the property.

2 Reasons for Recommendations

2.1 The proposal would be of an appropriate scale and design and would not cause appreciable harm on the amenities of neighbouring property by virtue of outlook, light or privacy or to the safety and convenience of users of the highway.



3 How does this deliver objectives of the Corporate Plan?



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 generated more than three material planning objections.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[27 Monksfield Avenue, Great Barr](#)

5 Key Considerations

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

Government policy (NPPF)
Loss of privacy, light and/or outlook
Overbearing nature of proposal
Highway safety/parking

6. The Application Site

- 6.1 The application relates to a detached property located on Monksfield Avenue, Great Barr. The application site is set back within a large plot with a substantial drive at the front of the property. The character of the surrounding area is residential in nature.



7. Planning History

7.1 There is no relevant planning history.

8. Application Details

8.1 The applicant proposes to construct single and two storey rear extensions. The extensions would create a new kitchen and additional living space at ground floor level and an increase of one additional bedroom at first floor level creating a four bedroom property.

8.2 The extension would measure a maximum of 4.0m in length from the rear wall of the original dwellinghouse. It would comprise of:-

- a single storey side/rear extension measuring 10.5m wide and 3.14m high to its flat roof, and
- a two-storey rear extension which will be set 4m from the boundary of 29 Monksfield Avenue and would extend 7.8m across the width of the original dwellinghouse, with a total height of 7.2m to its hipped roof.

8.3 The applicant proposes to plant a section of fir trees to the rear of the garden.

9. Publicity

9.1 The application has been publicised by neighbour notification letter and 7 objections have been received from various properties on Monksfield Avenue and also Patshull Close, to the rear of the application property.

9.2 Objections

Objections have been received on the following grounds:

- i) There would be a detrimental impact on highway safety and parking;
- ii) The extension would be overbearing in nature;



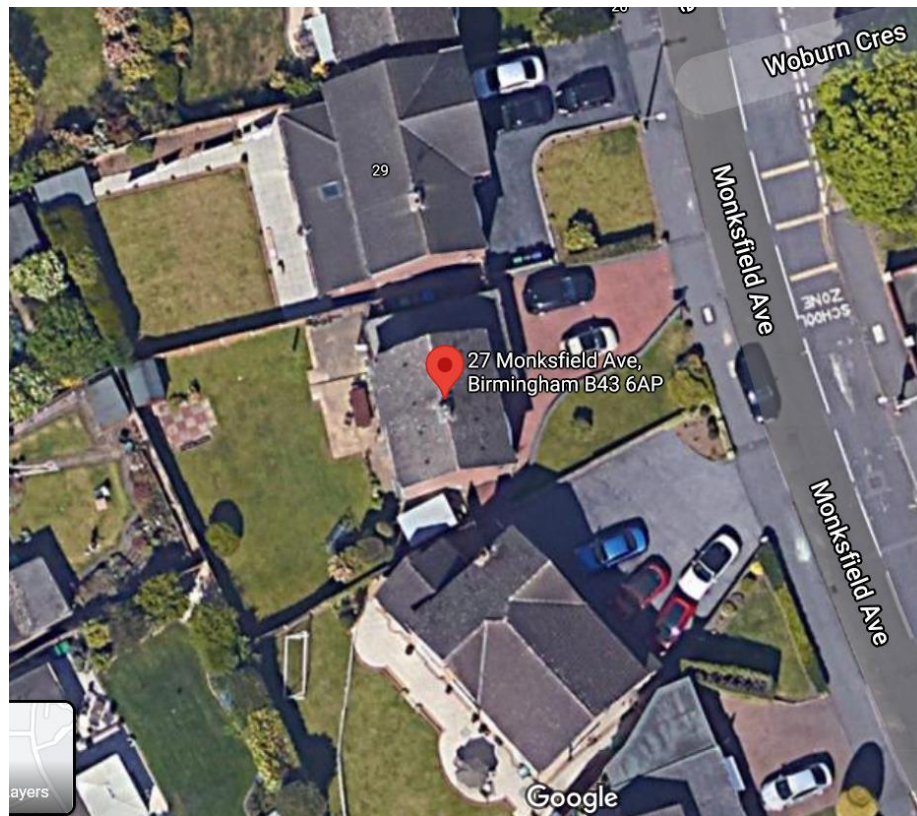
- iii) Loss of privacy to neighbouring properties;
- iv) Loss of light to nearby properties;
- v) Loss of outlook to nearby properties;
- vi) The site would become overdeveloped;
- vii) The development would create risk of flooding to nearby properties;
- viii) Article 8 of the Human Rights Act 'right to privacy'; and
- ix) Increased outdoor noise/cooking odours to neighbouring residents following completion of the development.

9.3 Responses to objections

I respond to the objector's comments in turn:

- i) The submitted site plan shows two off street parking spaces can be accommodated on the property frontage, this would be in accordance with adopted car parking standards for a four-bedroom property.
- ii) The scale and design of the proposal incorporates a hipped roof. Amended plans have been requested to reduce the height of the two-storey component to lessen the overall massing of the extension, however this extension, as proposed, is of a standard domestic scale and design.
- iii) There would not be a direct line of sight from the proposed two storey extension into habitable rooms of the adjacent properties on Monksfield Avenue, due to the two storey extension being offset from the boundary by 4m from no. 29 Monksfield Avenue and no. 25 Monksfield Avenue, being orientated away from the extension. (See aerial extract overleaf)





Turning to the bungalows on Patshull Close to the rear, a 22m separation distance would be maintained in accordance with the adopted standards set out within the SPD 'Revised Residential Design Guide'. In addition, the applicant would propose to plant a row of fir trees in the rear garden which would further assist with privacy.

- iii) Due to orientation of the sun and that the two storey extension would be stepped away by 4m from 29 Monksfield Avenue, the proposal would not cause significant loss of light to neighbouring properties. There would be not impact to no. 25 Monkfield Avenue due to its orientation.

- iv) As indicated above, the neighbouring property, 25 Monksfield Avenue is orientated away from the proposed extension. Regarding no. 29 Monksfield Avenue, it is acknowledged that the application property sits at a higher ground level of 500mm, however the proposed single storey extension would be 3.1m in



height to its flat roof and it would also only project 1.7m beyond 29 Monksfield Avenue's existing rear single storey extension. It is therefore considered that this would not be unduly prominent.

Turning to the proposed two storey extension element, it would be stepped away from the neighbouring property, 29 Monksfield Avenue, by 4m and hence would be sufficiently away from the boundary to prevent any direct loss of outlook from its rear windows.

