

Report to Planning Committee

9 March 2022

Application Reference	DC/21/66564
Application Received	21 January 2022
Application Description	Proposed single storey front and side and two storey side extension with canopy to front.
Application Address	18 Goldicroft Road Wednesbury WS10 9BN.
Applicant	Ashley Thickett
Ward	Wednesbury North
Contact Officer	Mr Anjan Dey anjan_dey@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to:


- (i) External materials shall match those of the existing dwelling unless otherwise agreed by the LPA.

2 Reasons for Recommendations

2.1 It is considered the proposed extensions are acceptable in their design, appearance and scale and would not result in any significant loss of amenity to neighbouring residential properties.



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 an employee of the Council is directly involved in the submission of the application.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[18 Goldicroft Road, Wednesbury](#)

5 Key Considerations

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

Government policy (NPPF)
Design, appearance and materials
Loss of light, outlook and privacy

6. The Application Site

- 6.1 The application relates to a detached residential dwelling located at the western side of Goldicroft Road, Wednesbury. The character of the surrounding area is residential in nature with an area of open space to the rear.



- 6.2 The applicant is proposing to construct a single storey front/side extension and double storey extension at the side of the property, with a canopy across the front elevation.

7. Planning History

- 7.1 There is no planning history for the property.

8. Application Details

- 8.1 The applicant is proposing a first-floor side extension to form an additional 4th bedroom above the existing ground floor study and w/c. A canopy is proposed across the side extension and main front door to the house.

Proposed dimensions are:

A maximum of 6.9m deep (6.1m deep at first floor level) by 2.6m wide by 7.4m high to the height of the pitched roof. The ground floor projection at the front would be 700mm with the single storey element measuring 2.9m high with a mono-pitch sloping roof.

The canopy would extend 5.1m across the front elevation to a height of 2.9 metres.

9. Publicity

- 9.1 The application has been publicised by neighbour notification letter and at the time of writing no objections/representations have been submitted.

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 encourage high quality design. I consider the design of the proposed extensions to be acceptable in its appearance.

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

I am satisfied the design, appearance and scale of the proposed extensions which are considered to relatively modest in terms of their size. The extensions would most likely be constructed using external materials (brick and tiles) that would be in keeping with the existing dwelling. A relevant condition will also be recommended to ensure this.

13.3 Loss of light, outlook or privacy

It is my view that the proposed extensions would not result in significant loss of amenity to neighbouring properties, with particular regards to 19 Goldicroft Road.



The small gap between the properties would be maintained and the extensions are considered acceptable in terms of size. Furthermore, submitted plans show that a hidden gutter would be constructed along the northern side elevation to ensure that there would not be any overhang onto the neighbour's property. The extension would be also recessed back considerably from the rear elevation as per the existing ground floor footprint.

14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. In my opinion the proposal is compliant with relevant policies and there are no material considerations that would justify refusal.

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

- 01 Location & site plan
- 03 Proposed ground/first floor plans
- 04 Proposed elevations



DC/21/66564
18 Goldicroft Road, Wednesbury



Legend

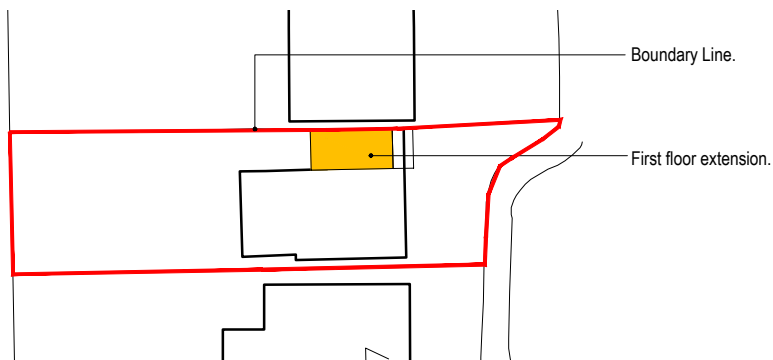
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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	21 February 2022
OS Licence No	



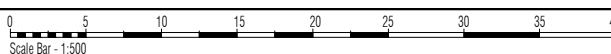
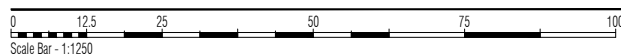


