

Report to Planning Committee

11 May 2022

Application Reference	DC/21/66479
Application Received	30 December 2021
Application Description	Proposed first floor rear extension and conversion of flat at first floor to 2 No. 1 bedroom flats and conversion of second floor with dormer windows to front and rear to create 1 No. 1 bed flat (amendment to approved planning permission DC/21/66056).
Application Address	130 & 132 Sandon Road Smethwick B66 4AB
Applicant	Imran Ali
Ward	Abbey
Contact Officer	Dave Paine David_paine@sandwell.gov.uk

1 Recommendations

- 1.1 That planning permission is granted subject to the external materials matching the existing property.

2 Reasons for Recommendations


- 2.1 This application is an amendment to a previous approved application which was considered by Planning Committee on 8 December 2021.



The alterations would include a first-floor rear extension and a single rear dormer. These external alterations are appropriate in scale and design and would not cause harm to the amenities of neighbours in terms of loss of light, outlook or privacy.

2.2 The enlarged flats would increase internal space which would improve the living environment for occupants.

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 has generated four neighbour objections.

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

[130-132 Sandon Road](#)

5 Key Considerations

5.1 The site is within Bearwood Town centre in the development plan.

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

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



6. The Application Site

- 6.1 The application relates to a building on the south side of Sandon Road. There are two retail units on the ground floor and a large three bedroom flat on the first floor.
- 6.2 The property sits within the Bearwood retail centre which is characterised by a range of property uses, typical of a local high street.
- 6.3 The property has some interesting architectural features typical of late Victorian buildings and is flanked by similar period properties.

7. Planning History

- 7.1 Planning approval was granted in 2000 for a single storey rear extension.
- 7.2 Planning approval was granted in 2021 for the conversion of the first and second floors to create two studio flats and one, one bedroom flat, along with front and rear dormers.
- 7.3 Relevant planning applications are as follows:

DC/	Description	Decision and date
DC/00/36756	Rear single storey extension.	Grant permission 17 August 2020.
DC/21/66056	Proposed conversion of flat at first floor to 2 No. studio flats and conversion of second floor with dormer windows to front and rear to create 1 No. 1 bed flat.	Grant permission with materials condition 08 December 2021.



8. Application Details

- 8.1 The applicant proposes to extend the first floor to the rear by an additional 5.9 metres in depth and the combine the previously approved two rear dormers into a single larger dormer.
- 8.2 This would create two, one bedroom flats on the first floor and one, one bedroom flat on the second floor.
- 8.3 The first-floor rear extension would measure 7.7 metres wide by 5.9 metres deep by 3.10 metres high.
- 8.4 The rear dormer would measure 7.1 metres wide by 2.0 metres high by 2.8 metres deep.
- 8.3 This is an amendment to the previously approved application DC/21/66056

9. Publicity

- 9.1 The application has been publicised by neighbour notification letter and site notice with four objections received.

9.2 Objections

Objections have been received on the following grounds:

- (i) Increased pressure on an inadequate sewerage system;
- (ii) Limited space for waste disposal/rubbish accumulation issues; and
- (iii) Overlooking / loss of privacy.

Immaterial objections have been raised regarding fly tipping, storage of materials, and trespassing.



9.3 Responses to objections

I respond to the objector's comments in turn:

- (i) Severn Trent were consulted on the previous application and confirmed that the issues with the sewerage system on this site are related to misuse and not to the system being overloaded.
- (ii) The plans show a suitable bin storage area for the use of future occupants.
- (iii) The proposal would include side facing windows in the first-floor rear extension. This does mean that some overlooking is possible. The rears of nearby properties on Bearwood Road are all over 14m away from the proposed side elevation which meets the minimum side-to-rear separation distance as defined in the council's design guidance. The neighbouring properties on Sandon Road would be impacted but at an oblique angle, thereby minimising the impact on privacy. It is deemed that there are no rear facing windows serving habitable rooms at number 134. Number 128 does have rear facing windows serving habitable rooms, but the bedroom window on the proposed extension would be approximately 6 metres from the rear elevation of the neighbouring property; this, combined with the oblique angle would minimise the impact on privacy to an acceptable level.

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:

HOU2: Housing Density, Type and Accessibility

ENV3: Design Quality

CEN4: Regeneration of Town Centres

SAD H2: Housing Windfalls

SAD EOS9: Urban Design Principles

12.2 HOU2 identifies the need for a range of types and sizes of accommodation within the borough and accessibility in terms of sustainable transport to residential services. Given its town centre location, the proposal is compliant with this policy.

12.3 ENV3 and SAD EOS9 refer to well-designed schemes that provide quality living environments. These flats would meet required standards for space and natural light and the alterations would not impact on the public realm.

12.4 CEN4 encourages development which will enhance the vitality and viability of town centres.

12.5 SAD H2 requires housing to be on brownfield or previously developed land and complementary to other plan policies which this proposal accords with.

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 and outlook

Loss of light to the neighbour at number 128 would be mitigated by the low roof height of the extension when compared to the neighbouring windows. Furthermore, the extension would be set back from the boundary by around 1.1 metres. The outlook from the rear of number 128 would be impacted somewhat but the outlook from these windows is already compromised by various structures and development to the rear, most notable the market hall buildings. Overall, this proposal would not seriously impact on the neighbours' light and outlook.

13.3 Design, appearance and materials

The rear dormer and extension would not be visible from the public realm and would therefore present no significant concerns.

13.4 Overlooking / loss of privacy

This has been addresses in 9.3 (iii) above.

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 this proposal accords with all relevant planning policies and would contribute positively to the provision of housing in Sandwell and Bearwood town centre.