- v) The application site sits within a substantial plot with a large rear garden. The proposed extensions are of a standard length for domestic extensions and would not be out of scale with the existing dwelling and it is therefore considered that they would not have a significant impact on the residential amenity of adjacent properties.
- vii) This site is not identified as being at risk of flooding. The proposed development would create no increased flood risk to that of the existing property. Furthermore, drainage details serving the development would be controlled through the building regulations process.
- viii) With regard to Article 8 of the Human Rights legislation, this refers to a right to privacy which is referred to in point (iii).
- ix) Noise and cooking odours associated with a domestic extension are unlikely to be significant enough to warrant refusal.

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 ENV3 and SAD EOS9 refer to well- designed schemes that are in scale and massing to the existing area. The extension would be constructed of materials to match the existing property and is not overly dominant given its size and roof design. Satisfactory plans have been submitted that show the two storey extension would have a hipped roof design which would be in keeping with the existing property and in character with a standard residential extension design.

13. Material Considerations

13.1 National and local planning policy considerations have been referred to above in section 11. With regards to the other material considerations, these are highlighted below:

13.2 Loss of privacy, light and/or outlook

As referred to in Section 9.3, it is considered that the proposed design would not result in loss of privacy, light or outlook due to its scale, size, orientation and separation distances.



13.3 Overbearing nature of proposal

The proposal is of acceptable design in terms of its scale and massing and sits comfortably within the application site.

13.4 Highway safety/parking

Two parking spaces can be accommodated within the application site which accords with the parking standards set out in the SPD 'Revised 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 it is considered that the proposed extensions are of acceptable design and they would not have a detrimental impact on the amenities of surrounding 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. PA-5180-06 rev P2 site plan

Plan No. PA-5180-07 rev P2 location/block plan

Plan No. PA-5180-01 rev P1 Existing ground/first floor plan

Plan No. PA-5180-02 rev P1 Existing elevations plan

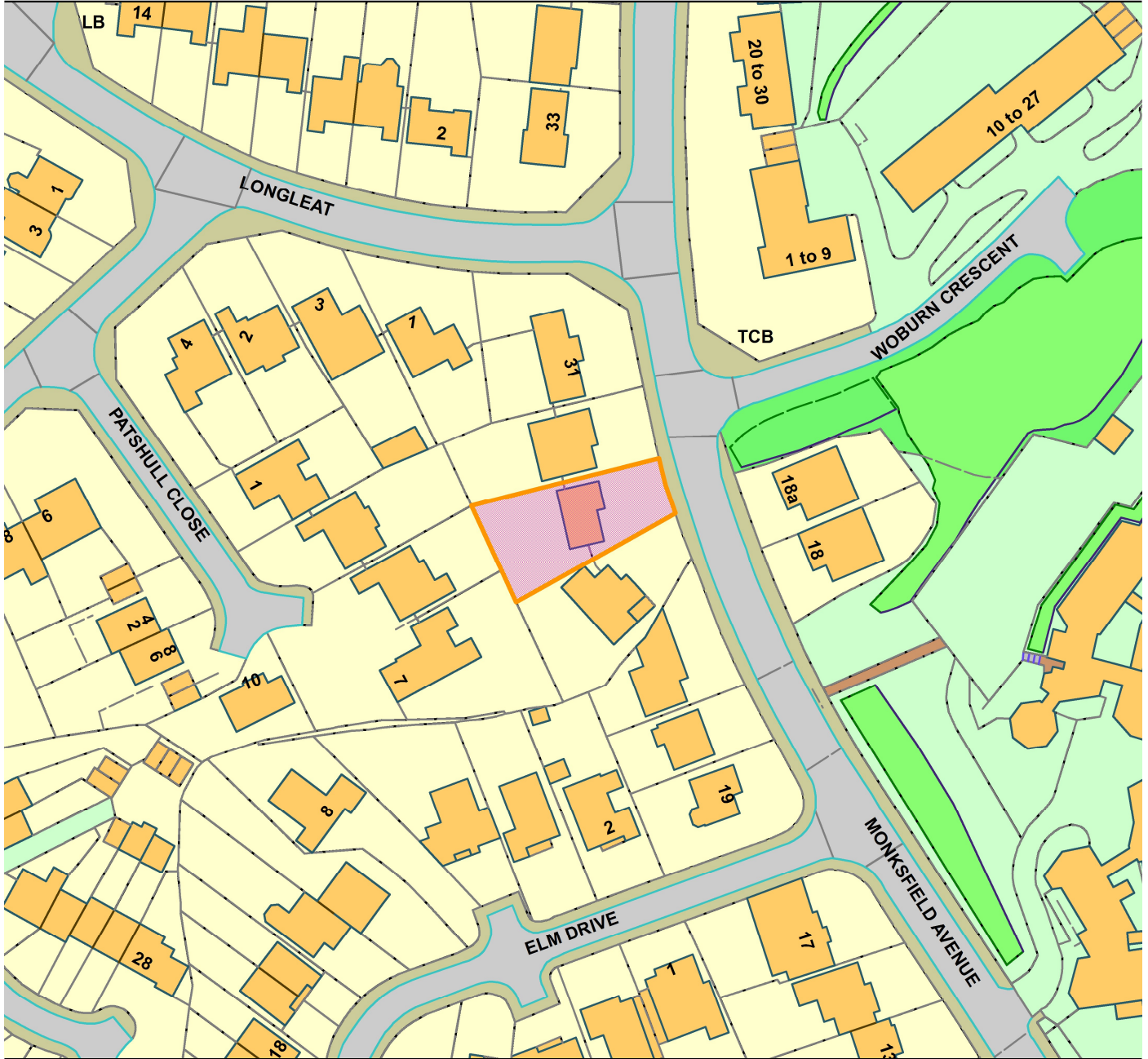
Plan No. PA-5180-03 rev P1 Proposed ground floor plan

Plan No. PA-5180-04 rev P1 Proposed first floor plan

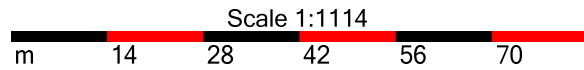
Plan No. PA-5180-05 rev P1 Proposed elevations and roof plan