Site Plan - 1:500

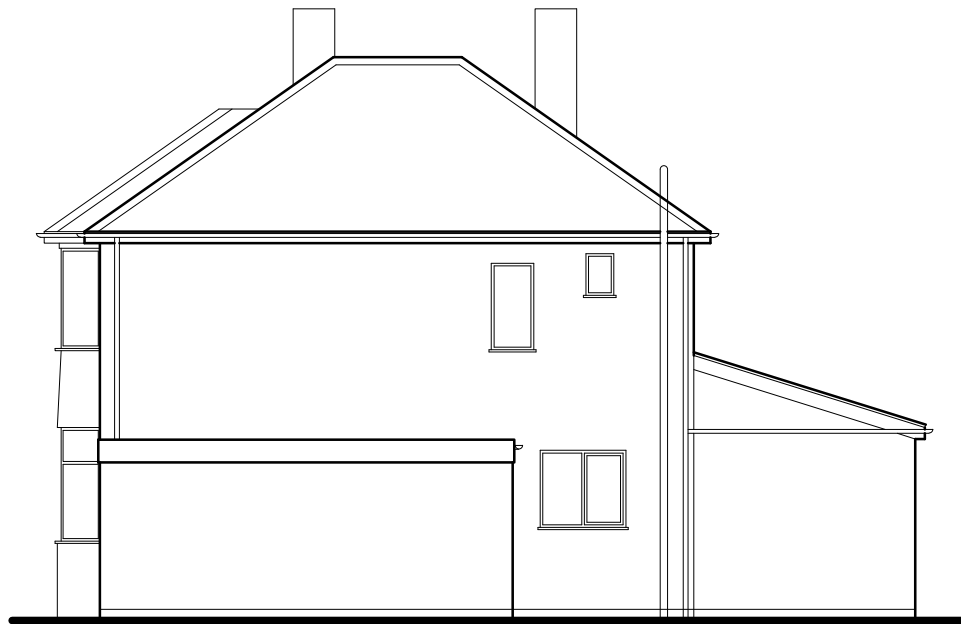


Site Location Plan - 1:1250

Produced on 06 November 2021 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
 This map shows the area bounded by 399166 295606,399266 295606,399266 295706,399166 295706,399166 295606
 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 06 November 2022. Unique plan reference: v1c/712437/964227



Location 18 Goldcroft Road Wednesbury WS10 9BN			
Drawing Title OS Maps			
Rev		Date	
		Nov 2021	
Scale 1:1250 1:500	Size A4	Org No 01	