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. 001

Plan No. 002

Plan No. 003

Plan No. 004

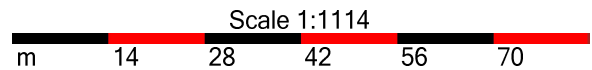


DC/21/66479
130 & 132 Sandon Road, Smethwick



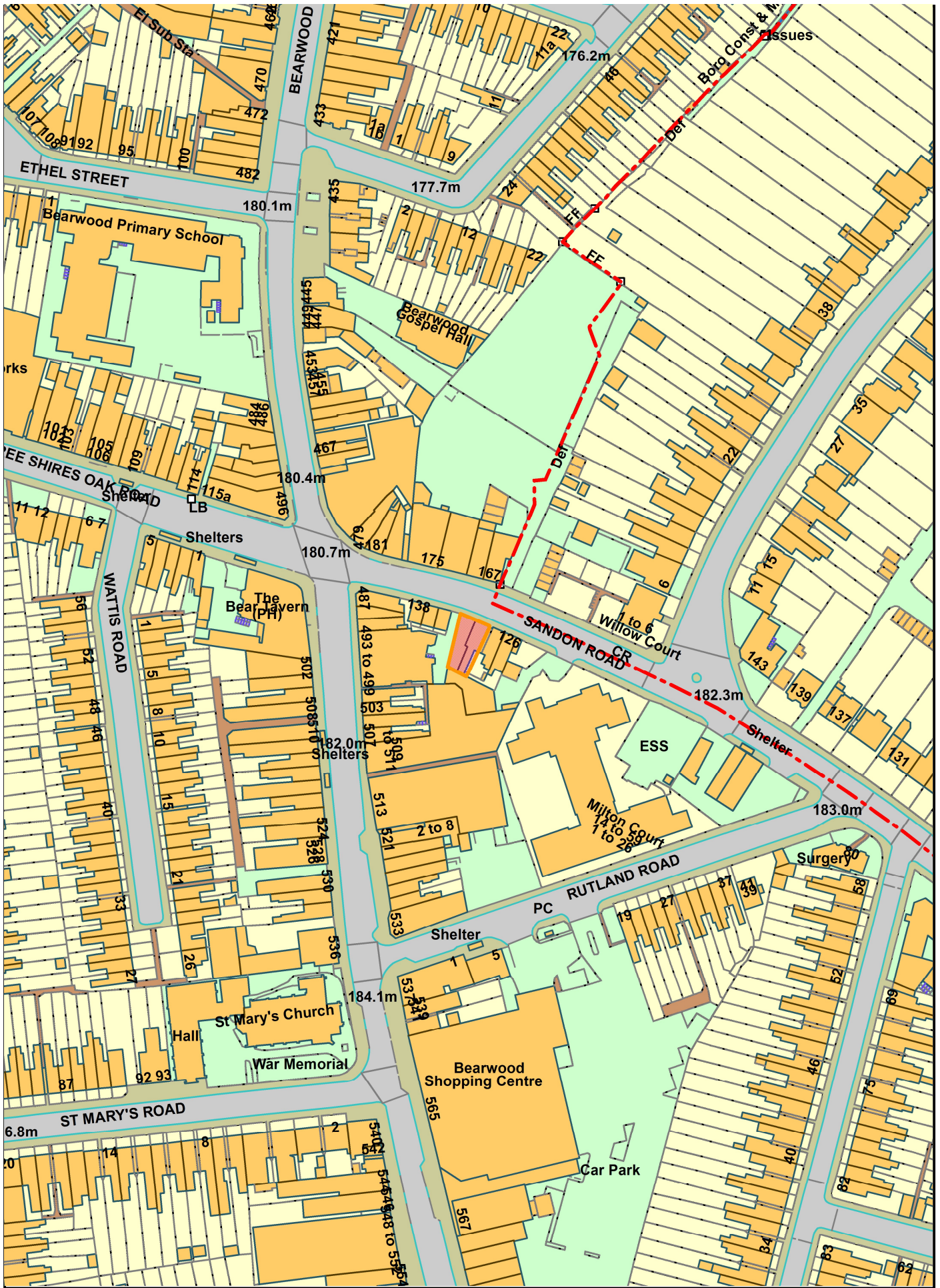
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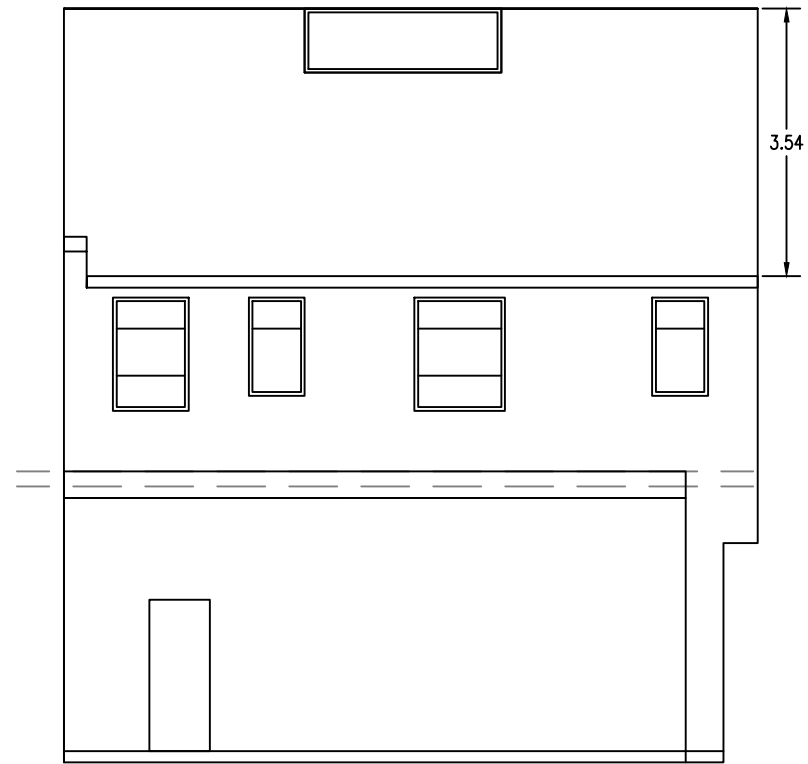
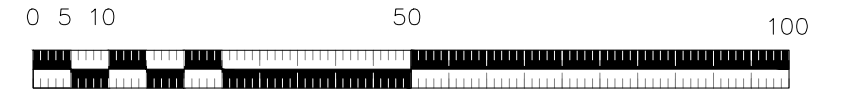
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Department	Not Set
Comments	Not Set
Date	25 April 2022
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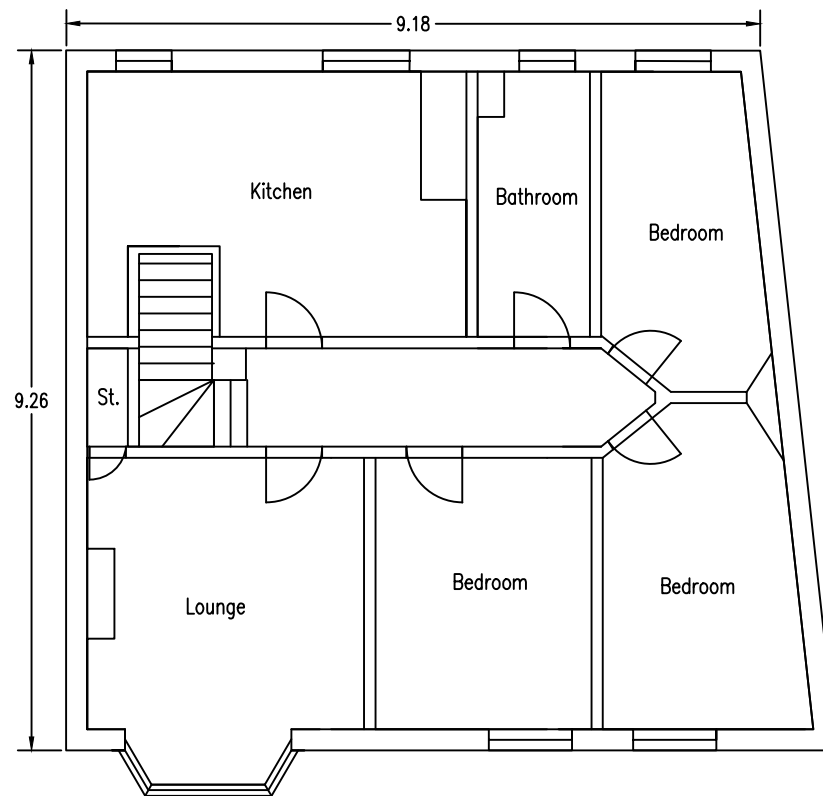