DC/21/65543
27 Monksfield Avenue

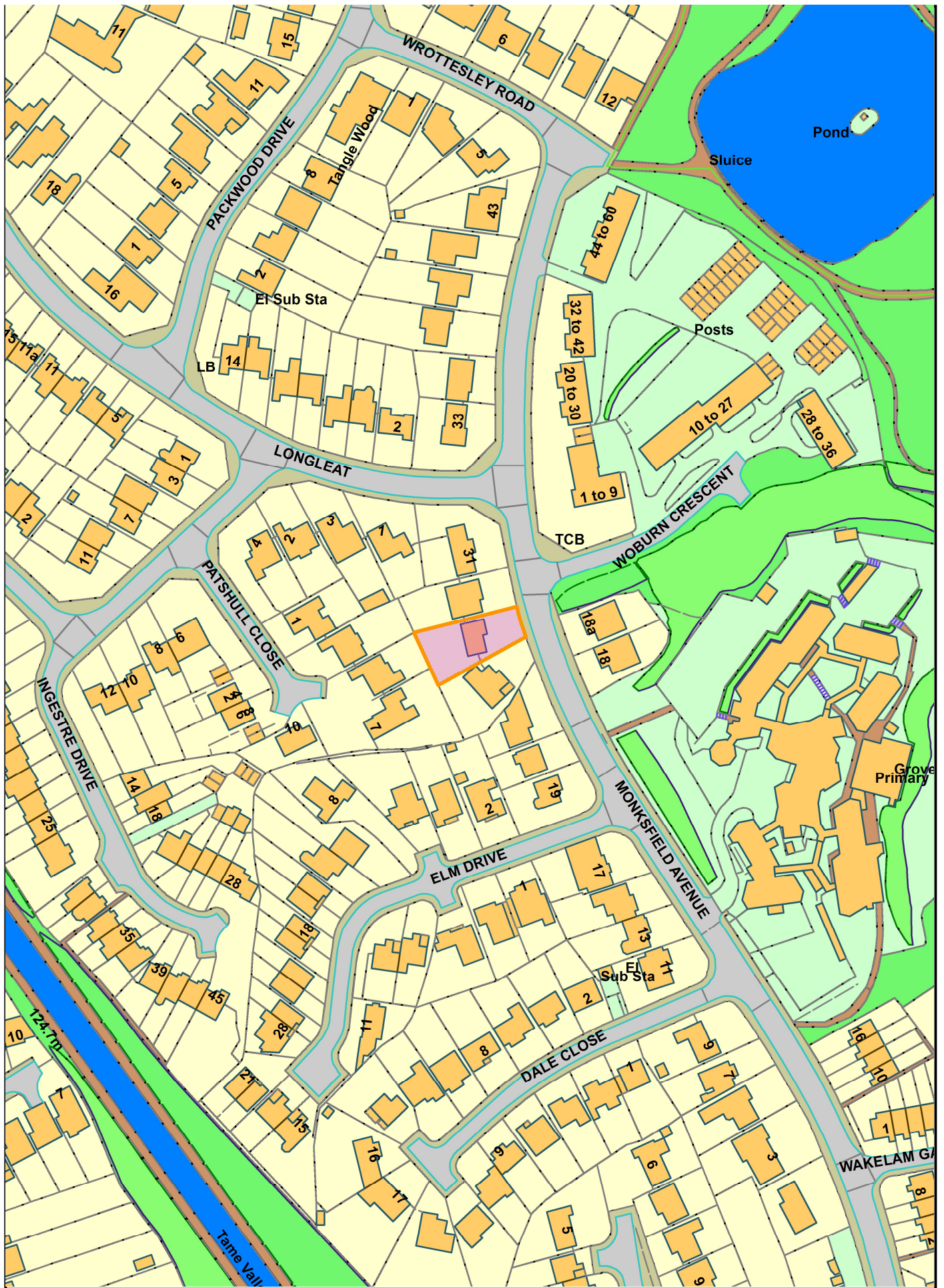


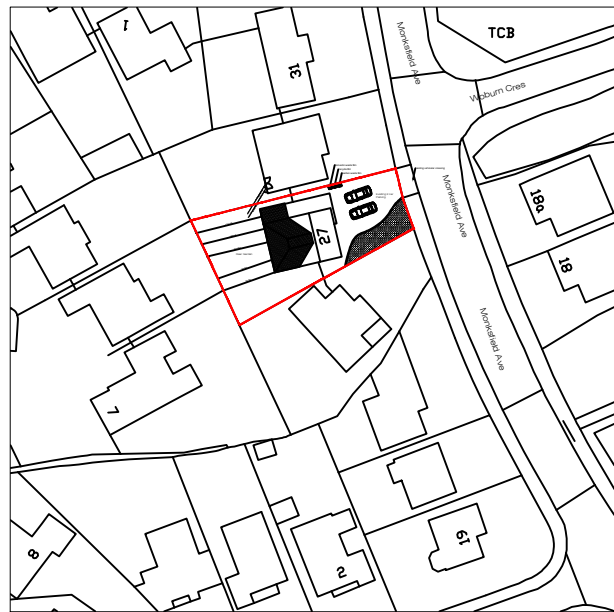
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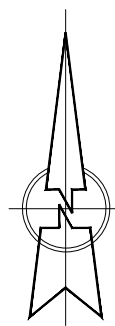
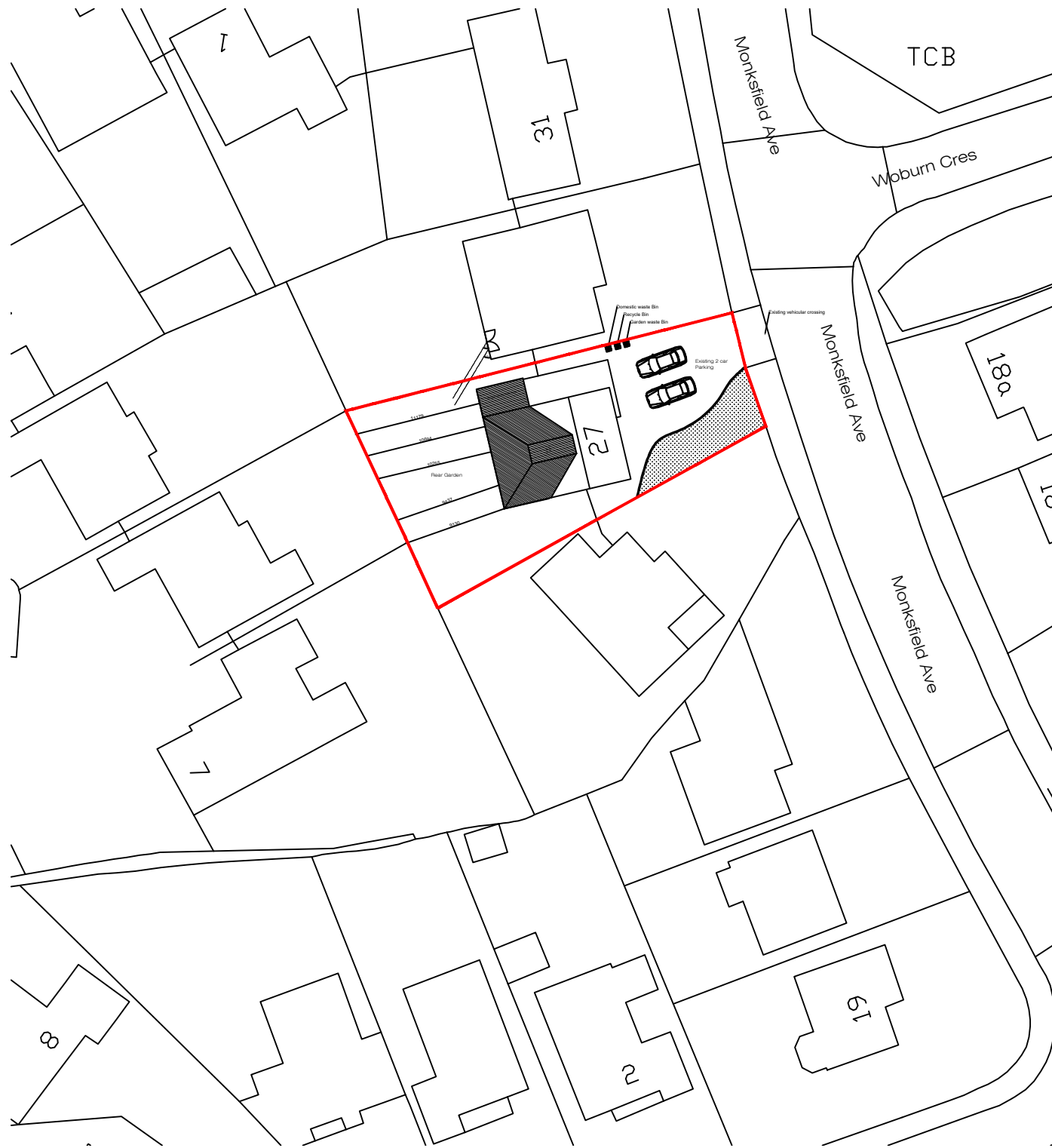
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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	25 June 2021
OS Licence No	





