

Report to Planning Committee

8 July 2021

Application Reference	DC/21/65562
Application Received	20 April 2021
Application Description	Proposed front loft dormer window.
Application Address	186 Pool Lane Oldbury B69 4QS
Applicant	Mr Jason Greatrex
Ward	Langley
Contact Officer	Name: Beth Astley-Serougi Email: beth_astleyserougi@sandwell.gov.uk

1 Recommendations

1.1 That planning permission be granted subject to:-


- (i) External materials to match existing roof.

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. 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 because the agent is an employee of Sandwell Council.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[186 Pool Lane, Oldbury](#)

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:-

Design, appearance and materials

6. The Application Site

- 6.1 The application site relates to an end terrace within a residential area.

7. Planning History

- 7.1 There is no relevant planning history.



8. Application Details

- 8.1 The applicant proposes to erect two dormer windows the frontage of the property to create additional living space within the roof space. It should be noted that a rear dormer is also proposed, but this element of the proposal does not require planning permission. This falls under permitted development rights under the planning legislation.
- 8.2 The two dormers would each measure 1.7 metres (w) by 1.5 metres (H) and a maximum depth of 3.2 metres. The dormers would be seated 1.5 metres from the eaves.

9. Publicity

- 9.1 The application has been publicised by neighbour notification letter with without response.

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 polices 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 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 Design, appearance and materials

Design policy requires dormers to the frontage of properties to be in scale to the existing roof and front elevation and to incorporate suitable materials. The dormers are modest in scale and do not dominate the roof. Furthermore the materials will include a tile hang which will complement the existing roof materials.

14 Alternative Options

14.1 Approval 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, design and materials.

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

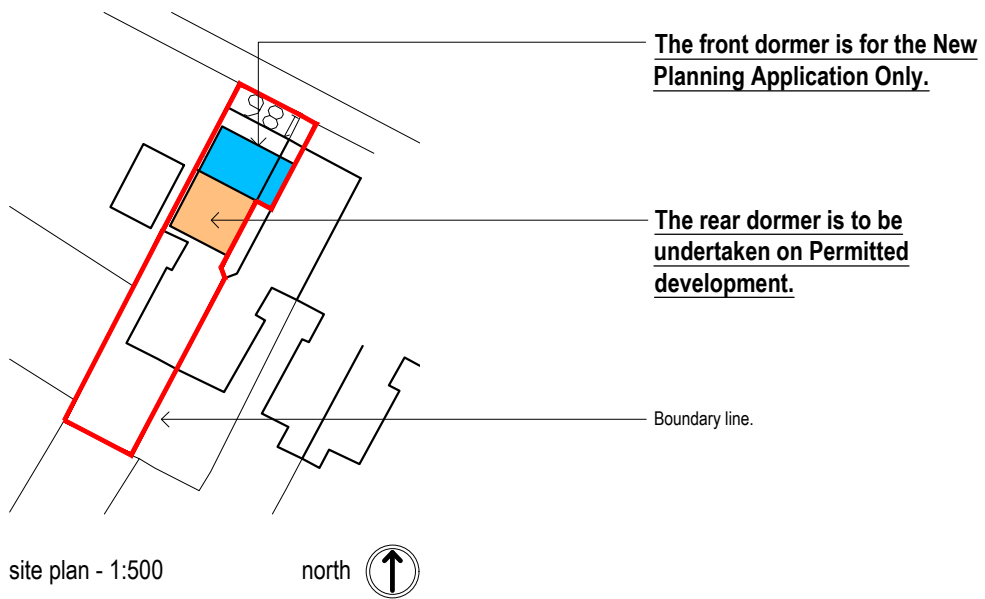
Location plan (4)

Existing plans 1

Proposed floor plan 2

Proposed elevation plan 3

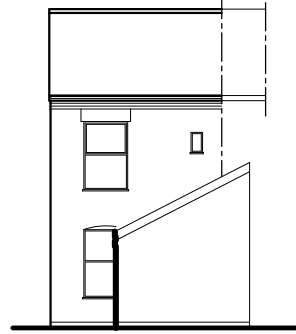




Produced on 15 April 2021 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
 This map shows the area bounded by 398512 287497,398654 287497,398654 287639,398512 287639,398512 287497
 Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.
 Crown copyright 2021. Supplied by copla ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (100054135).
 Data licence expires 15 April 2022. Unique plan reference: v2c/612462/830628