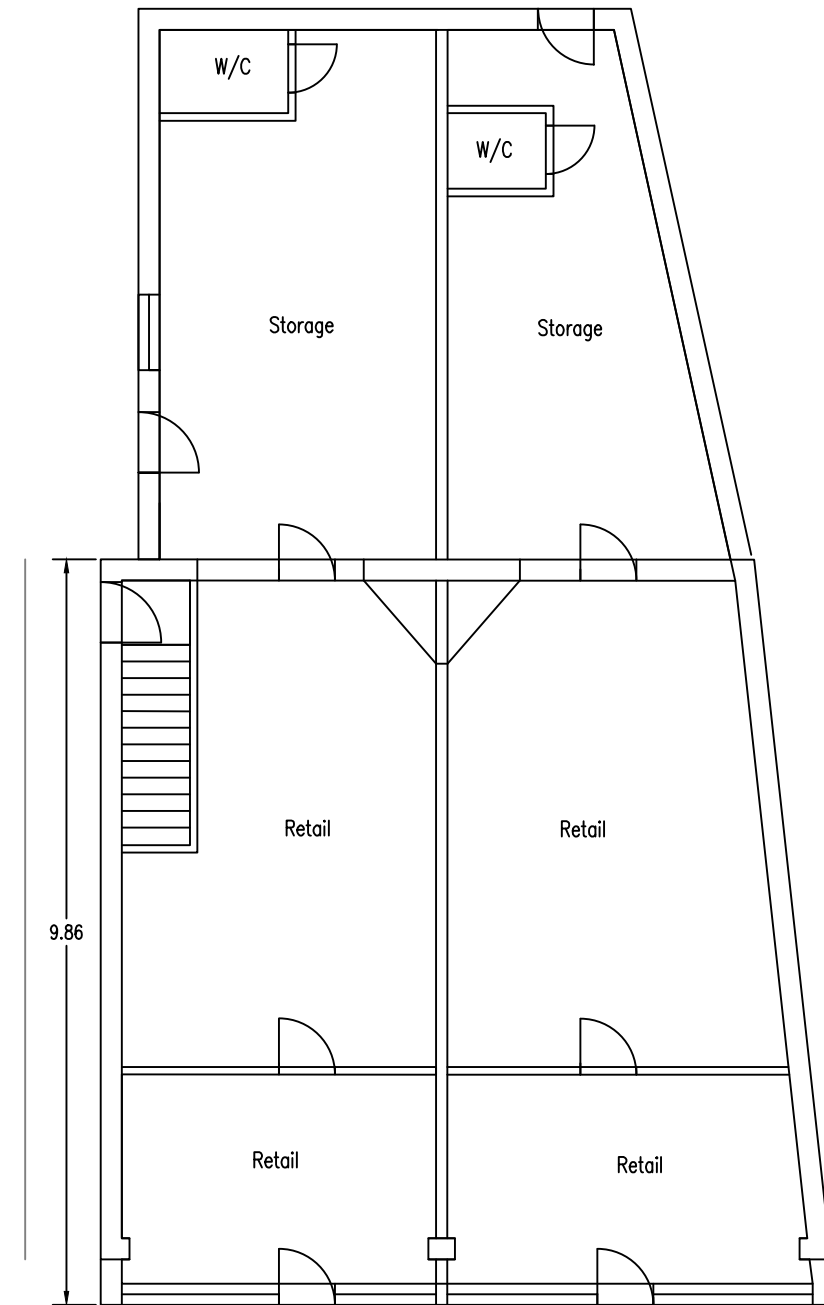
Existing Rear Elevation



Existing Front Elevation

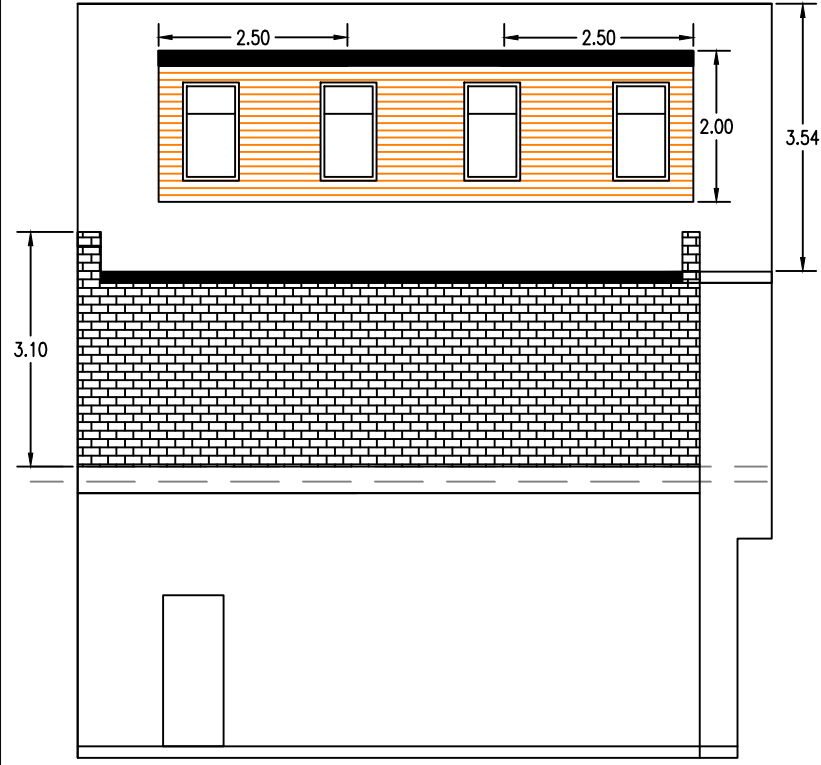
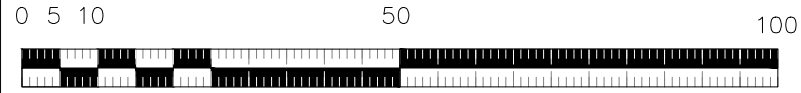


Existing First Floor Layout



Existing Ground Floor Layout

