

Report to Planning Committee

8 July 2021

Application Reference	DC/21/65603
Application Received	24 April 2021
Application Description	Proposed first floor side and single storey rear extensions.
Application Address	75 Packwood Road Tividale Oldbury B69 1UL
Applicant	Mr Chris Fereday
Ward	Tividale
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 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 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:

[75 Packwood Road, Tividale](#)

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

6. The Application Site

- 6.1 The application site relates to a semi-detached property within a residential area.



7. Planning History

- 7.1 The property already benefits from a garage and utility room to side which were granted permission in 1986. There is also rear conservatory that would be permitted development, which would be demolished replaced with the single storey rear extension, if this permission were granted.
- 7.2 Relevant planning applications are as follows:

DC/ 20073	Erection of garage and utility room.	Grant with conditions of external materials 10.03.1986
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8. Application Details

- 8.1 The applicant proposes to construct a first floor side extension over the existing garage and a single storey rear extension, forming a combined wraparound extension.
- 8.2 The first floor side would measure 8.1 metres (L) by 2.3 metres (W) with a maximum height of 7.3 metres and would be set back from the front elevation by 500mm.

The single storey extension would extend across the whole of the rear of the property measuring 3.2 metres (L) by 7.4 metres (W) with a mono pitch roof to a maximum height of 3.5 metres

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 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 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/outlook/privacy

The proposal would not appreciably harm the amenities of neighbouring properties given that it is of fairly standard design and scale for a first-floor extension and single storey rear extension.



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

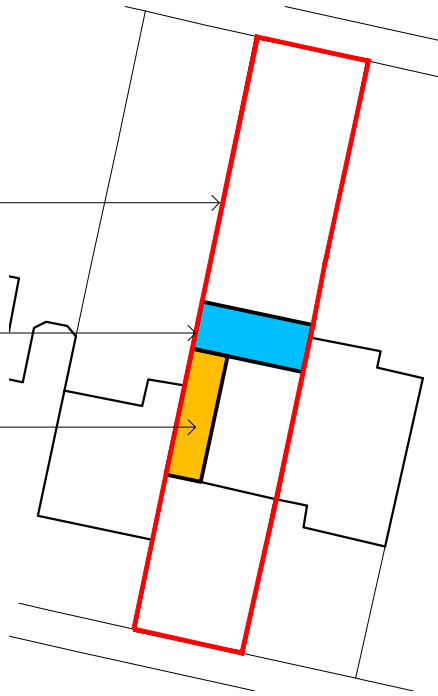
Site Plan
Context Plan
1
02 Rev A
03 Rev A



Boundary line.

