

Report to Planning Committee

4 August 2021

Application Reference	DC/21/65762
Application Received	6 th July 2021
Application Description	Proposed dormer window to front.
Application Address	4 Newton Close Great Barr Birmingham B43 6DJ
Applicant	Mr Sid Willetts
Ward	Great Barr
Contact Officer	Sarah Riley sarah_riley@sandwell.gov.uk

1 Recommendations

- 1.1 That planning permission is granted subject to external materials to match the existing property unless otherwise agreed by the local planning authority.

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.



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 the agent works for Sandwell Council.

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

[4 Newton Close, Great Barr](#)

5 Key Considerations

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

Government policy (NPPF)

Loss of light and/or outlook

Design, appearance and materials

6. The Application Site

6.1 The application relates to a detached bungalow located to the northern end of Newton Close, Great Barr. 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 incorporate an 'eyelid shaped' dormer window to the front elevation of the dwelling to serve a loft conversion within the property's roof space.
- 8.2 The dormer window would measure 3.7m wide, 1.7m high and 0.8m in length.

9. Publicity

- 9.1 The application is currently being publicised by neighbour notification letter and no objections have received to date. At the time of writing this report the publicity period had not expired therefore an update will be provided to your meeting.

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 There are no concerns raised over the impact of the proposal on residential amenity, or in respect its design and appearance. The dormer



window would be constructed of materials to match the existing property and is not overly dominant given its size and design, being assimilated well within the existing roof ridge. The development is therefore considered to be compliant with policies ENV3 and SAD EOS 9.

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/ or outlook

No element of the scheme would significantly impact on the amenity of the occupiers of adjacent properties given its proposed size and location.

13.3 Design, appearance and materials.

The scale of the front dormer window would be proportionate to the existing roof space and would sit clear of the roof ridge and eaves. Its design would cause no undue harm to the character of the existing property nor the visual amenity of the existing area. The extension is therefore compliant with the Councils supplementary design guidance.

14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. In this instance it is considered that the scheme is policy compliant and there are no material considerations to warrant 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