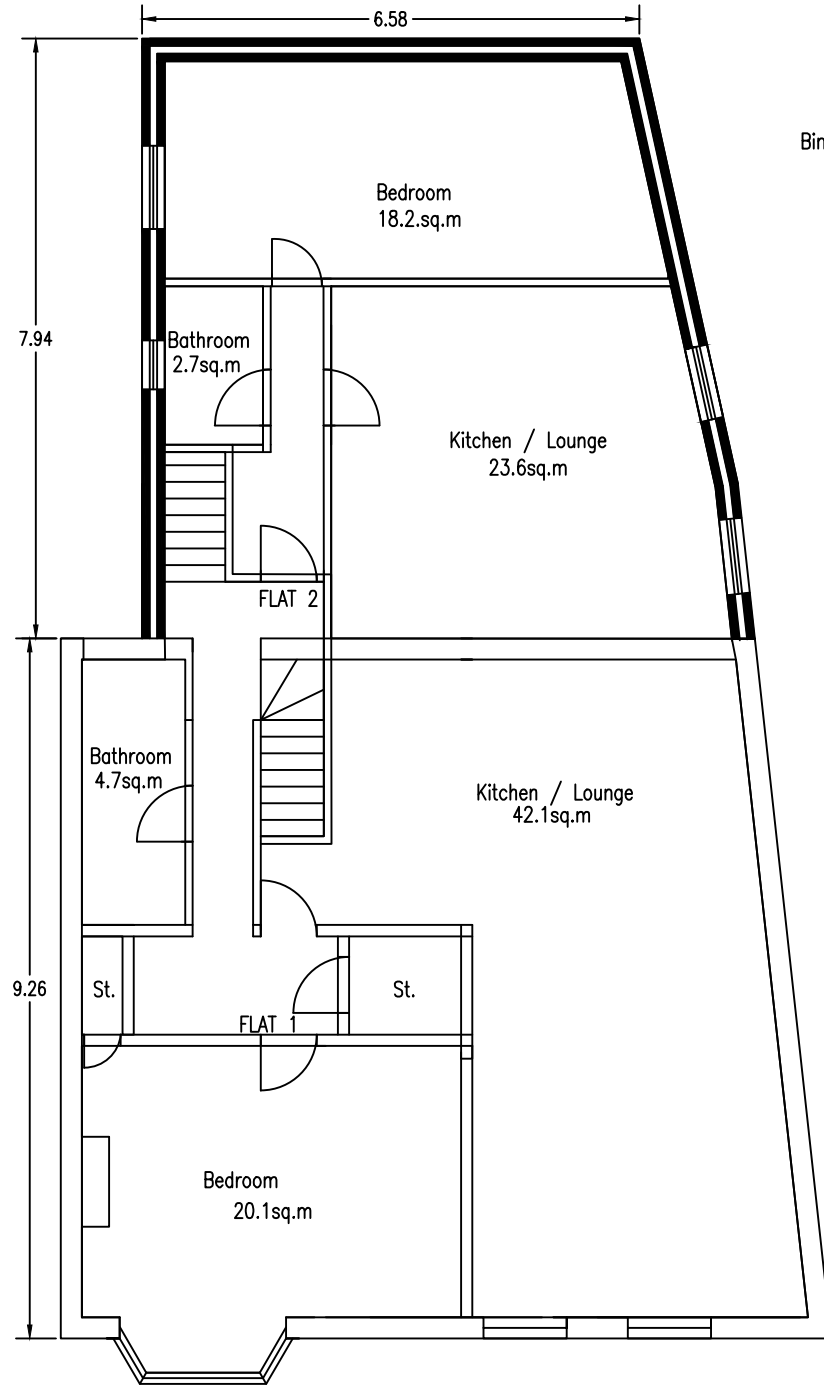
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Drawing Title				
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Drawn: SK		Date: 29/12/2021		
Drawing No				Rev
001				-