LOCATION PLAN
Scale - 1:1250



SITE / BLOCK PLAN
Scale - 1:500

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Rev	DESCRIPTION	??/??/20

Client
Mr Jag

Project
27 Monksfield Avenue
Birmingham
B43 6AP

Project Description
Two story Rear Extension and Internal Alteration

Drawing Title
Site and Location Plans

DATE **April 2021**



MASOOD AKHTAR ASSOCIATES

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■ **Building Regulations** ■ **Structural Design**
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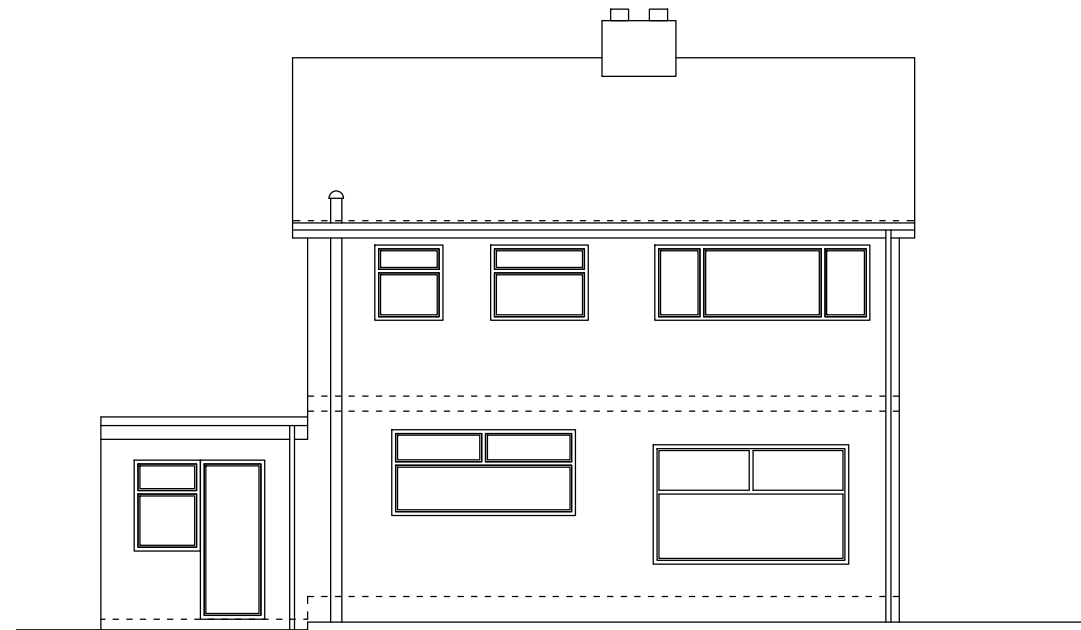
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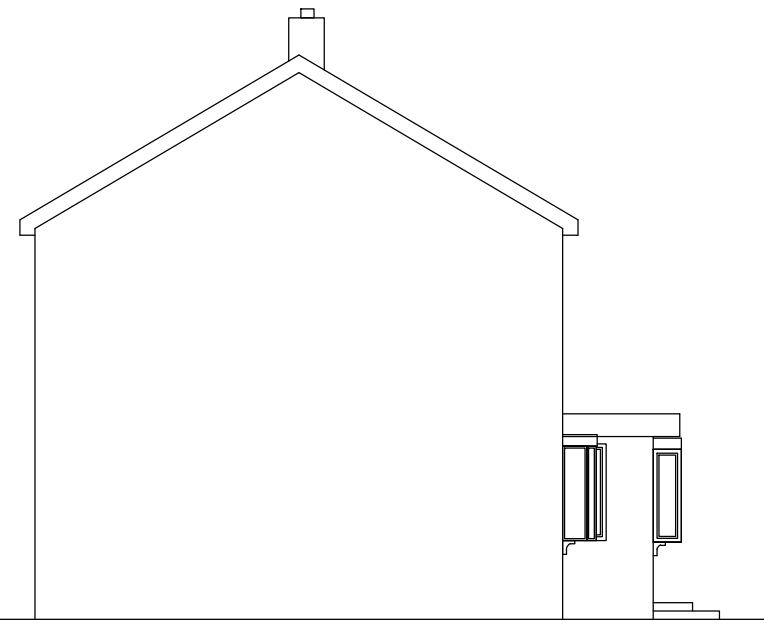
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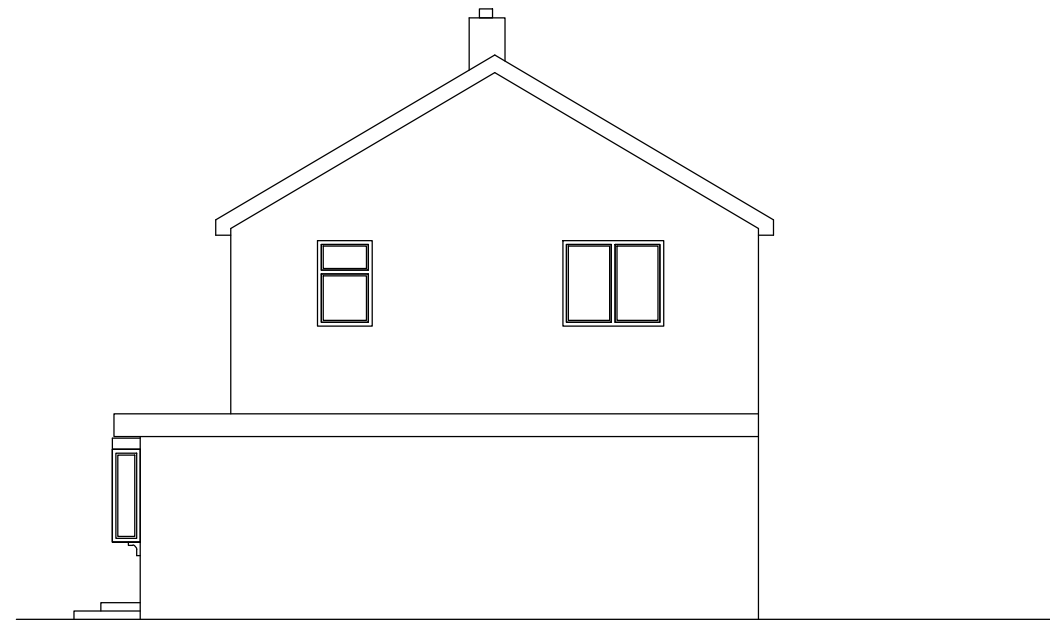
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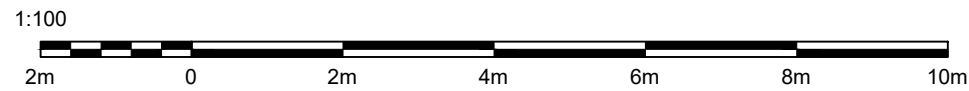
Existing Rear Elevation
Scale 1:100