Site Plan

Context Plan

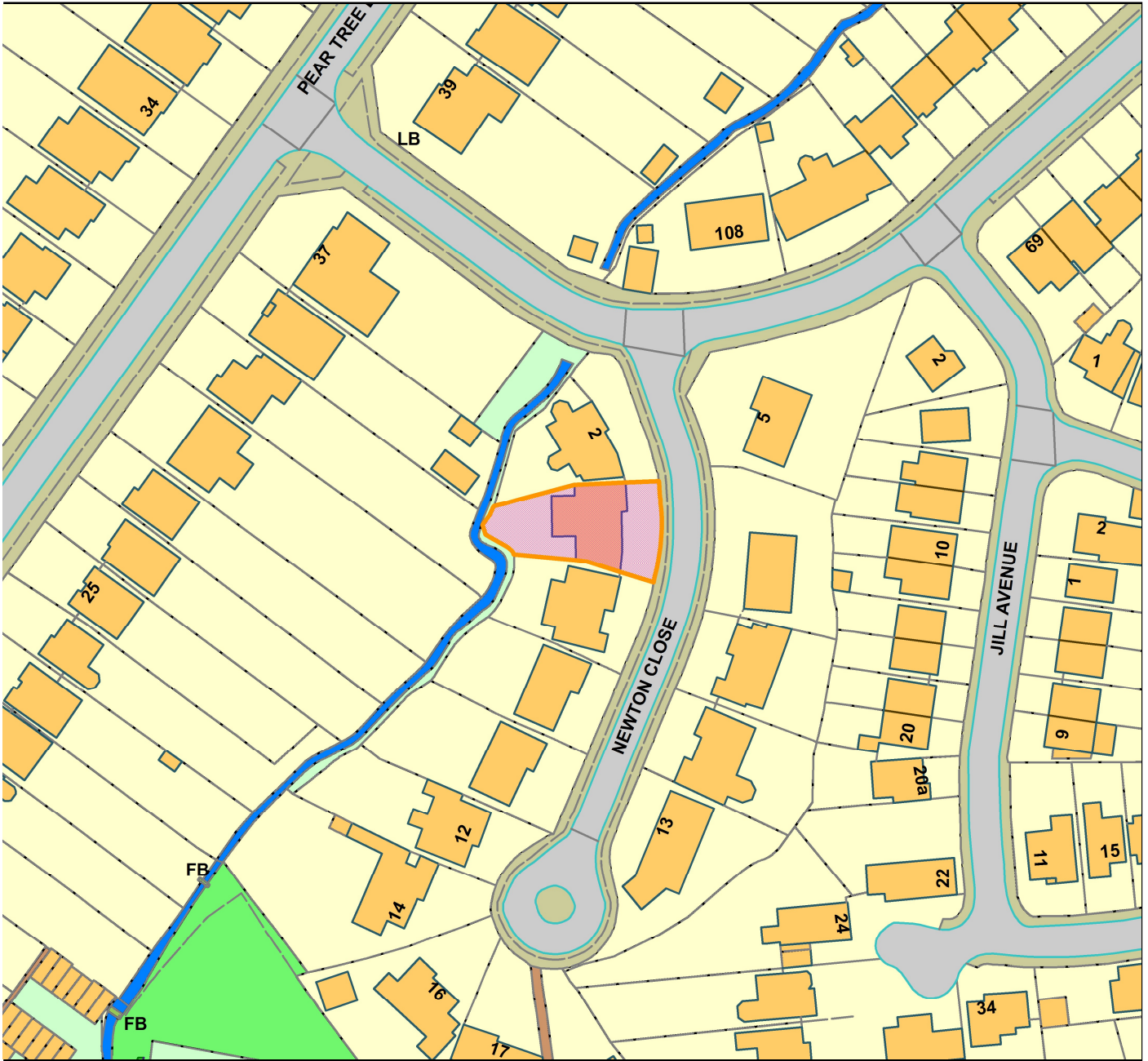
Plan No. 01 location plan

Plan No. 02 existing ground floor and elevations plan

Plan No. 03 proposed first floor and elevations plan

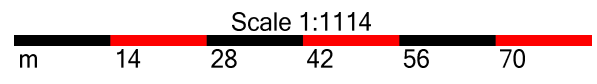


DC/21/65762
4 Newton Close



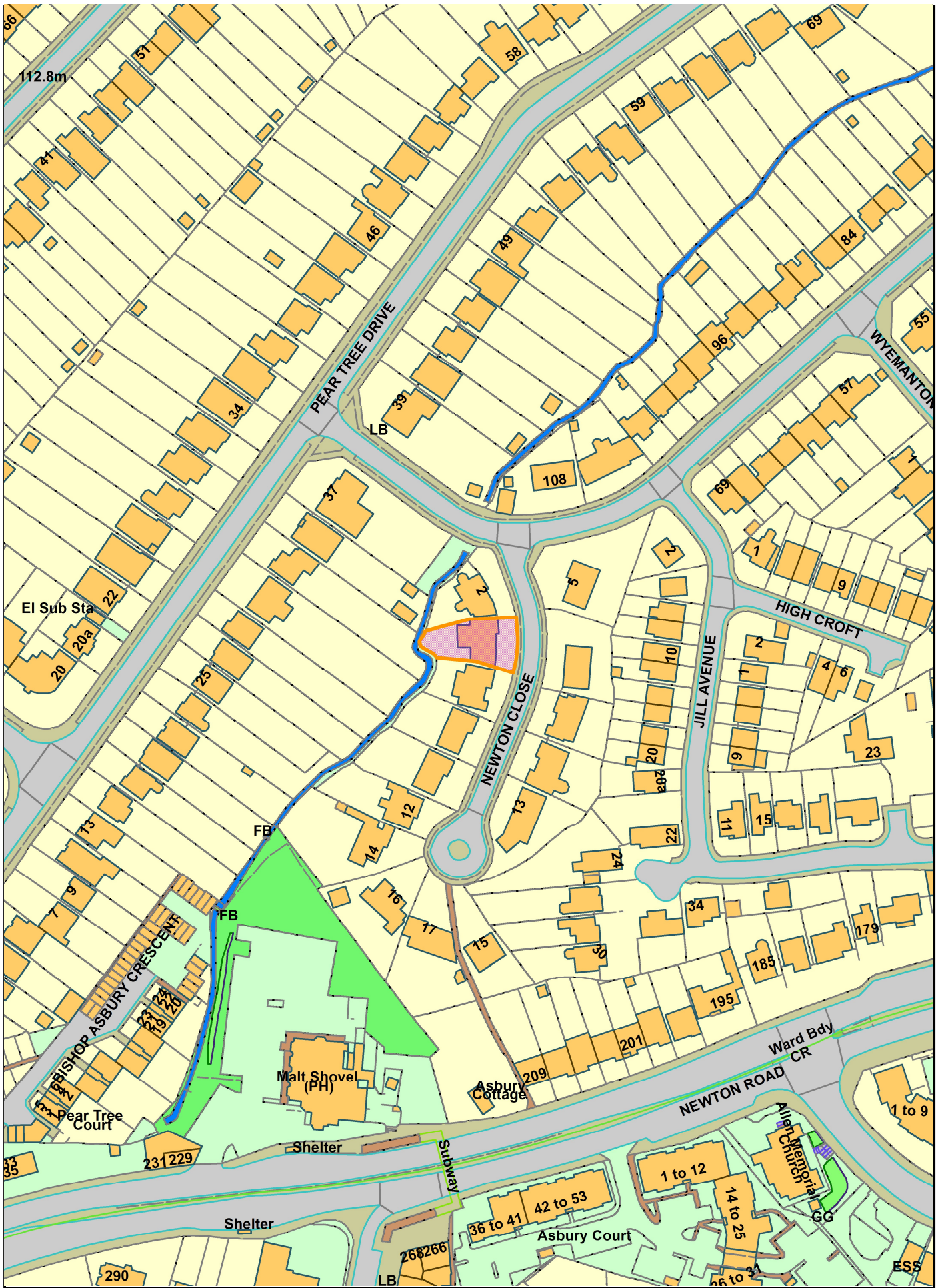
Legend

Sc 1:1114



© Crown copyright and database rights 2019