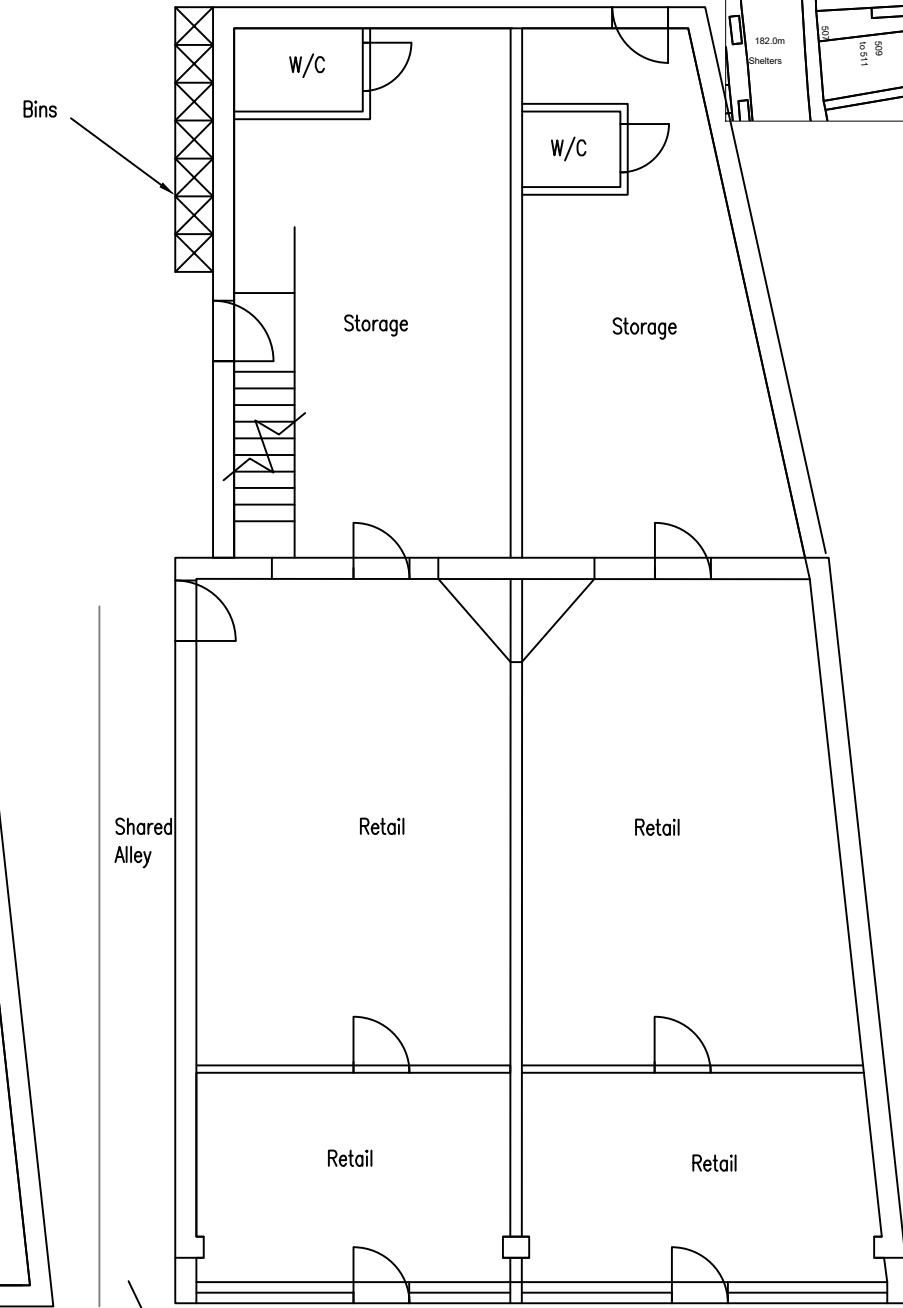
Proposed Rear Elevation



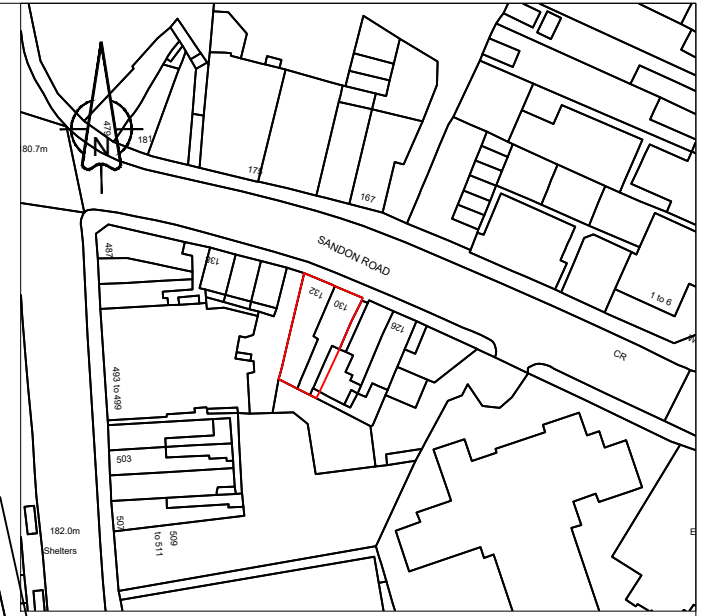
Proposed Front Elevation



Proposed First Floor Layout

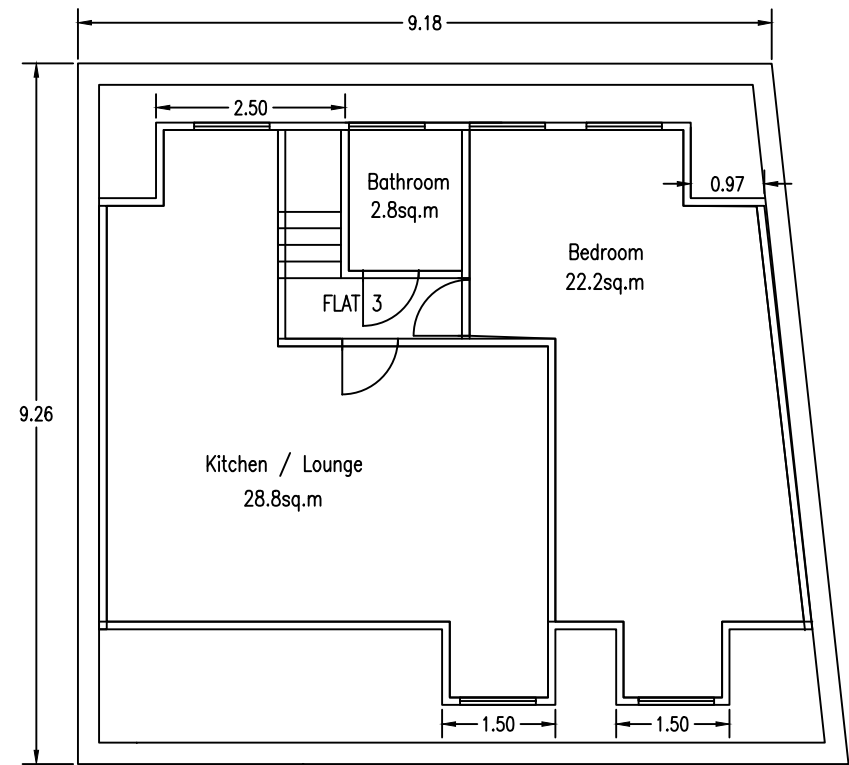
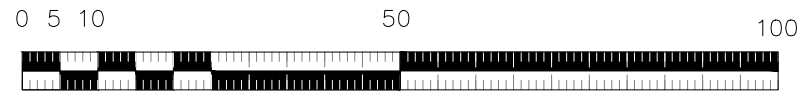


Proposed Ground Floor Layout



Scale 1/1250

