

Report to Planning Committee

25 October 2023

Application Reference	DC/23/68505
Application Received	25 July 2023
Application Description	Proposed single and two storey rear and single storey front extensions.
Application Address	418 Wolverhampton Road Oldbury B68 0TE
Applicant	Mr Santokh Singh
Ward	Old Warley
Contact Officer	Dave Paine Dave_paine@sandwell.gov.uk

1 Recommendations

- 1.1 That planning permission is granted subject to conditions relating to:
- i) External materials shall match the existing property.

2 Reasons for Recommendations

- 2.1 The proposed development would be of an acceptable design and would not cause significant impact to neighbour in terms of loss of light, privacy or outlook.



3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods
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4 Context

- 4.1 The application is being reported to your committee as the applicant's son is an elected member for West Bromwich Central Ward of Sandwell Council.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[418 Wolverhampton Road, Oldbury](#)

5 Key Considerations

- 5.1 The site is not allocated within the Development Plan.
- 5.2 Material planning considerations (MPCs) are matters that can and should be taken into account when making planning decisions. By law, planning decisions should be made in accordance with the development plan unless MPCs indicate otherwise. This means that if enough MPCs weigh in favour of a development, it should be approved even if it conflicts with a local planning policy.
- 5.3 The material planning considerations which are relevant to this application are:-

Amenity concerns – overlooking/loss of privacy, loss of light and outlook.
Design concerns - appearance and materials, layout and density of building, wider visual amenity and overdevelopment.
Highways considerations - parking.



6. The Application Site

- 6.1 The application site is a two-storey detached dwelling with an integral garage and sufficient off-street parking for two vehicles. The surrounding area is characterised by other detached dwellings of a similar size and of varying design, facing onto the A4123 Wolverhampton Road. To the south-west of the site, on the other side of Wolverhampton Road, are the grounds of Brandhall Primary School.

7. Planning History

- 7.1 There is no planning history for this property.

8. Application Details

- 8.1 The applicant is seeking to construct a two-storey rear extension, partially replacing an existing single-storey rear extension, measuring 7.4m deep by 10.9m wide by 3.7m high on the ground floor and 4.0m deep by 10.9m wide by 7.6m high on the first floor.
- 8.2 The applicant is also seeking to construct a single-storey front extension measuring 1.6m deep by 4.3m wide by 3.8m high.

9. Publicity

- 9.1 The application has been publicised by neighbour notification letters with no response.

10. Consultee responses

10.2 Highways

Highways commented that the proposal would require three off-street parking spaces to meet our standards. Two driveway spaces and one garage space are proposed, although the garage space would not meet



the minimum internal dimensions required. Highways note that an additional driveway parking space could be created on the front of the property.

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. The Framework refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts.
- 11.2 The Framework promotes sustainable transport options for development proposals and paragraph 111 states that developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 11.3 I am of the opinion that the scheme is of a good design, in accordance with the aims of the NPPF and in particular, paragraphs 126-130.
- 11.3 I am of the opinion that the proposal would not conflict with paragraph 111 of the NPPF in that it would not cause an unacceptable impact on highway safety and it would not cause a severe cumulative impact on the road network.

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 refers to well-designed schemes that provide quality living environments. The proposed layout and design are considered to be acceptable, complying with these policies. The rear extension would be of an appropriate scale and massing and would not be detrimental to its surroundings. The front extension would be an infill, bringing increased uniformity to the front elevation and would therefore interact positively with the existing street-scene. It would not extend forwards of the existing front porch, garage and canopy, and would be of a similar scale and appearance to an existing front extension two houses away to the north-west.

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 Amenity concerns

The primary concern here is the potential for loss of light and outlook to be caused to the two neighbouring dwellings on either side of this property. The initial submitted plans were not sufficiently clear so as to demonstrate that the rear extension would not cross the 45-degree line from the rear windows of the dwelling to the south-east. Amended plans were submitted which would reduce the depth of the first-floor extension and a detailed block plan was provided which clearly show that the 45-degree lines from the neighbouring dwellings would not be breached. On that basis, the proposal would not be considered to cause significant loss of light or outlook to neighbours.