Side Elevation

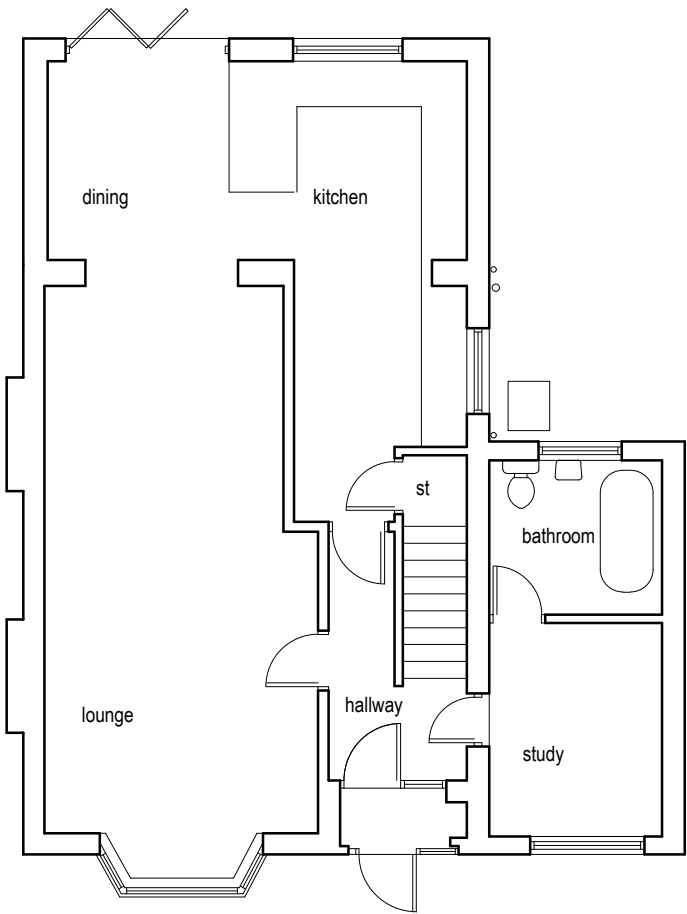


Rear Elevation



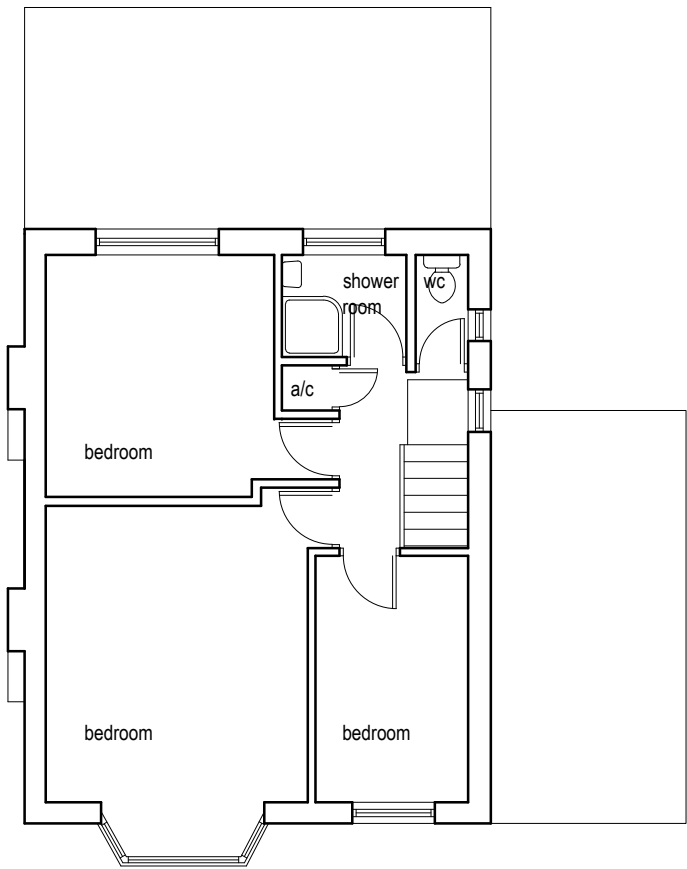
Front Elevation

Existing Elevations - 1:100



Ground Floor Plan

Existing Plans - 1:100



First Floor 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
18 Goldcroft Road
Wednesbury
WS10 9BN

Drawing Title

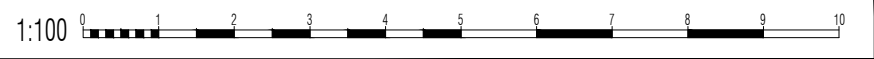
Existing Details

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Nov 2021

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1:100 A3 02



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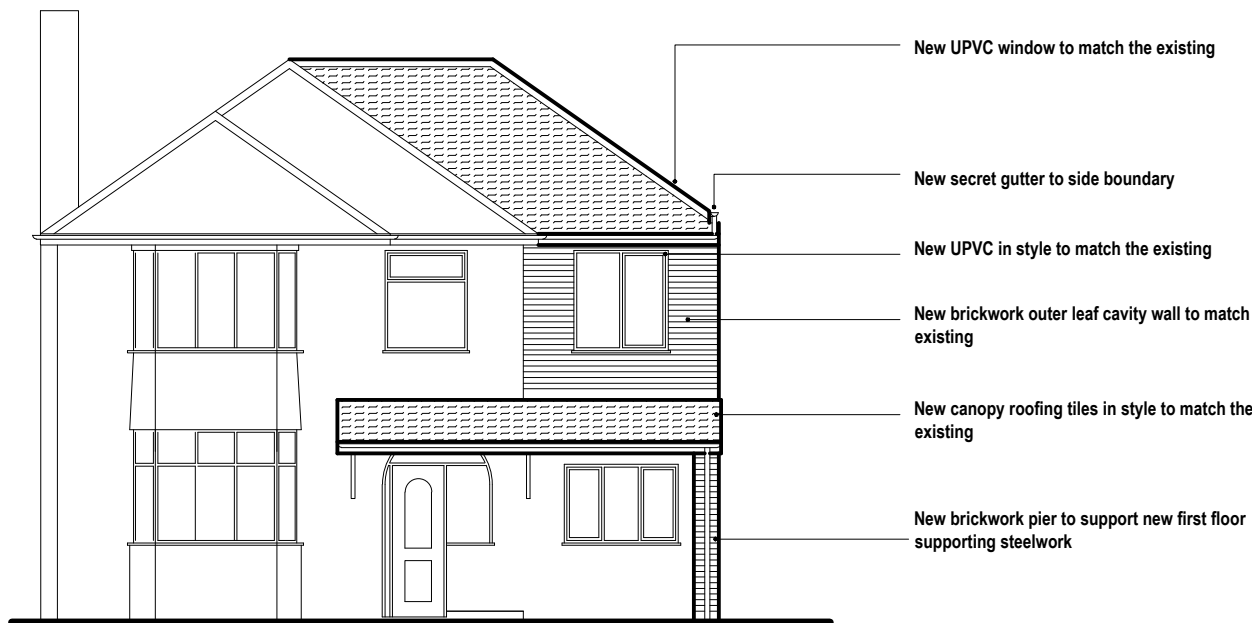
Proposed Elevations