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Drawing Title				
Proposed Layouts & Location Plan				
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Drawn: SK		Date: 29/12/2021		
Drawing No				Rev
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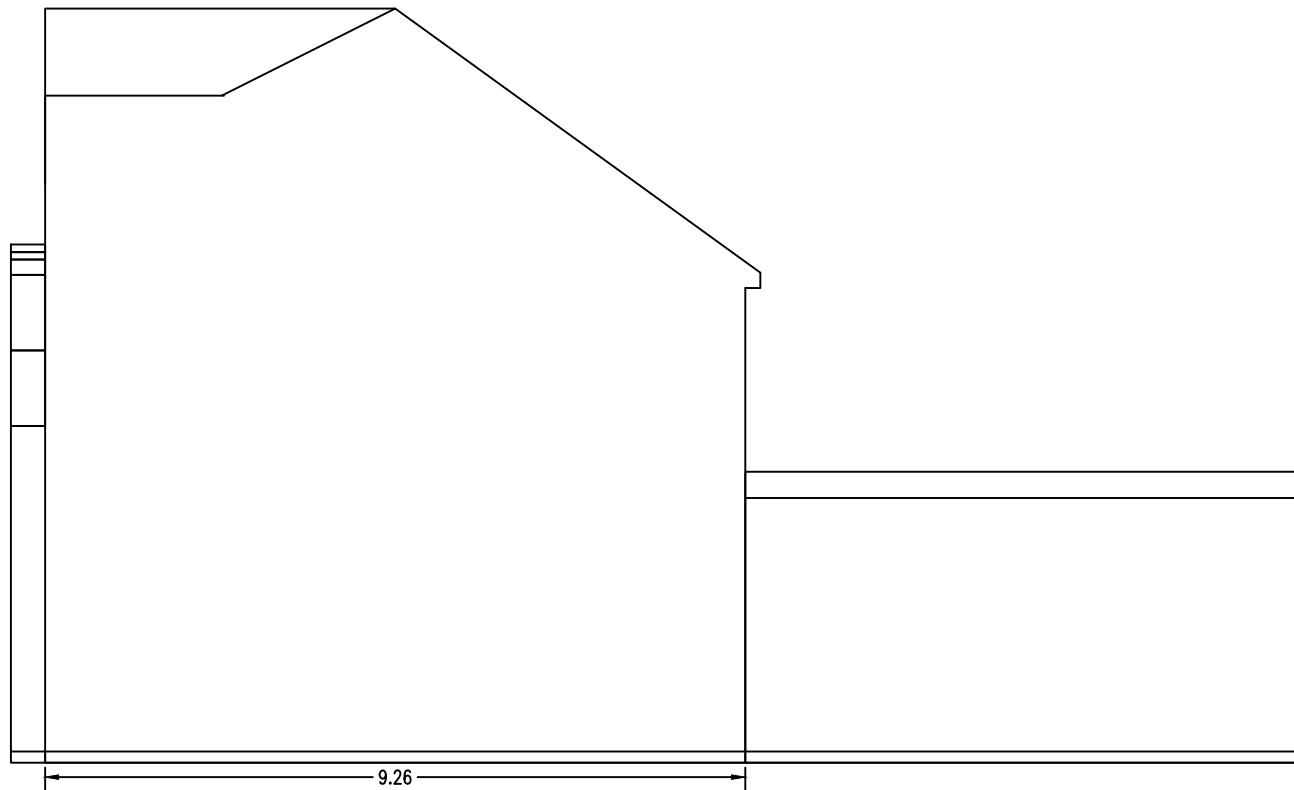
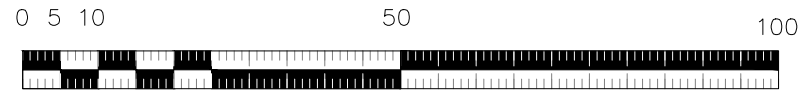