Existing Side Elevation A
Scale 1:100



Existing Side Elevation B
Scale 1:100



Rev	DESCRIPTION	Date
P1		??/??/20

Client
Mr J Singh

Project
27 Monksfield Avenue
Birmingham
B43 6AP

Project Description
Two story Rear Extension and Internal Alterations

Drawing Title
Existing Elevations

DATE April 2021

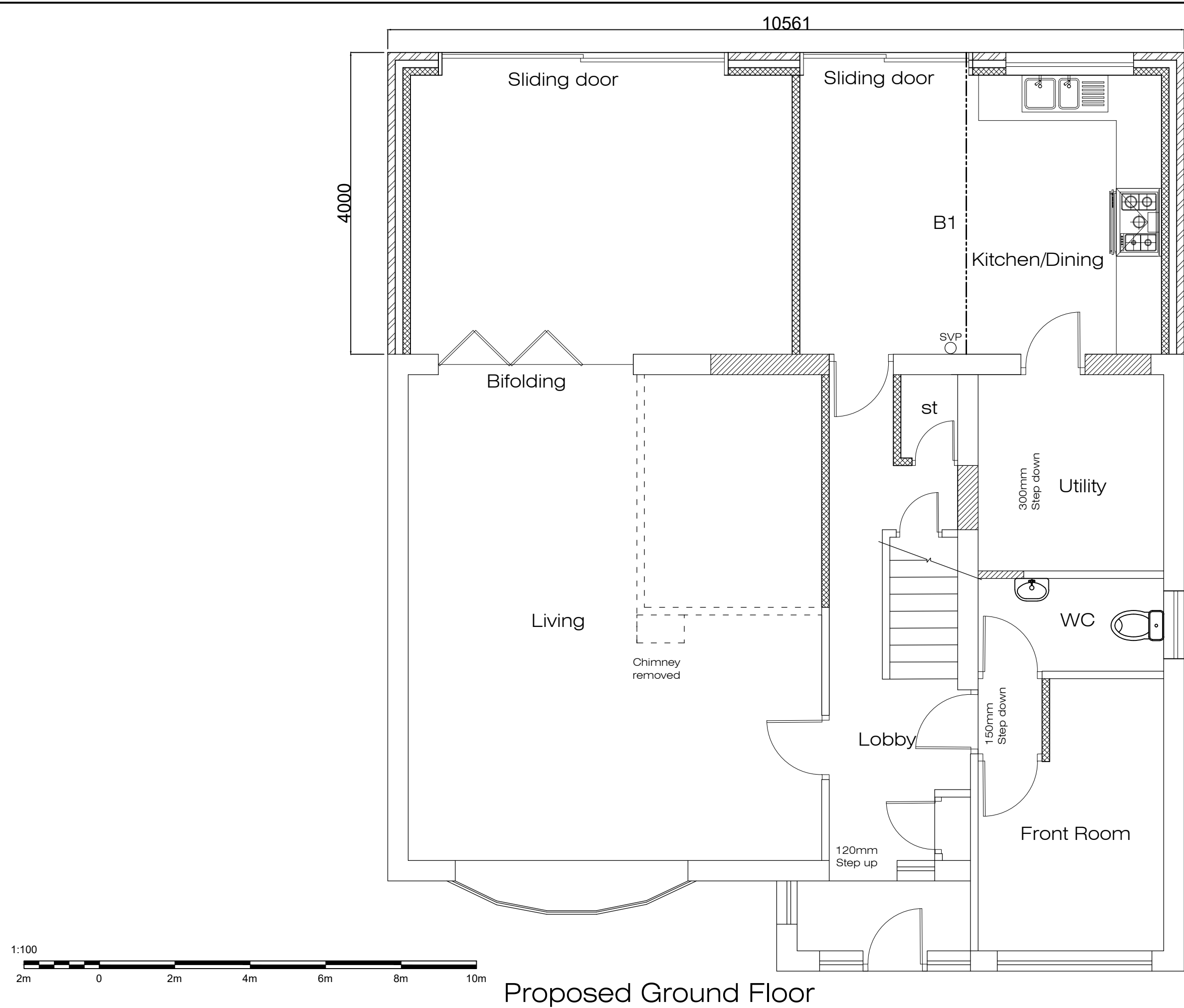


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			P1



Proposed Ground Floor

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Rev	DESCRIPTION	??/??/20

Client
Mr J Singh

Project
27 Monksfield Avenue
Birmingham
B43 6AP

Project Description
Two story Rear Extension and Internal Alterations

Drawing Title
Proposed Ground Floor Plan

DATE **April 2021**



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Drawing No **PA 5180-03** Revision **P1**