13.4 Design concerns

As stated in 12.2 above, the proposal is compliant with relevant policy. The property is sited within a large plot which would easily accommodate the proposed extensions, and it therefore not considered to be overdevelopment. The rear extension would not significantly impact on



public visual amenity and the front extension is considered acceptable in its context where the street is characterised by detached dwellings of a variety of built forms.

13.5 Highways concerns

As stated in 10.2, Highways have highlighted a shortfall in available off-street parking. However, this concern should be weighed against the requirements of the NPPF and it is therefore considered that the parking concern is not sufficient to warrant refusal in this case.

14. Conclusion and planning balance

14.1 All decisions on planning applications should be based on an objective balancing exercise. This is known as applying the “planning balance”. It is established by law that planning applications should be refused if they conflict with the development plan unless material considerations indicate otherwise. This essentially means that the positive impacts of a development should be balanced against its negative impacts.

14.2 On balance the proposal accords with the provisions of relevant development plan policies and there are no significant material considerations which warrant refusal that could not be controlled by conditions.

15 Alternative Options

15.1 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 polices and there are no material considerations that would justify refusal.



16 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.
Climate Change	Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.

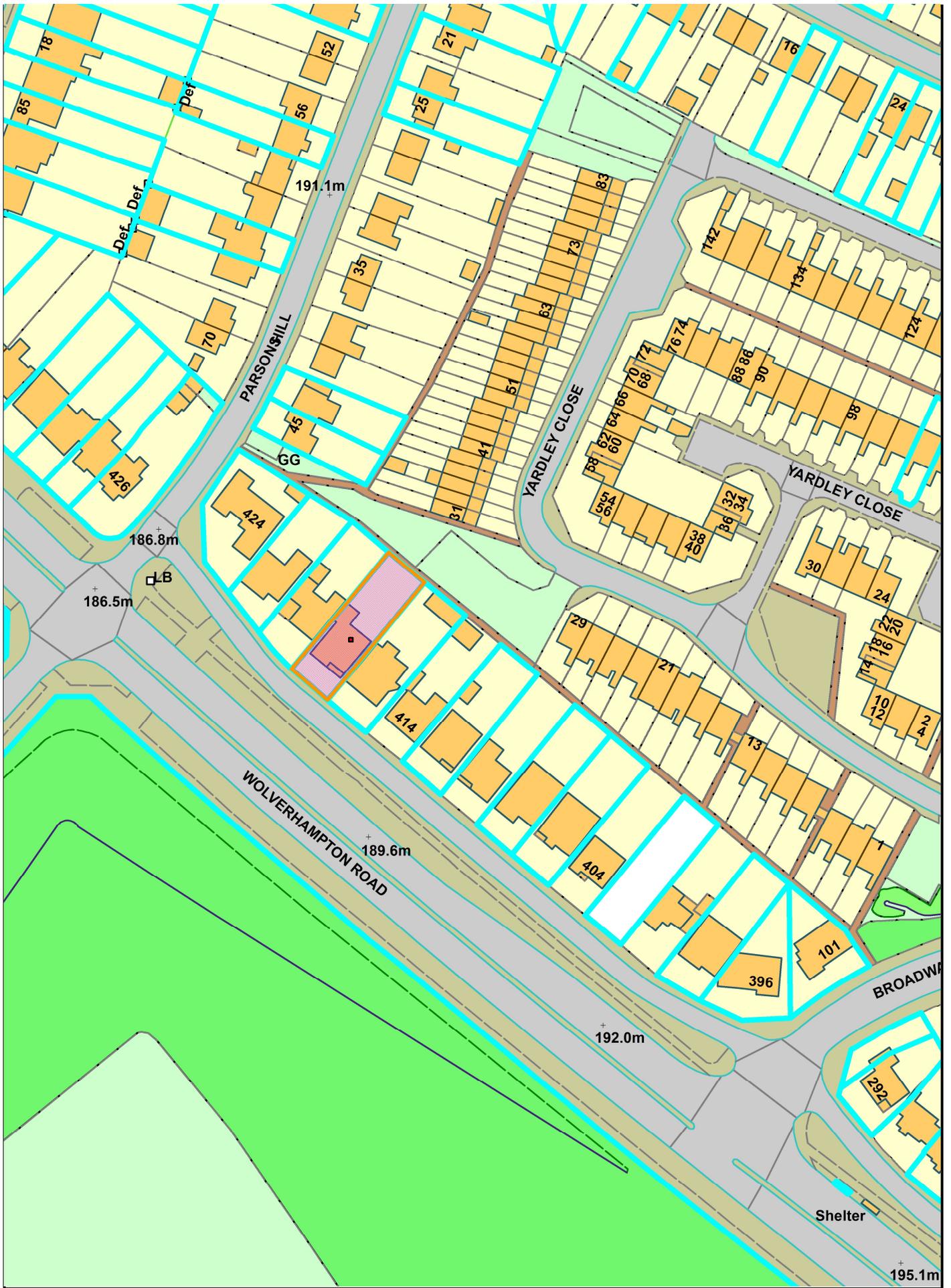
17. Appendices

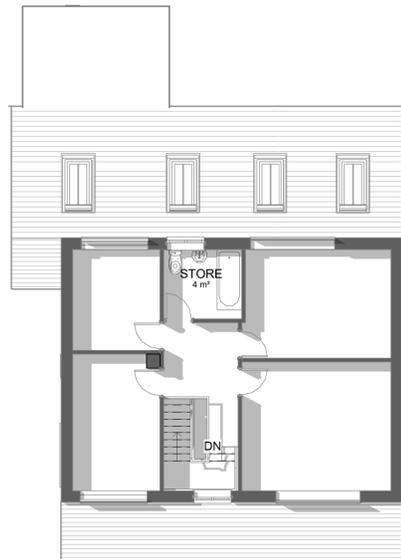
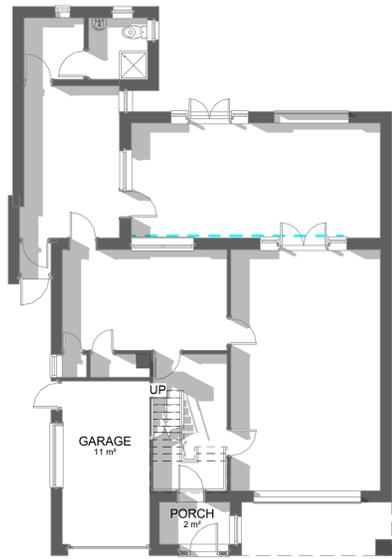
Existing plans and elevations - WR2023-A8000 REV P1