Proposed Second Floor Layout

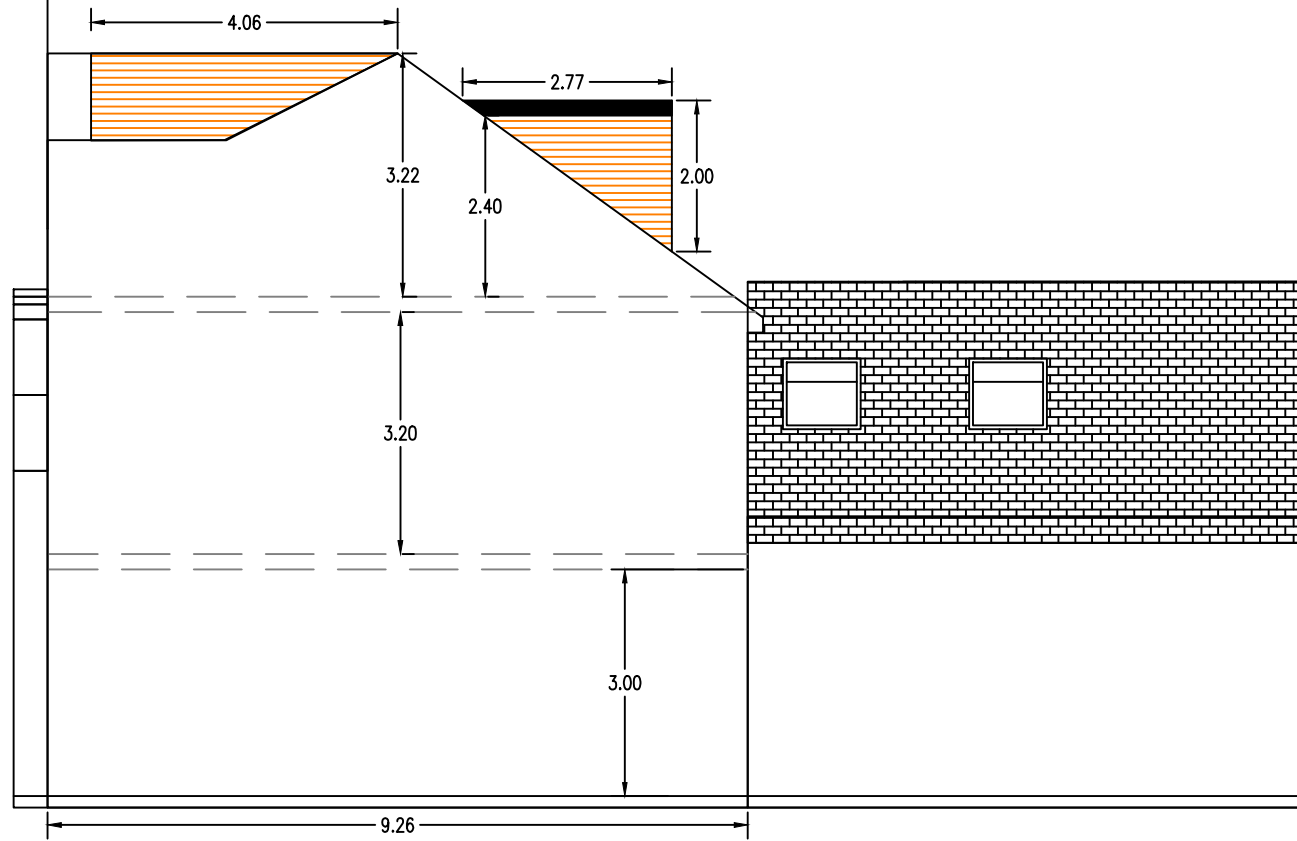


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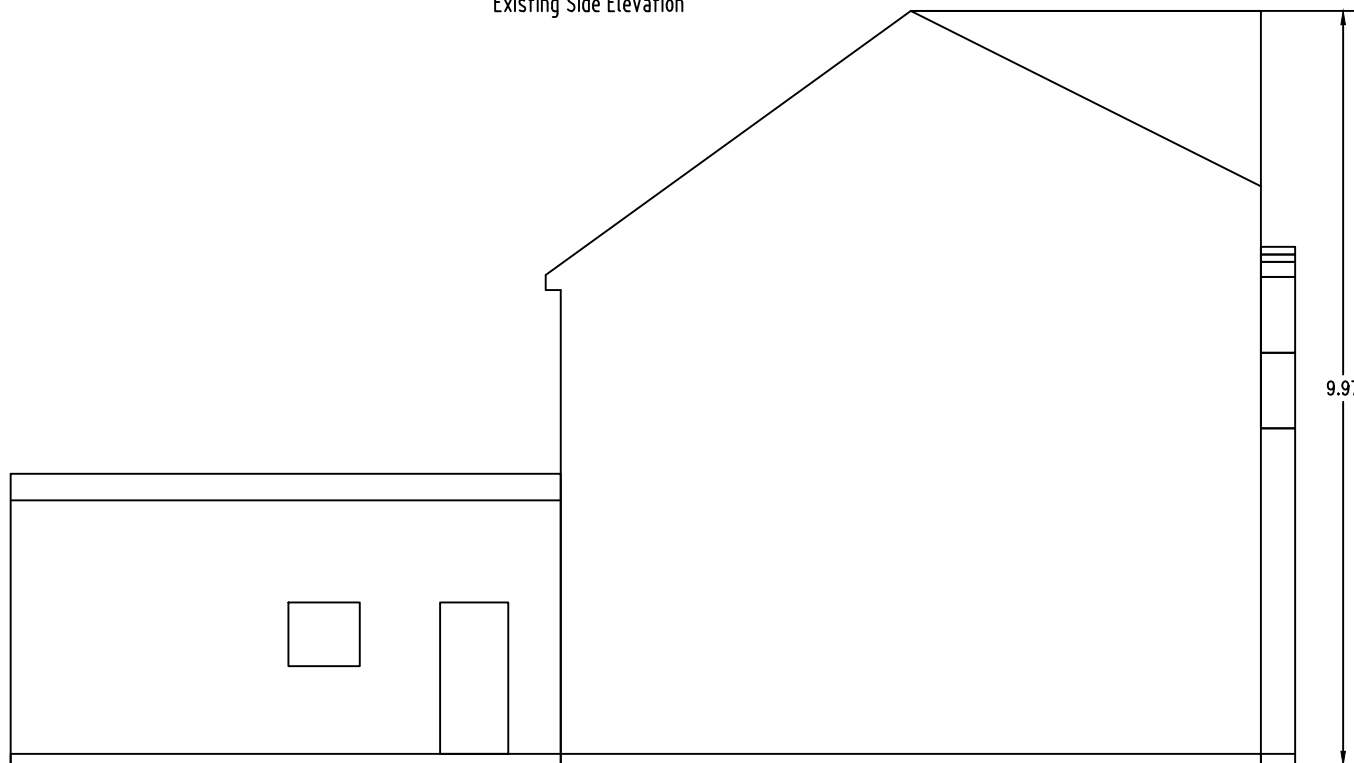
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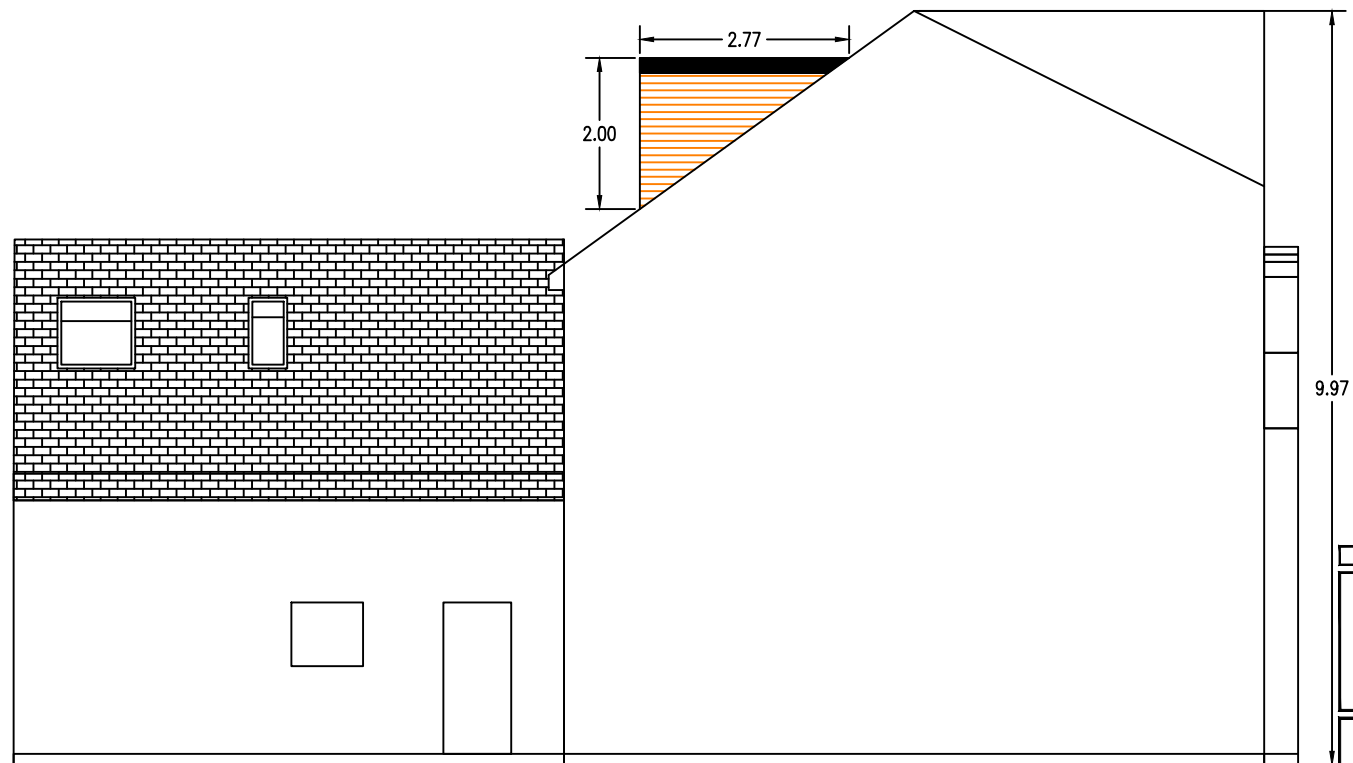
Existing Side Elevation



Proposed Side Elevation



Existing Side Elevation



Proposed Side Elevation

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Existing / Proposed Side Elevations				
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