Ordnance Survey Licence No 100023119

Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	22 July 2021
OS Licence No	





Site Plan Scale 1:1250



Site Boundary out-lined in red

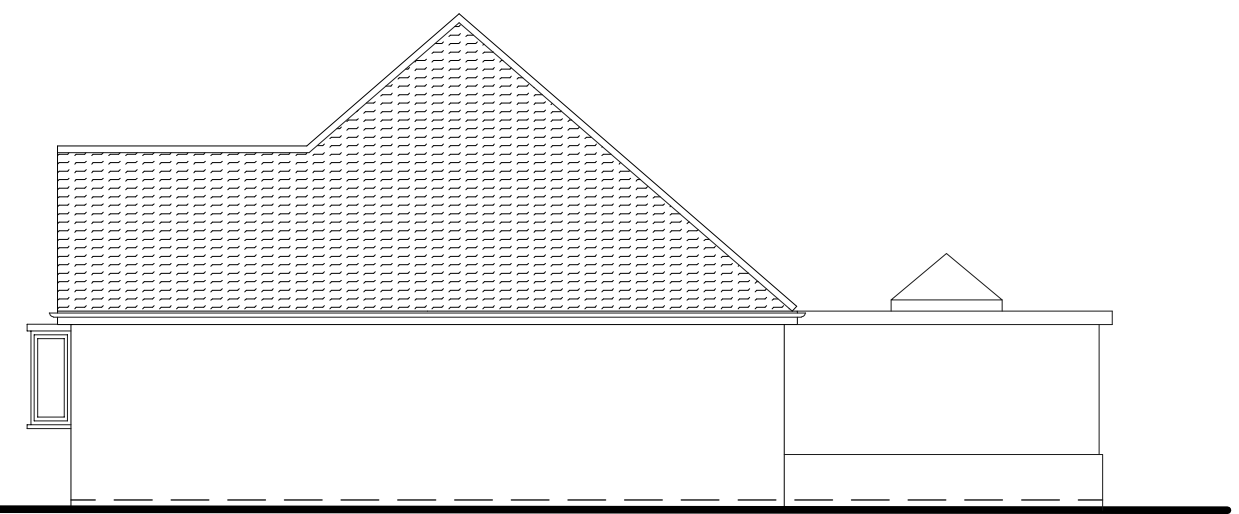


DRAWINGS PREPARED FOR LOCAL AUTHORITY APPROVALS ONLY.
 FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALE.