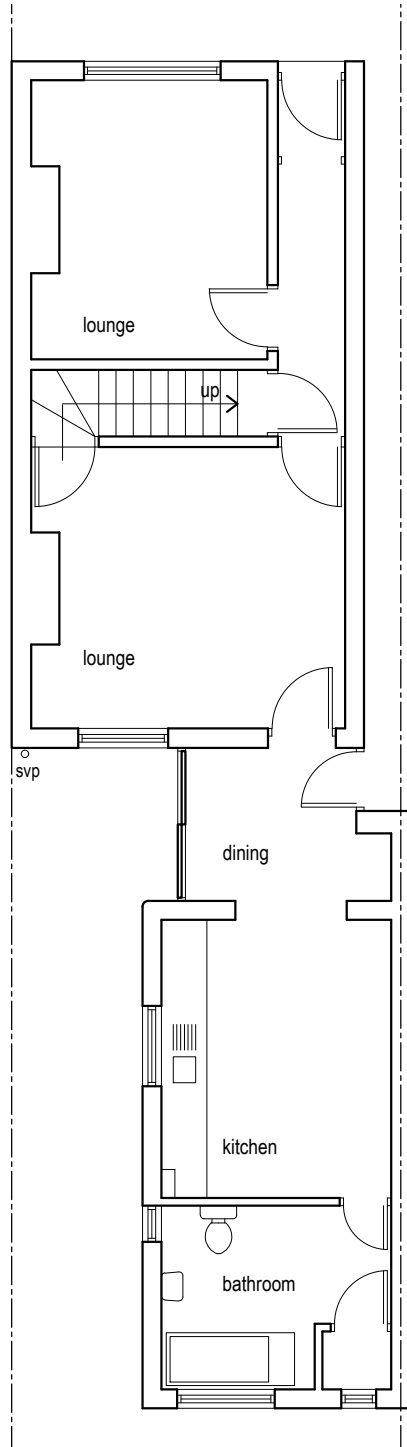


Front Elevation



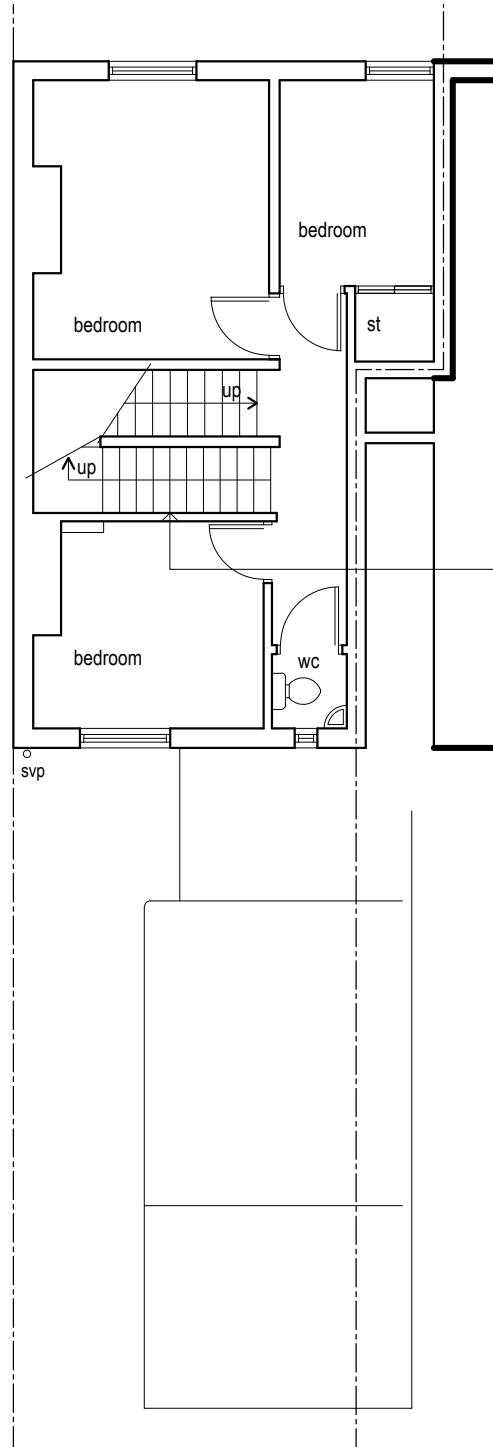
Rear Elevation

Existing Elevations - 1:200

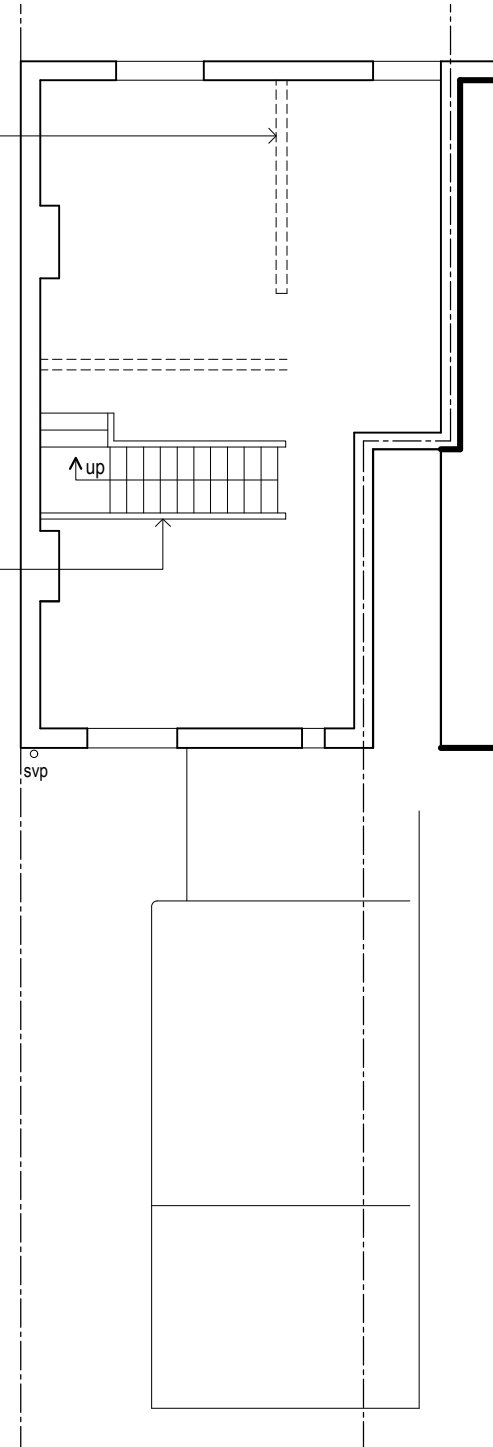


Ground Floor Plan

Existing Plans - 1:100



First Floor Plan



Loft Plan




Local Authority Drawings Only

Note
The proposals may be subject to the Party Wall Act 1996 which requires the owners to serve the adjoining owner with a notice at least 2 months prior to the intended commencement date of the works.

Rev	Item	Date
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Removal of Waste 
Builder to dispose of all waste and cart away from site with the use of skips which are to be located in a suitable location in agreement with the client.

Any Asbestos based material found is to be removed carefully with the necessary Safety steps taken and an authorized Asbestos Removal Company if so required.

Supporting Structure 
The builder is to take all the necessary measures in supporting the existing structure when removing the existing walls and windows etc. All necessary props and supports are to be used.

Existing Drainage
The exact depth and position is to be determined on site by the builder. Confirmation of the drainage details are to be determined at an early stage of the proposed project including the junction where the drainage meets from the adjacent property.

ACTUAL POSITION NOT KNOWN. THE BUILDER AND THE BUILDING CONTROL OFFICER ARE TO AGREE THE POSITION WHEN STARTING ON SITE.

Domestic Clients - Health and Safety
If you are having work done on your own home, and it is not in connection with a business, you will be a domestic client. The only responsibility a domestic client has under CDM 2015 is to appoint a principal designer and a principal contractor when there is more than one contractor working on the scheme. However, if you do not do this, (as is common practice) your duties as a domestic client are automatically transferred to the contractor or principal contractor.

It is your responsibility, as the domestic client, to appoint a suitably Qualified Principal Designer.

Location
186 Pool Lane,
Oldbury,
B69 4QS .