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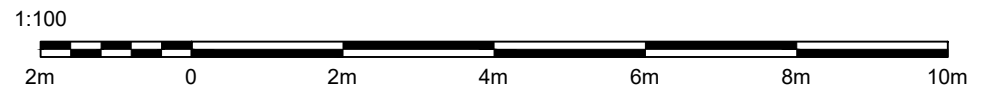
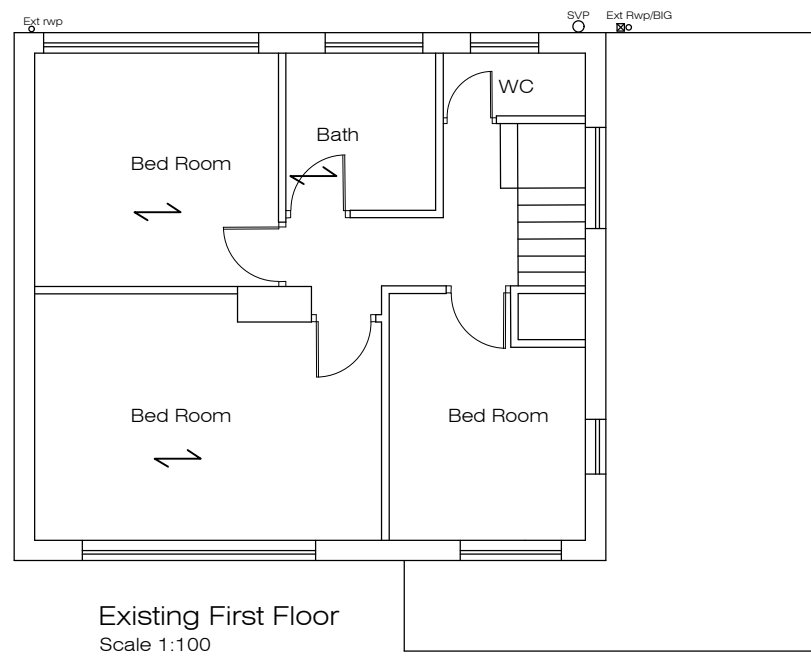
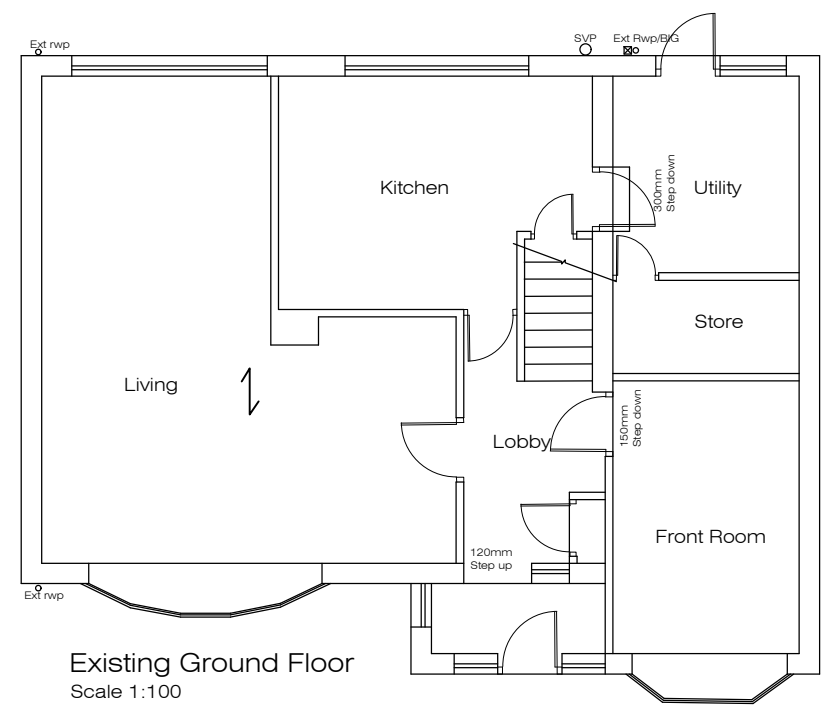
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Client
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27 Monksfield Avenue
Birmingham
B43 6AP

Project Description
Two story Rear Extension and Internal Alterations

Drawing Title
Existing Ground and First Floor Plans

DATE **April 2021**



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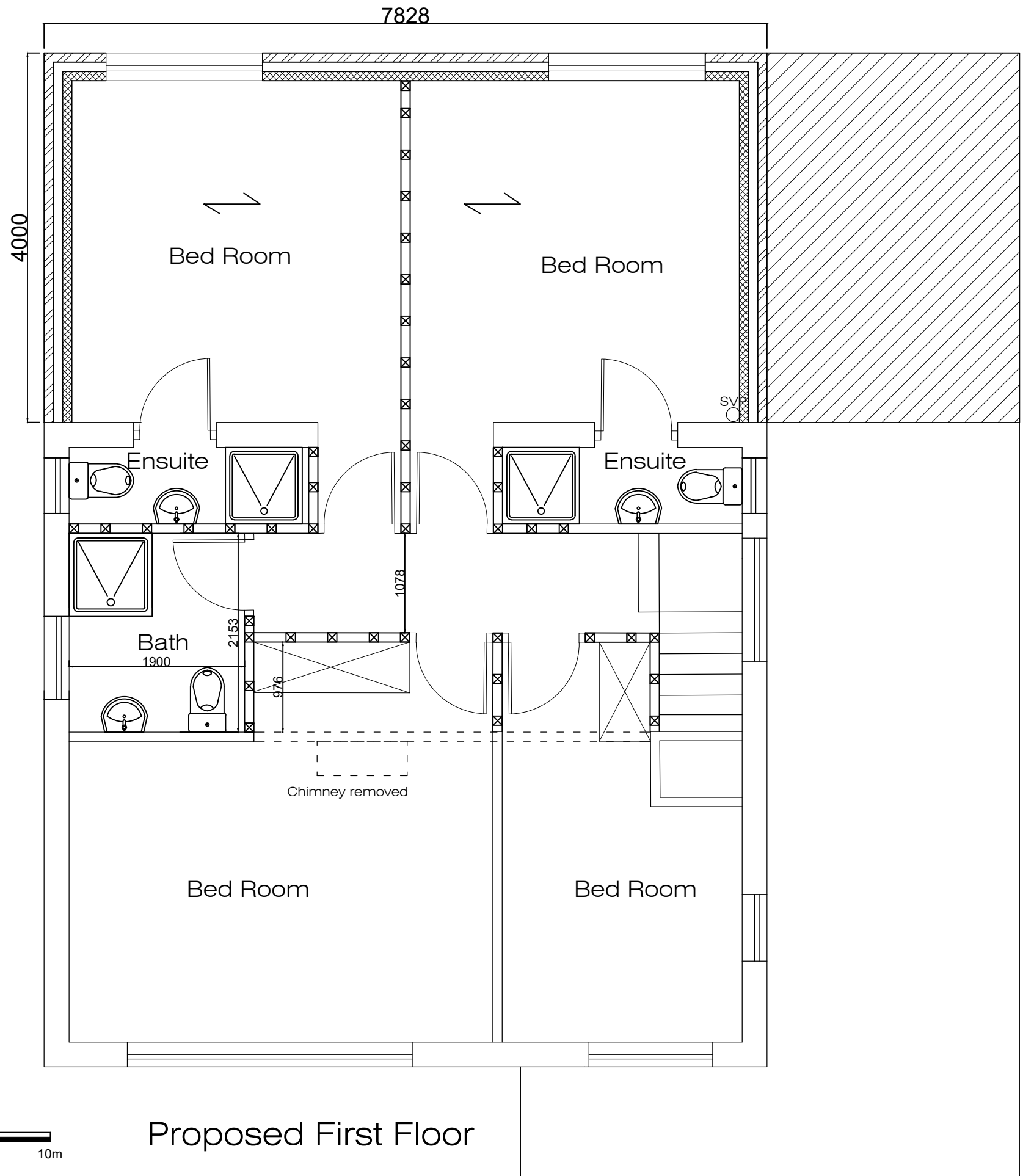
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Purpose of Issue **PRELIMINARY** SCALE (A3 Paper Size) **1:100**