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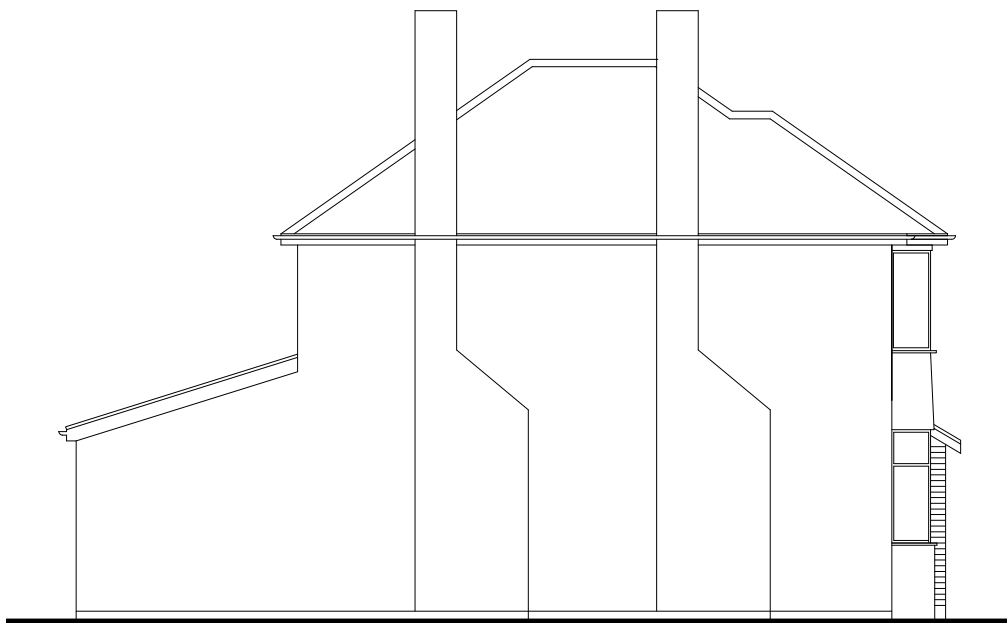
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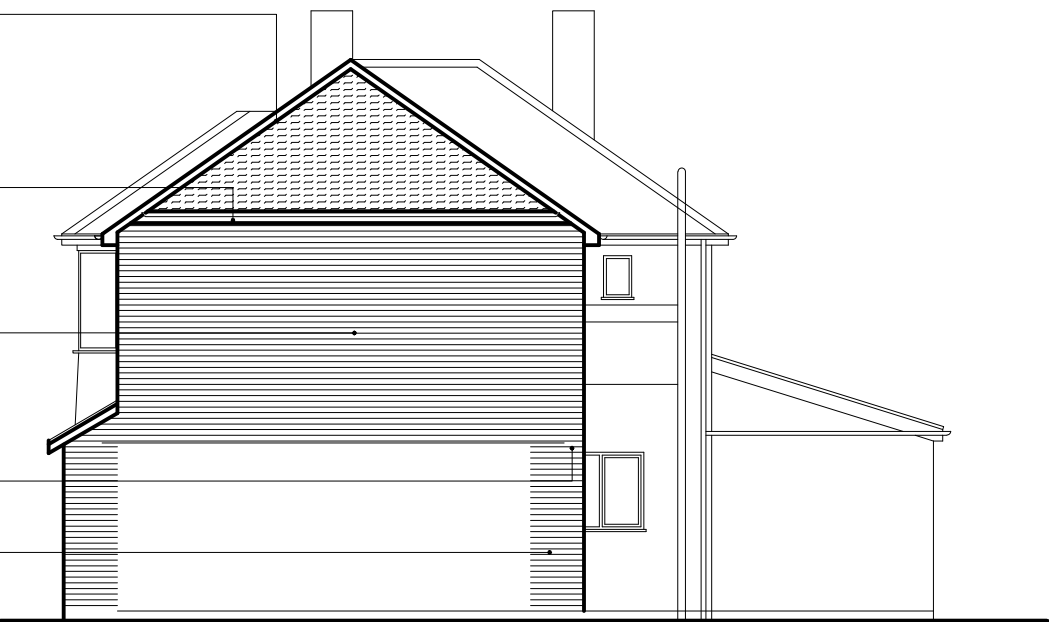
Front Elevation