Proposed plans and elevations - WR2023-A9000 REV P2

Proposed block plan - WR2023-A9100

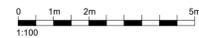




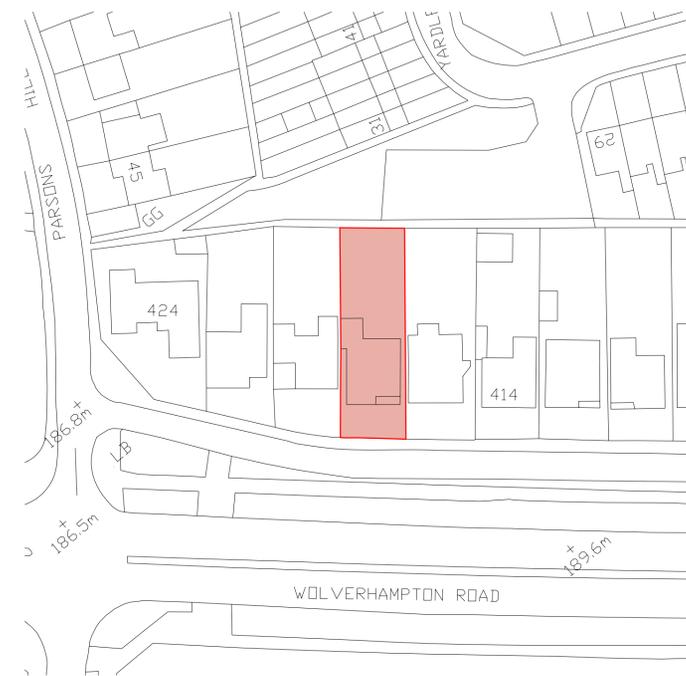


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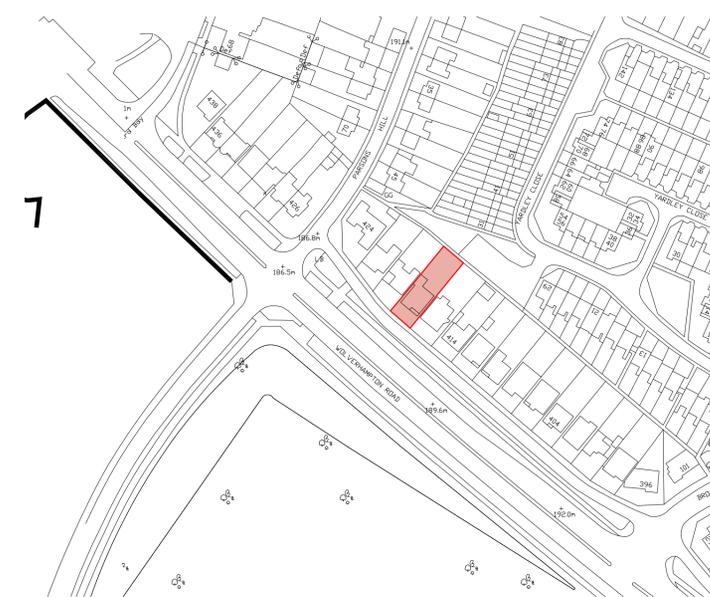
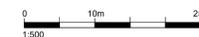
3 EXISTING FIRST FLOOR
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9 EXISTING FRONT 3D VIEW



2 EXISTING SITE PLAN
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1 LOCATION PLAN
1 : 1250



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**418 WOLVERHAMPTON ROAD,
OLDBURY, B68 0TE,
SANDWELL**



P1	23.07.23	PLANNING ISSUE	SSD
REV	Date	Description	DRN

Planning



111-113 Union Street, Coventry
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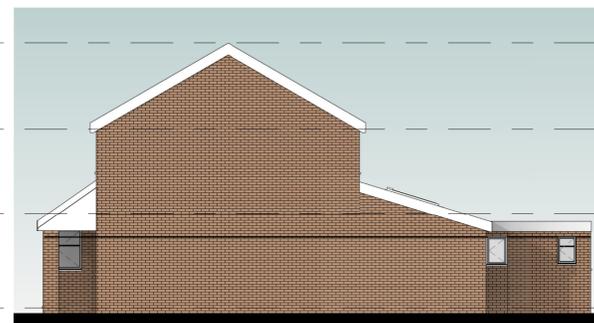
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DATE	JUN 2023
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EXISTING DRAWINGS

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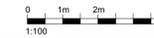