 THE WORKS MAY BE SUBJECT TO THE PARTY WALL ACT 1996. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL NECESSARY STEPS ARE TAKEN TO COMPLY WITH THE ACT IF REQUIRED.

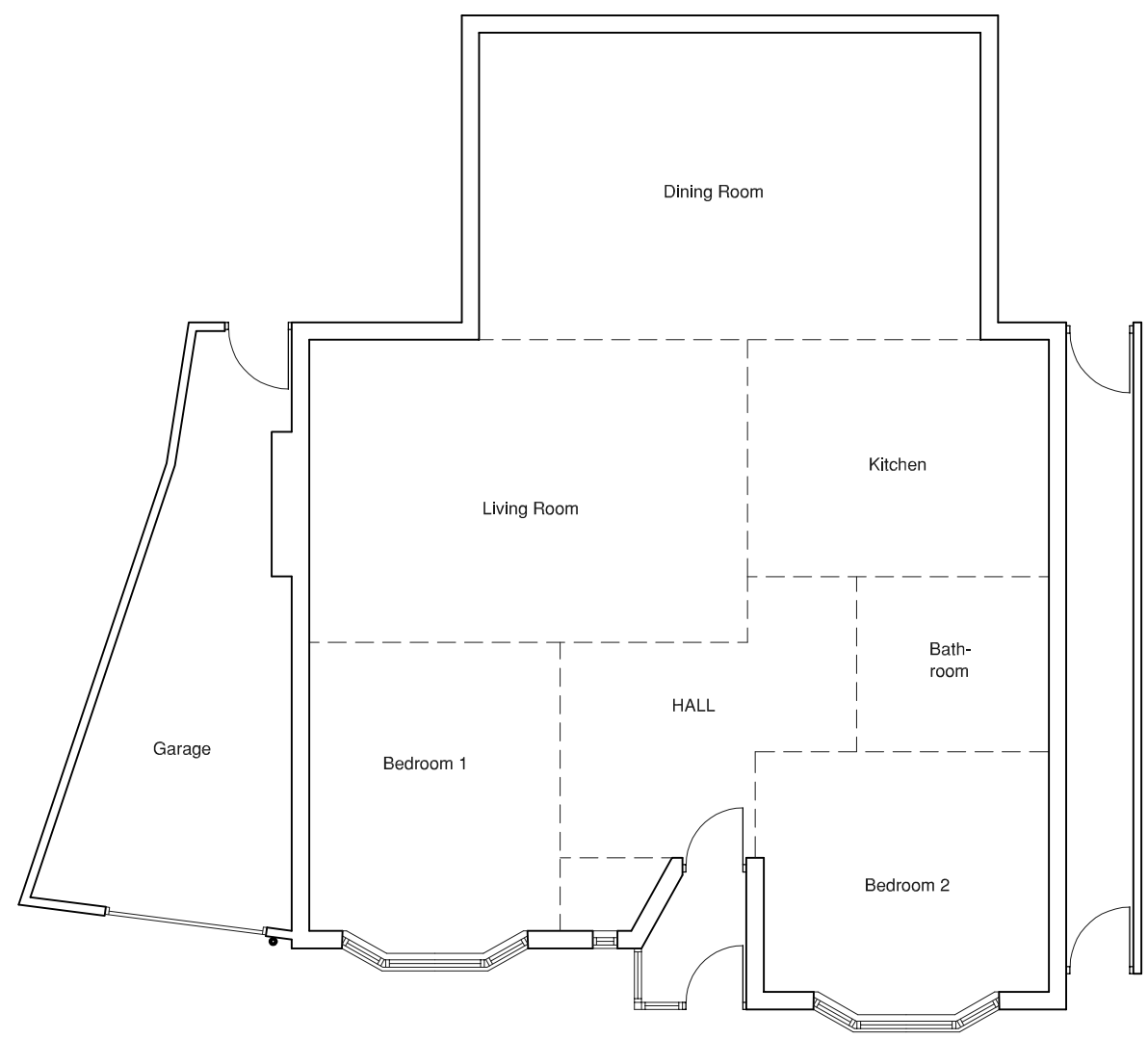
DATE May 21	OWNER	LOCATION	TITLE	NUMBER	REVISION
SCALE 1:1250 @ A4	PROJECT Proposed Dormer Window	4 Newton Close, Great Barr, West Midlands B43 6DJ.	Site Location Plan	01	