Side Elevation

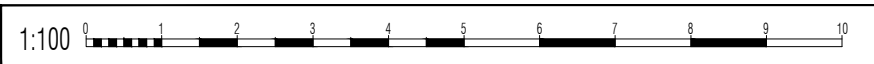


Rear Elevation



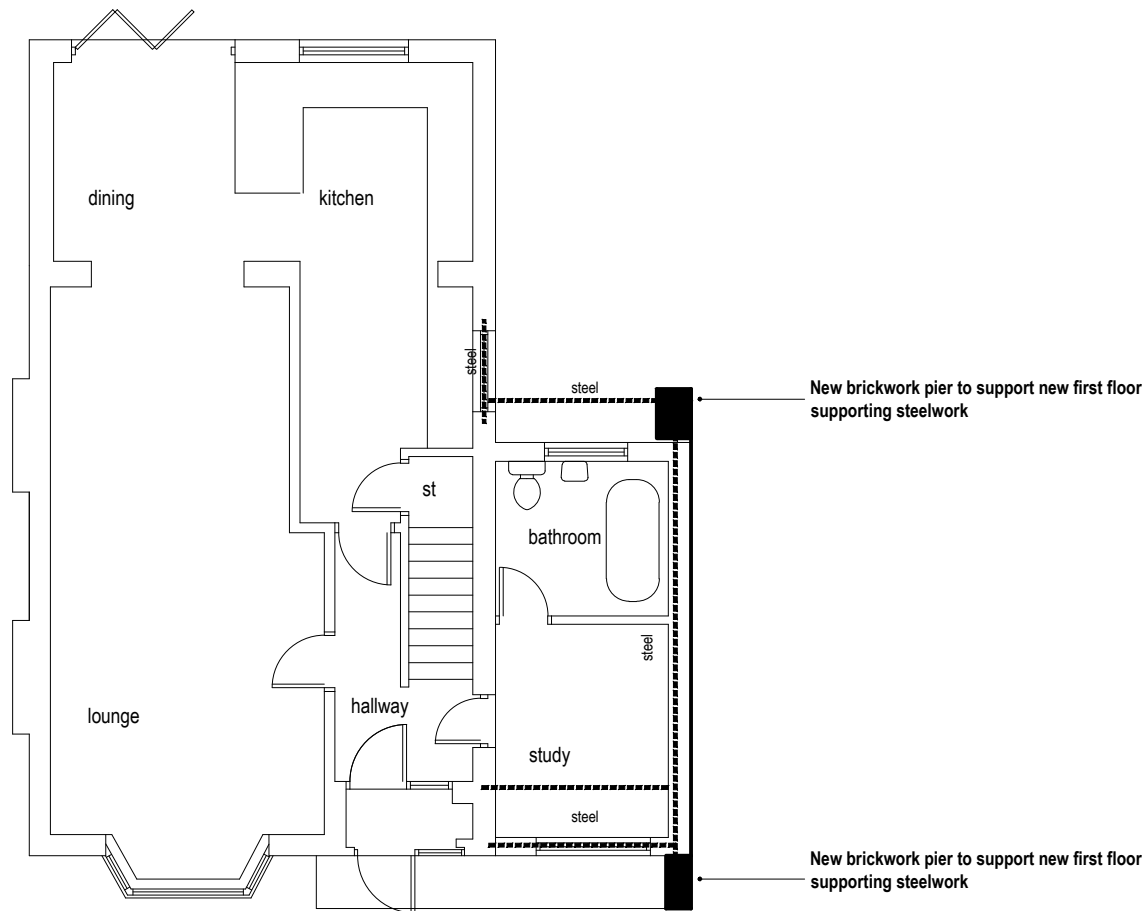
Side Elevation

Proposed Elevations - 1:100

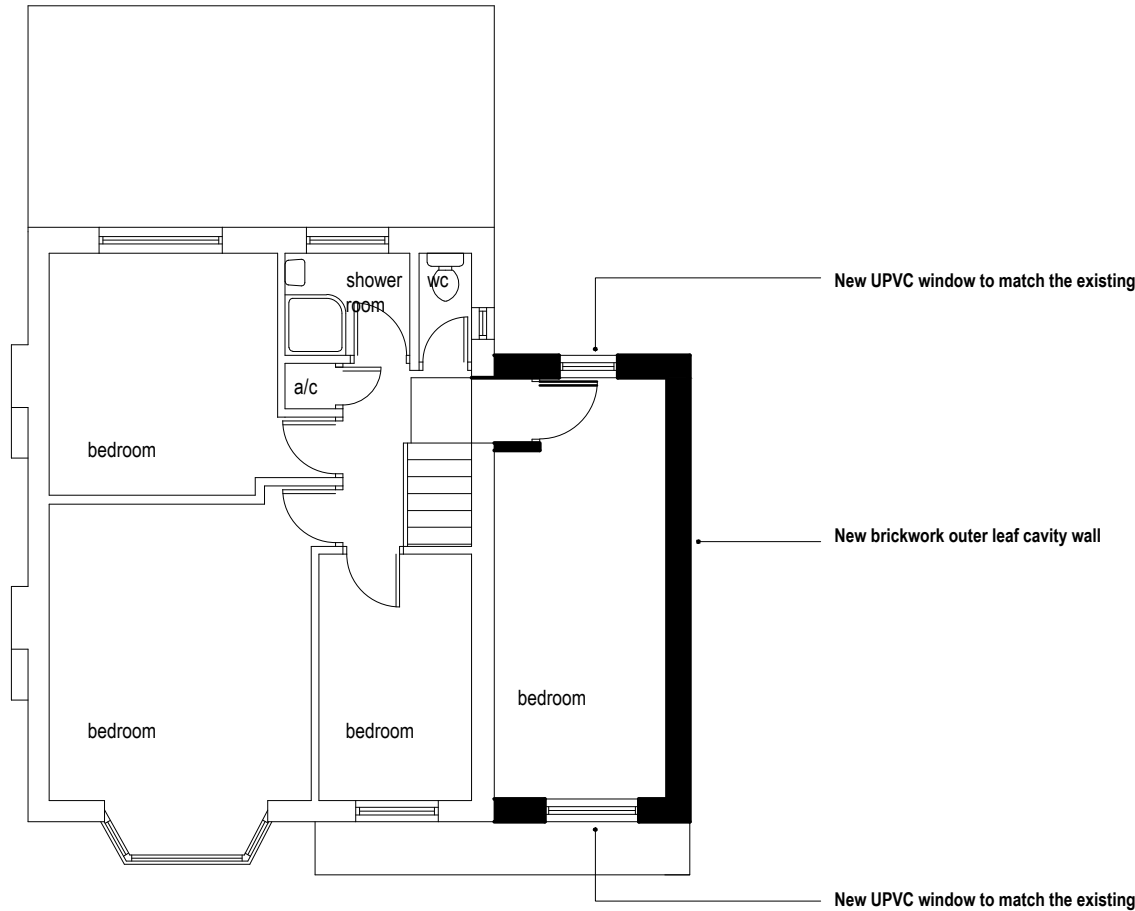


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Ground Floor Plan
Proposed Plans - 1:100



First Floor Plan

STRUCTURAL NOTE

CONDITIONAL APPROVAL IS SOUGHT

All Structural Beams and Coloumns are shown approximately. For Building Regulation Application we request a Conditional Approval for the Structural Design.

The Client will appoint a Structural Engineer directly and issue the calculations prior to commencement on site.

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