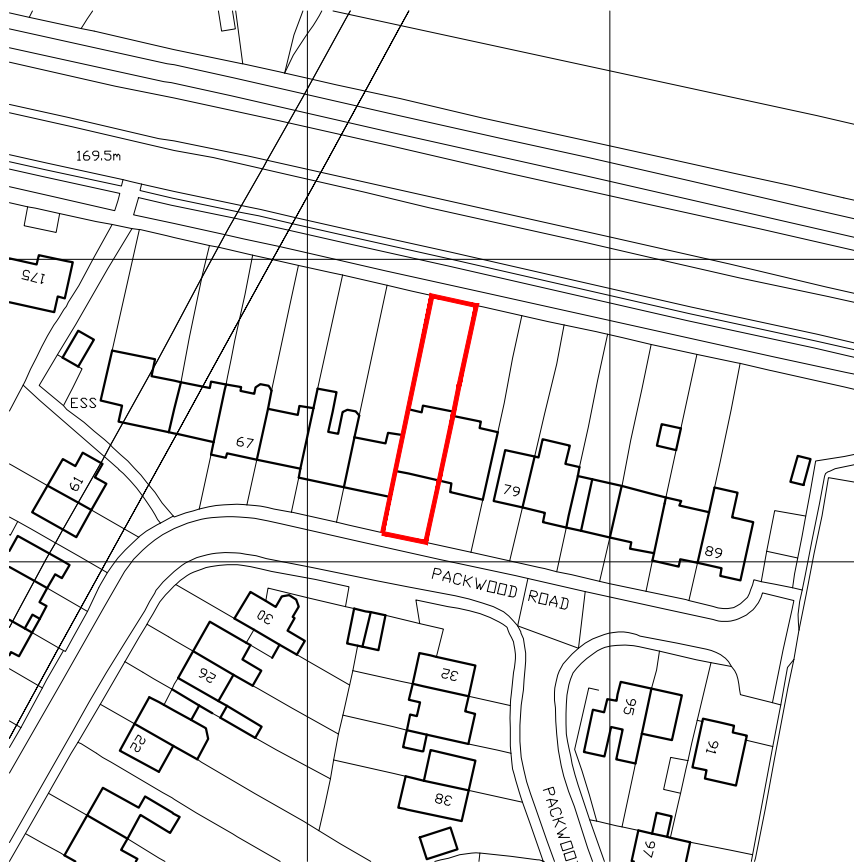
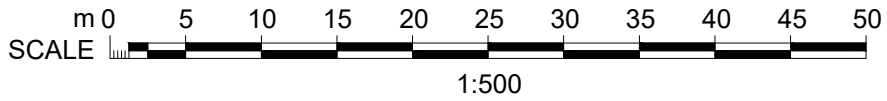
Ground Floor Rear extension.

First Floor Rear extension.



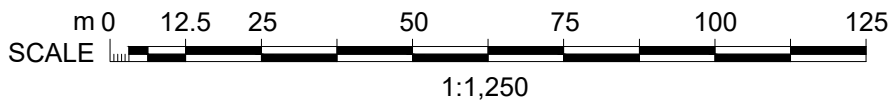
site plan - 1:500

north 



location plan - 1:1250

north 



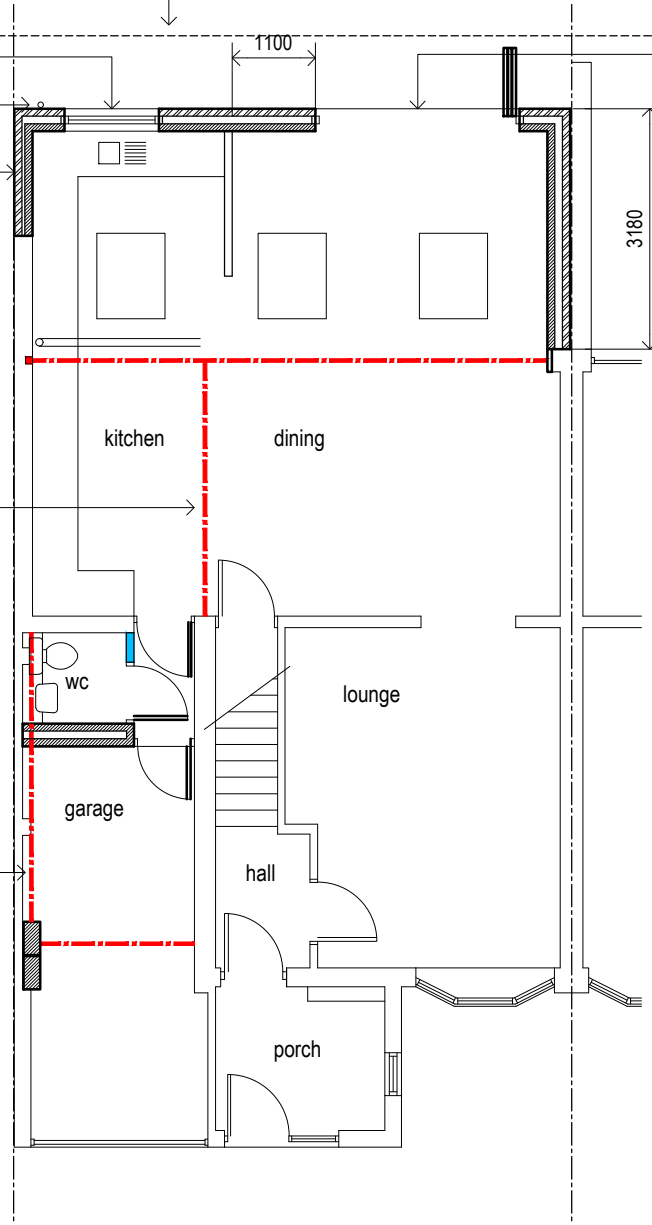
Approximate line of the existing foul drainage. The builder is to locate the line of drainage and make the necessary protection whilst carrying out the works. Actual position not known.