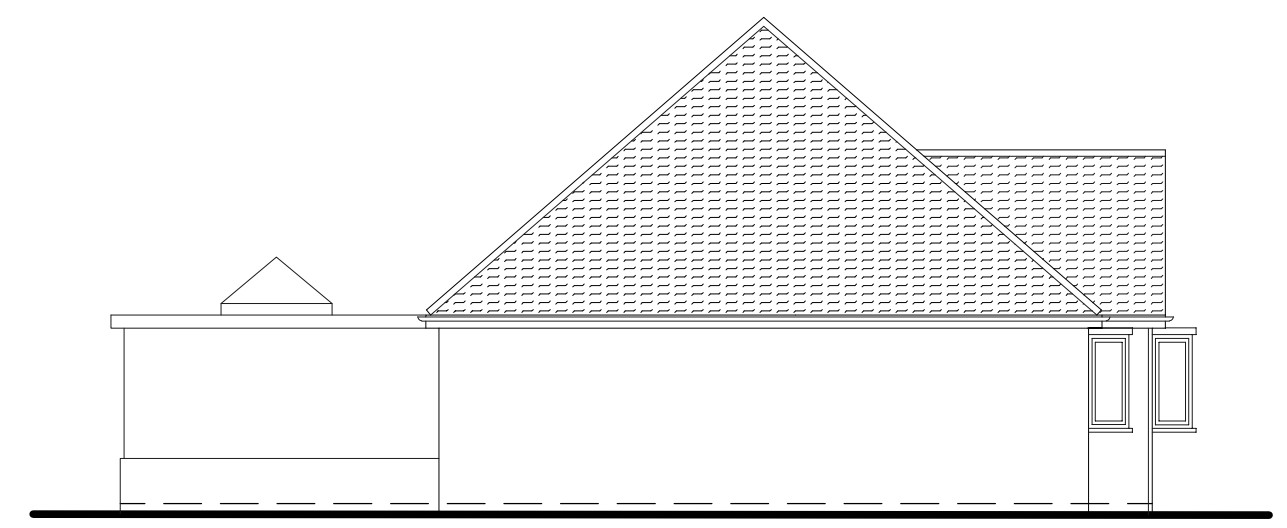
Existing Front Elevation scale 1:100



Existing Side Elevation (north) scale 1:100



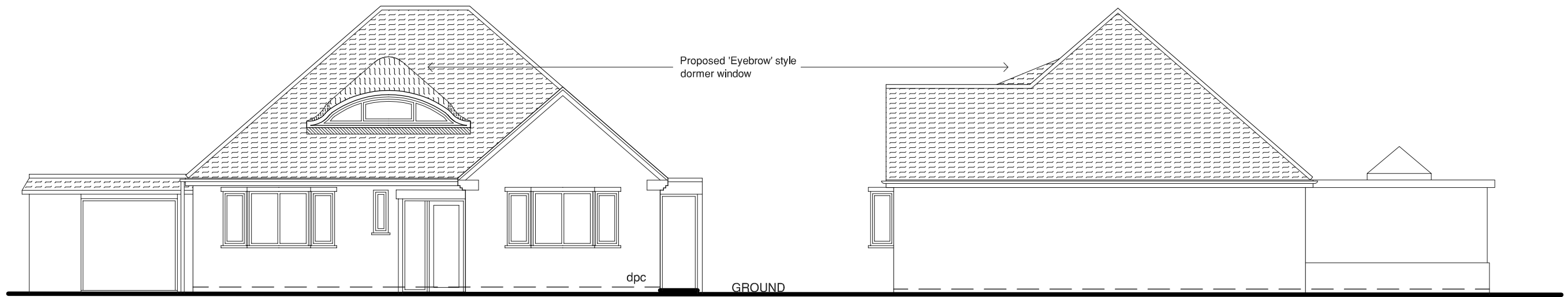
Existing Ground Floor Plan scale 1:100



Existing Side Elevation (south) scale 1:100

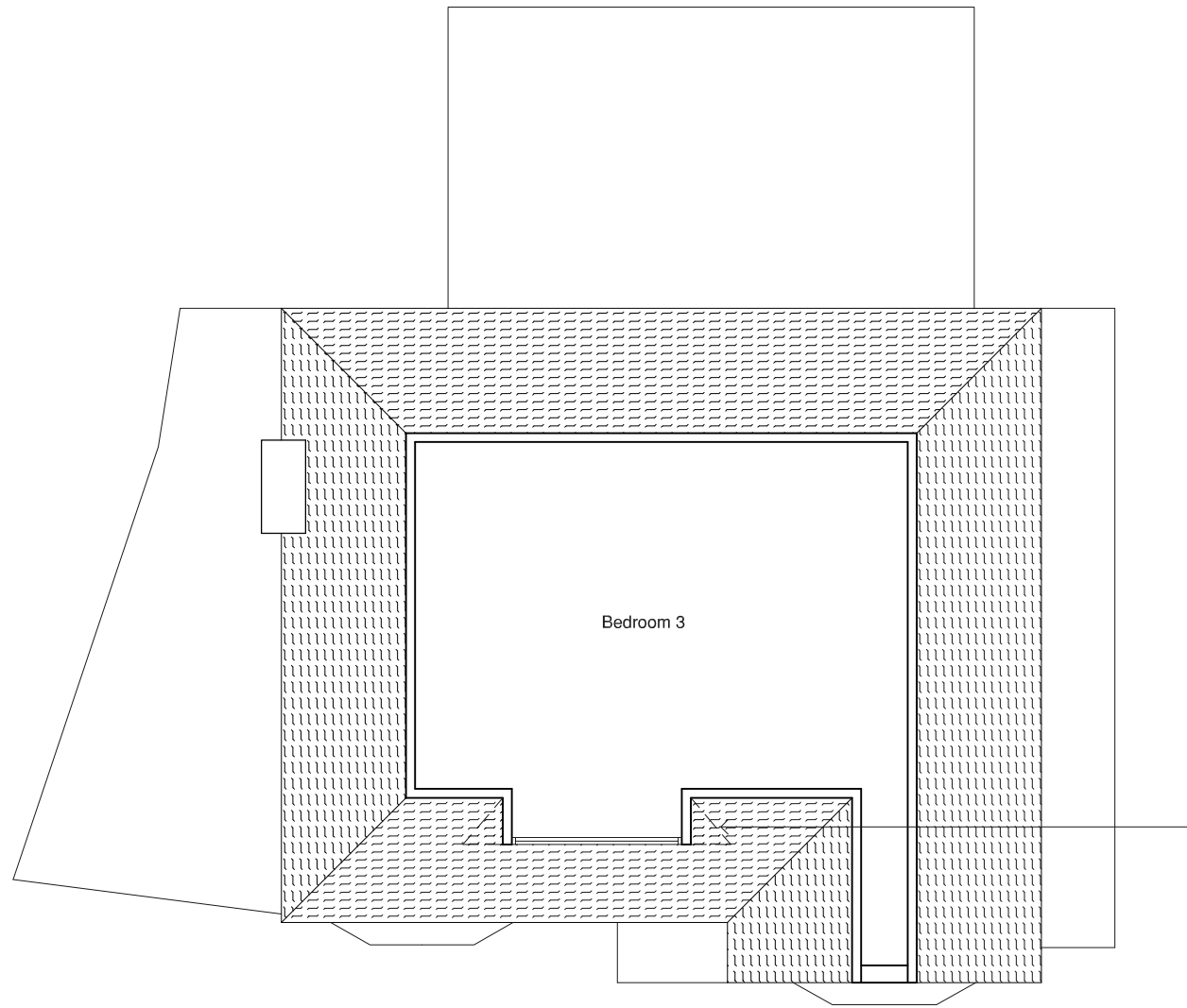


DATE May 21	OWNER	LOCATION 4 Newton Close, Great Barr, West Midlands B43 6DJ.	