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Proposed First Floor

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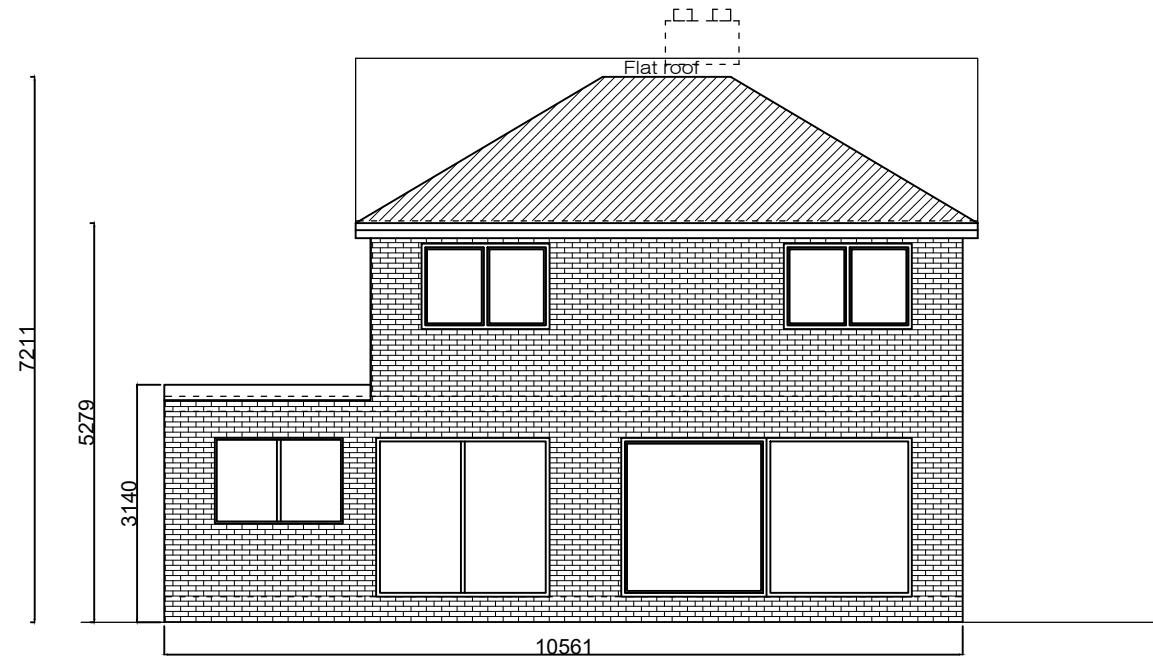
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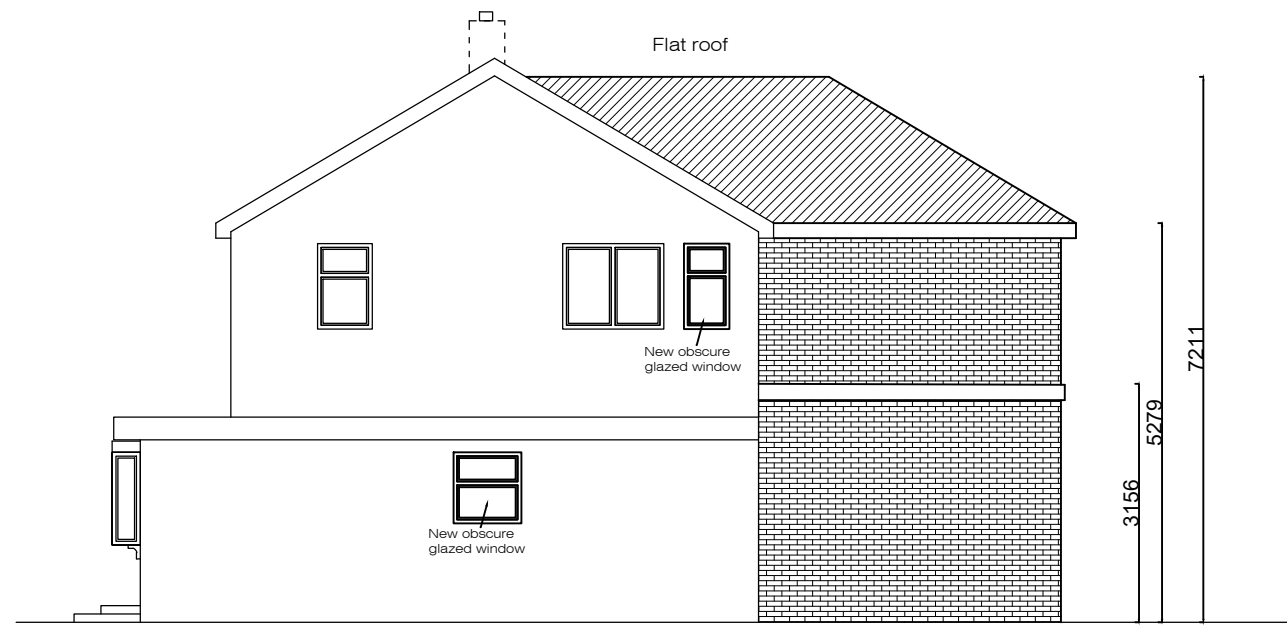
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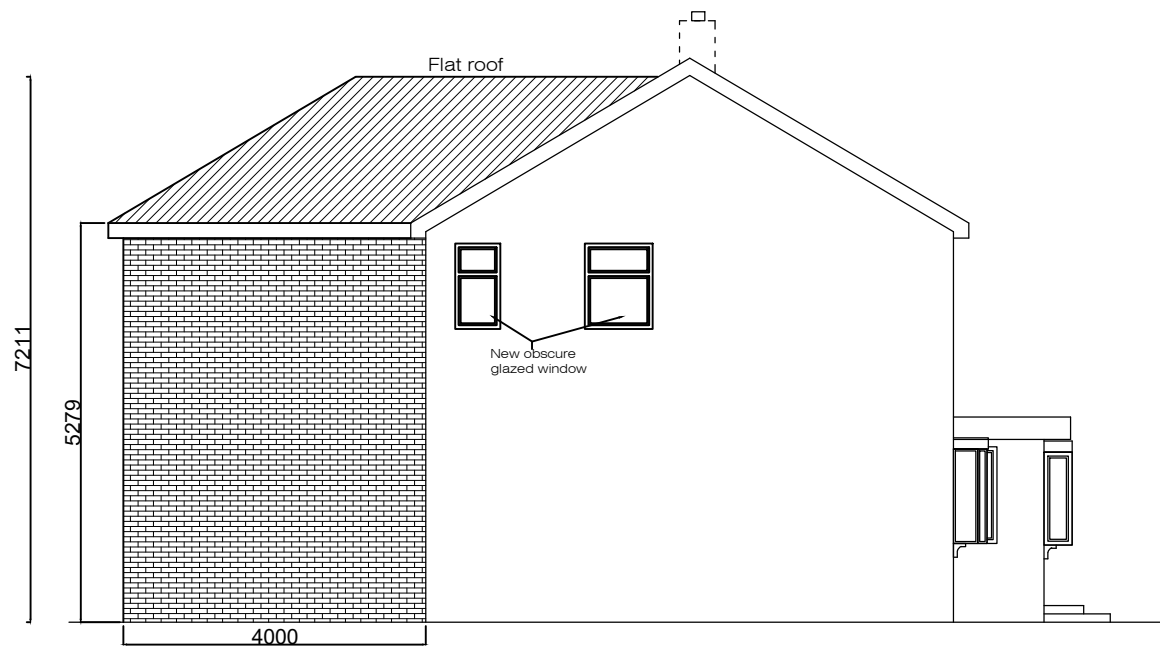
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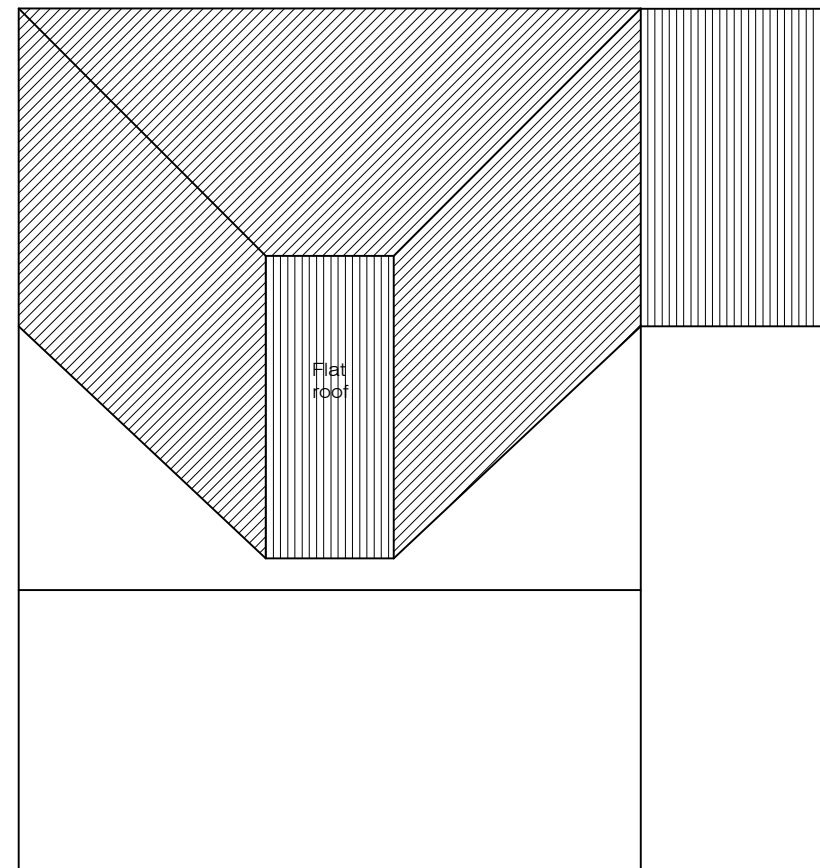
Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation B
Scale 1:100



Proposed Side Elevation A
Scale 1:100



Proposed Roof Plan



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Drawing Title
Proposed Elevations and Roof Plan

DATE April 2021



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LOCATION PLAN
Scale - 1:200
Total Site Area 493m² = 0.0493 Hectare

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 - ALL INTERNAL FITTINGS AND FINISHES TO BE CONFIRMED BY THE BUILDER IN CONJUNCTION WITH CLIENTS REQUIREMENTS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH CONSTRUCTION NOTES AND STANDARD DETAILS

PLANNING NOTE (where applicable)
Contractor to ensure he complies with all conditions as outlined in The Planning Approval Notice. It is the responsibility of the Contractor to obtain written approvals for all facing material from the Planning Department

Rev	DESCRIPTION	??/??/20

Client
Mr Jag

Project
27 Monksfield Avenue
Birmingham
B43 6AP

Project Description
Two story Rear Extension and Internal Alteration

Drawing Title
Proposed Site Plan @1:200

DATE **April 2021**



MASOOD AKHTAR ASSOCIATES

■ Architecture ■ Planning
■ Building Regulations ■ Structural Design

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PLANNING DRAWING

Drawn By:	Initials	Signature	Date
Checked:			
Authorised:			

Purpose of Issue **PRELIMINARY** SCALE (A3 Paper Size) **1:200**

Drawing No **PA 5180-06A** Revision **P1**