Double glazed window. New Lintel over Ref L1/S.
New RWP to the existing storm or soakaway. As approved by LABCO.

New cavity walls.

New steels.

New steels.



Ground Floor Plan
Proposed Plans - 1:100

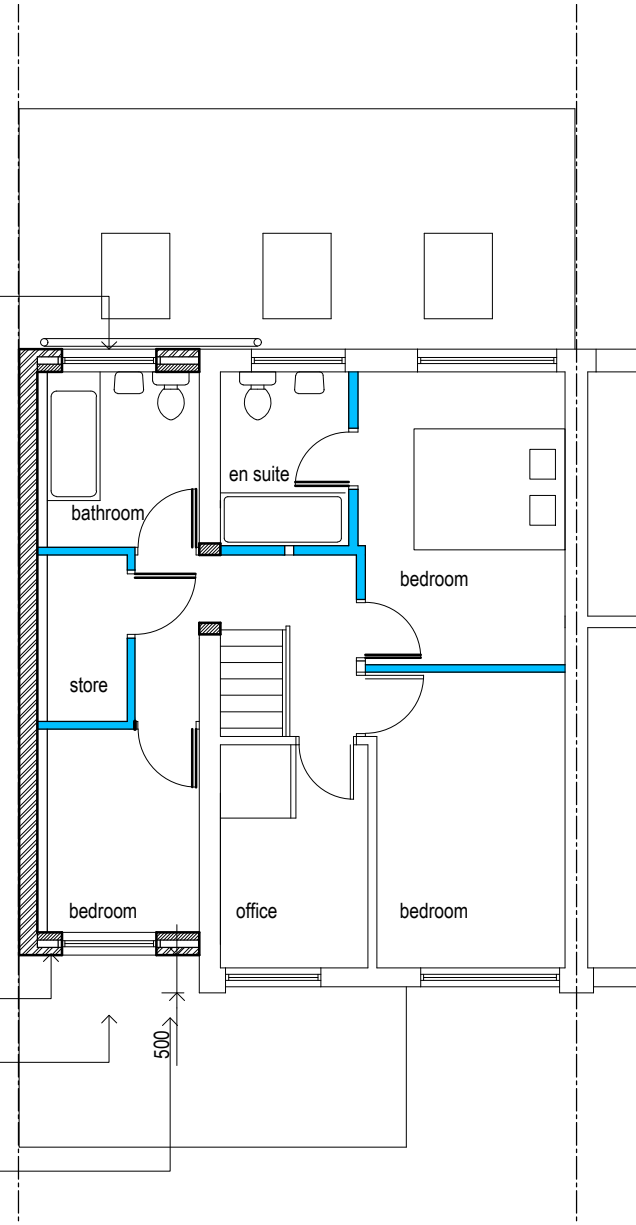
Double glazed bi-fold door. New Lintel over Ref L1/S.

Double glazed window. New Lintel over Ref L1/S.


New cavity walls.

Double glazed window. New Lintel over Ref L1/S.


First floor set back 500mm



First Floor Plan

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.