TITLE Existing Plan & Elevations	DRAWINGS PREPARED FOR LOCAL AUTHORITY APPROVALS ONLY. FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALE.	NUMBER 02	REVISION
SCALE 1:100 @ A3	PROJECT Proposed Dormer Window			THE WORKS MAY 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 REQUIRED.		

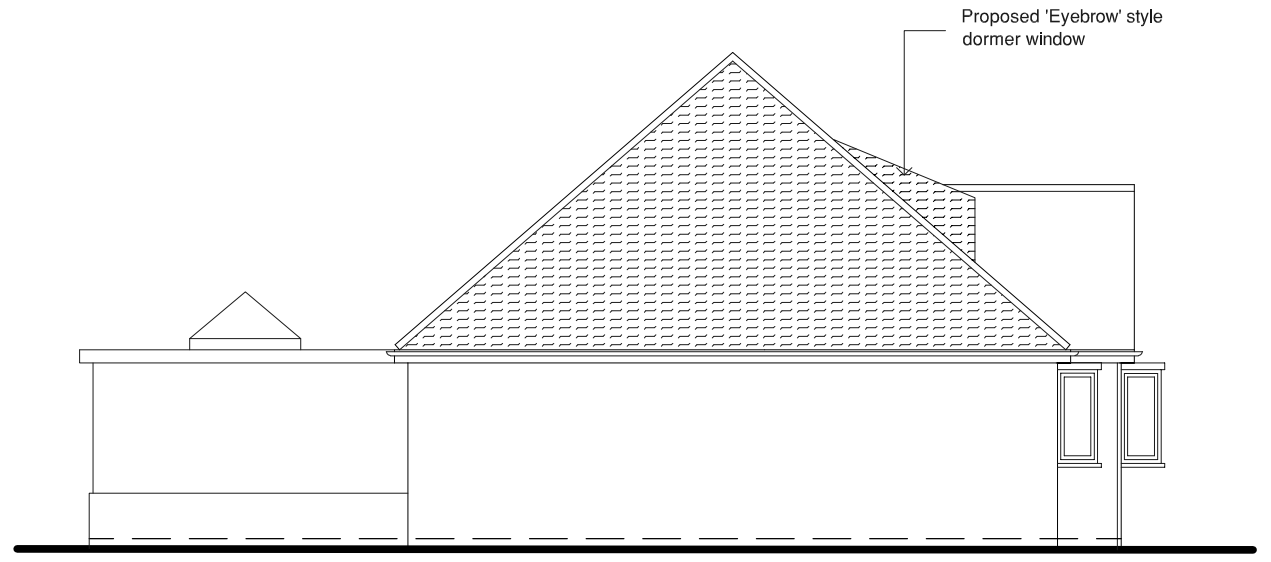


Proposed Front Elevation scale 1:100

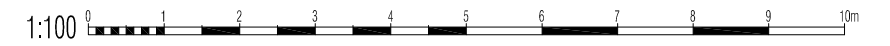
Proposed Side Elevation (north) scale 1:100



Proposed First Floor Plan scale 1:100



Proposed Side Elevation (south) scale 1:100



DATE May 21	OWNER	LOCATION 4 Newton Close, Great Barr, West Midlands B43 6DJ.	TITLE Proposed Plan & Elevations	DRAWINGS PREPARED FOR LOCAL AUTHORITY APPROVALS ONLY. FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALE.	NUMBER 03	REVISION
SCALE 1:100 @ A3	PROJECT Proposed Dormer Window			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 REQUIRED.		