Drawing Title
Existing Details

Rev	Date
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March 2021

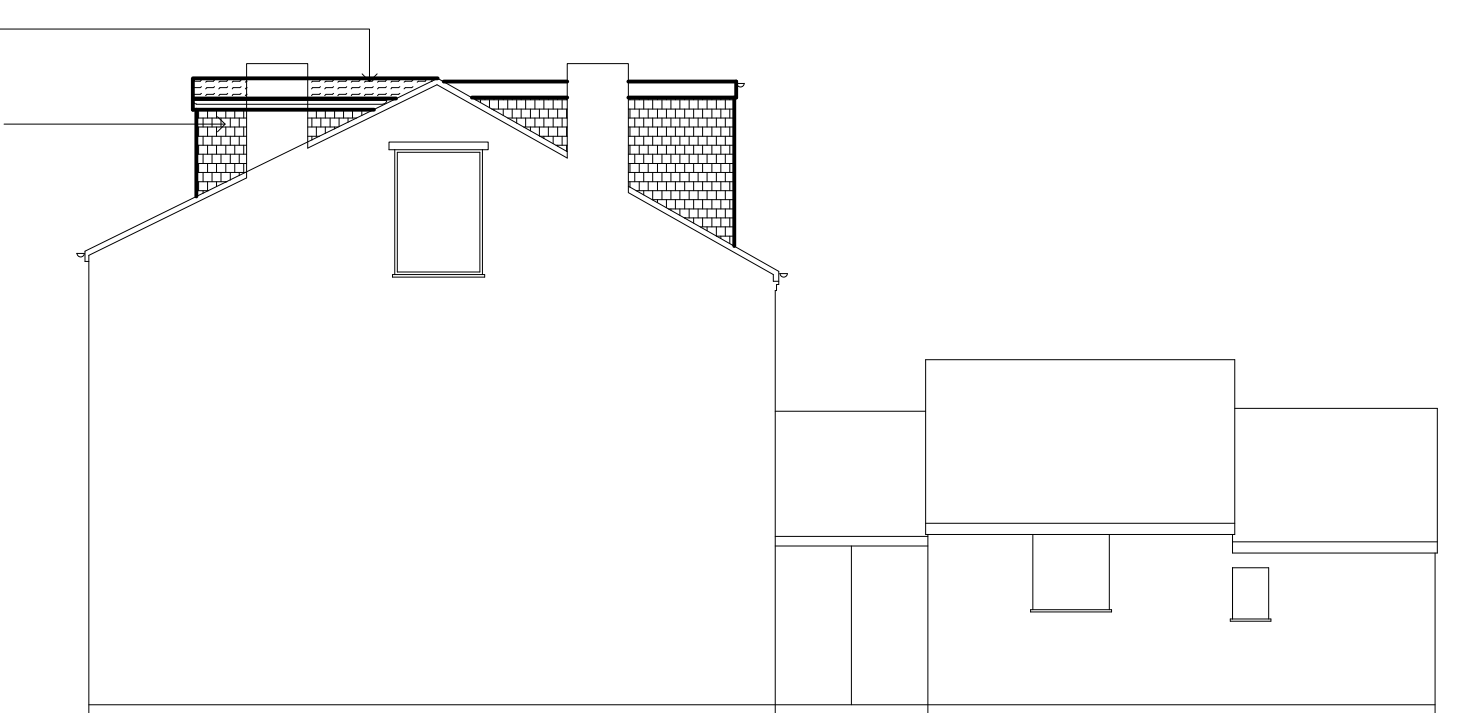
Scale	Size	Drg No
1:100	A3	1

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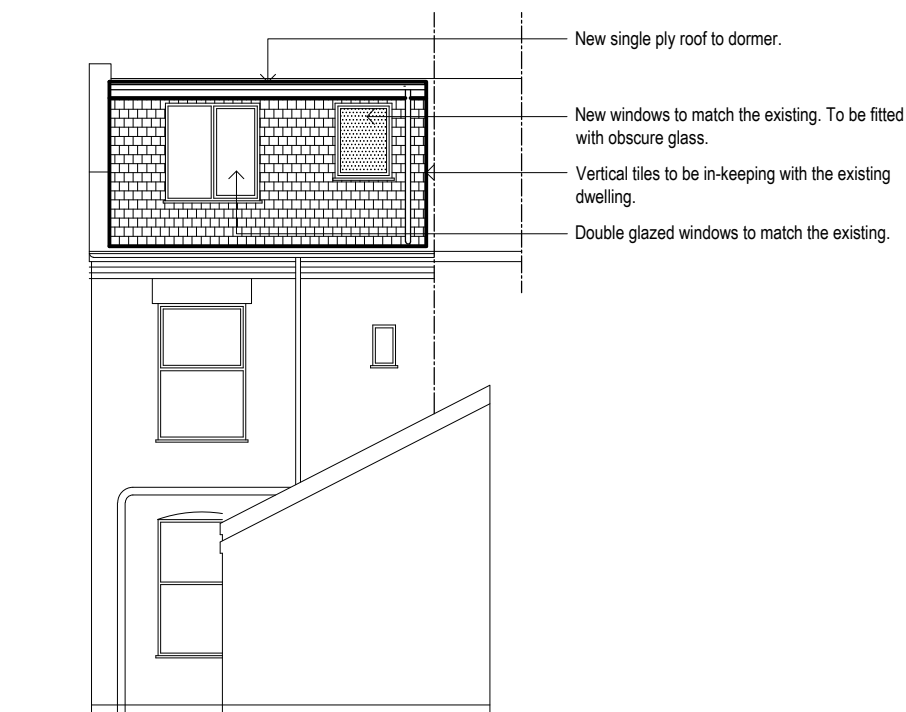
Rev	Item	Date
Rev A	Front Dormers amended	24-062021



Front Elevation




Side Elevation




Rear Elevation

Proposed Elevations - 1:100

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Drawing Title
Proposed Elevations

Job No	Rev	Date
2021-063	A	March 2021

Scale	Size	Drg No
1:100	A3	3A