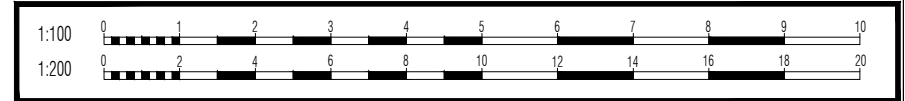
Supporting Structure 
The builder is to take all the necessary measures in supporting the existing structure when removing the existing walls and windows etc. All necessary props and supports are to be used.

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.


Rev A 21-06-2021 revised for first floor set back of 500mm



ACTUAL DIMENSIONS TO BE USED IN PREFERENCE TO SCALE.			
THE WORKS MAY BE SUBJECT TO THE PARTY WALL ACT 1996. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL NECESSARY STEPS ARE TAKEN TO COMPLY WITH THE ACT IF SO REQUIRED.			
project:	Proposed Extensions	date:	April 2021
at:	75 Packwood Road, Tivdale, B69 1UL.	scale:	1:100
		title:	Proposed Plans
		drawing no.:	02 RE V A
DRAWINGS PREPARED FOR LOCAL AUTHORITY APPROVALS ONLY			

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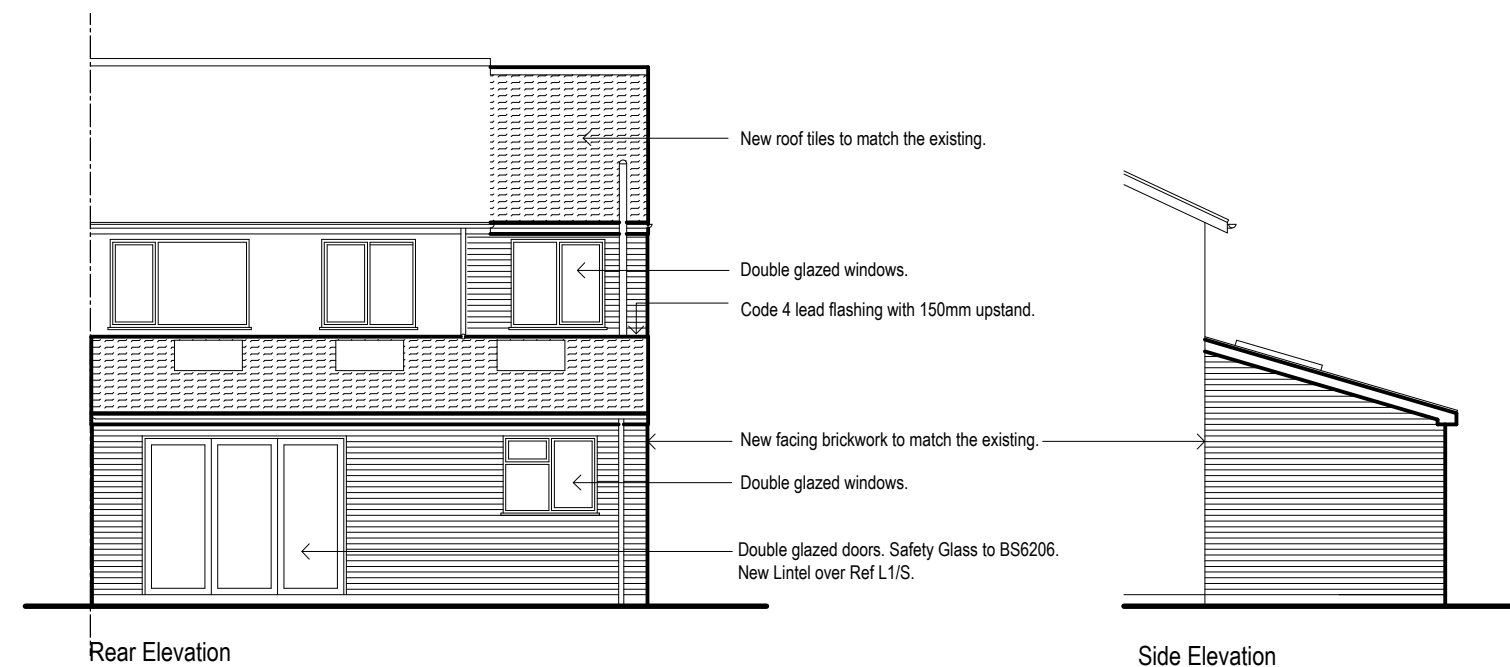
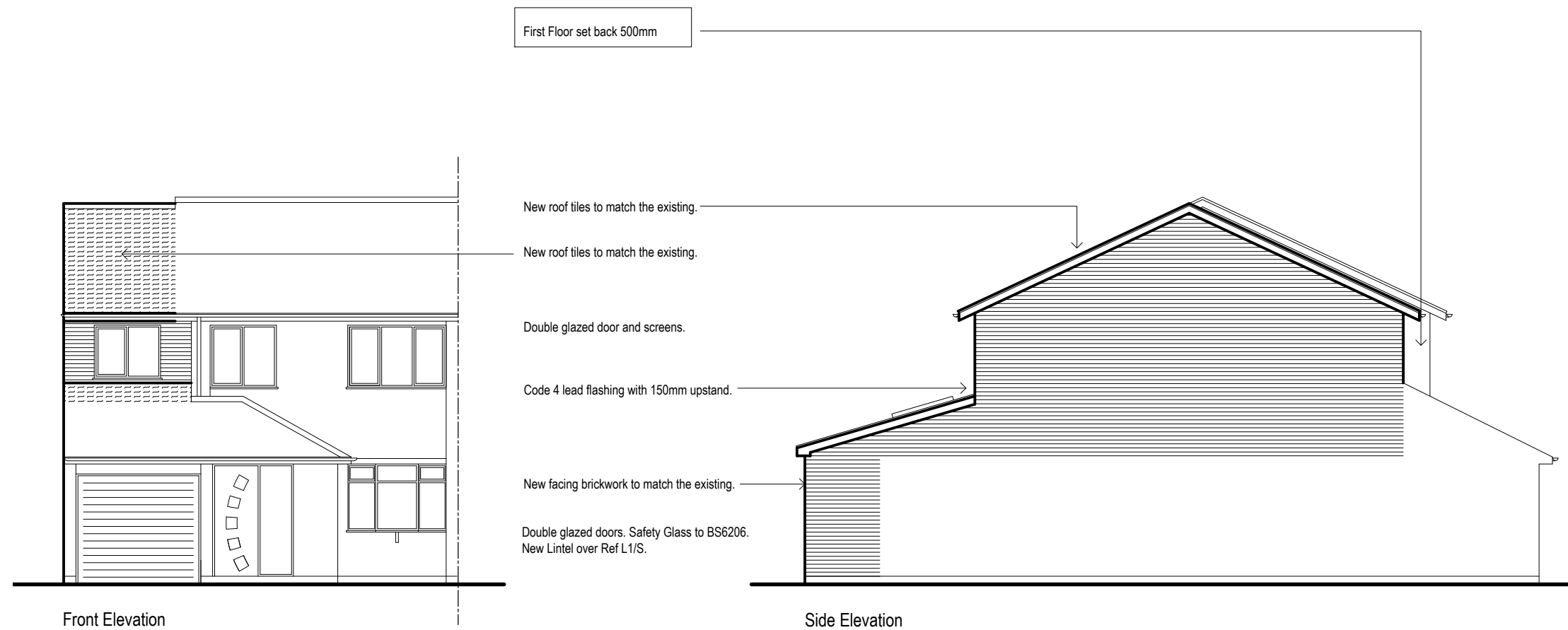
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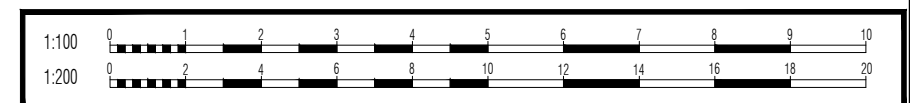
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Proposed Elevations - 1:100

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