5 FRONT ELEVATION
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6 REAR ELEVATION
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7 SIDE ELEVATION 1
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8 SIDE ELEVATION 2
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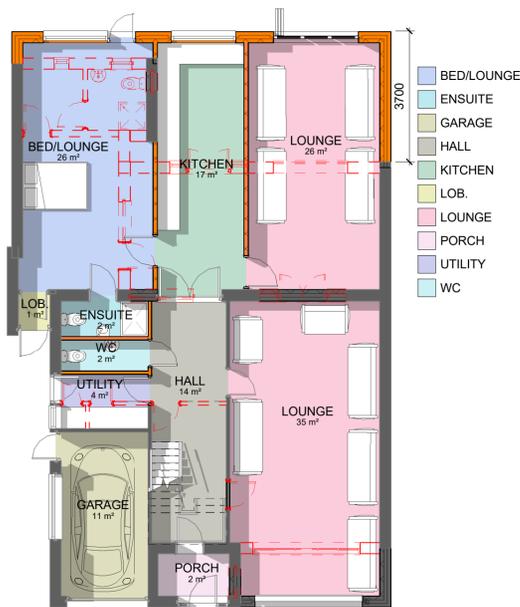
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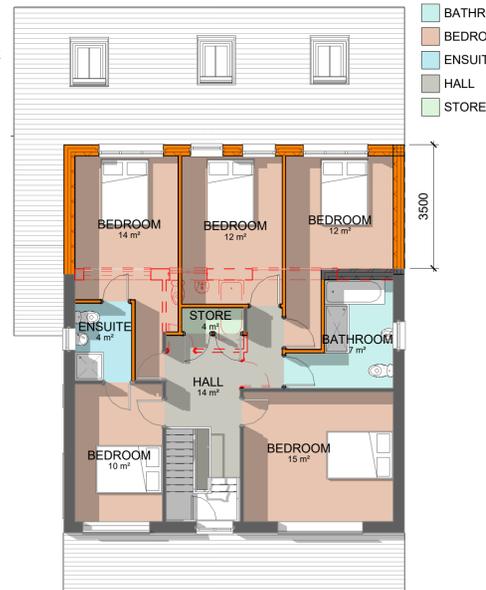
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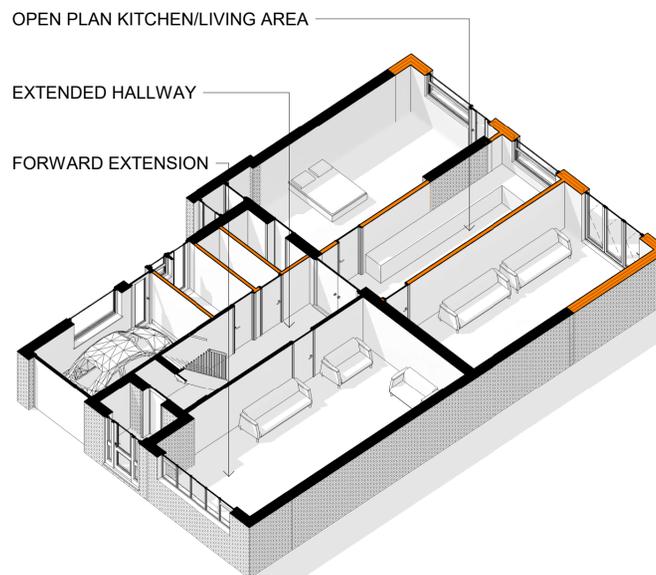
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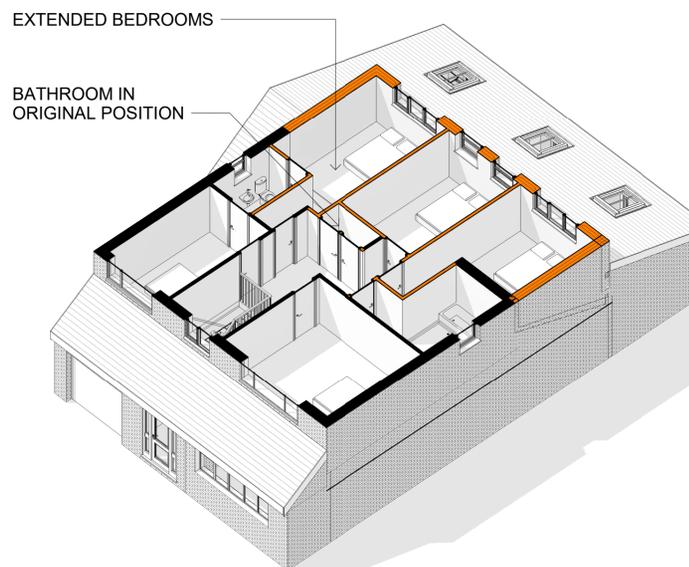
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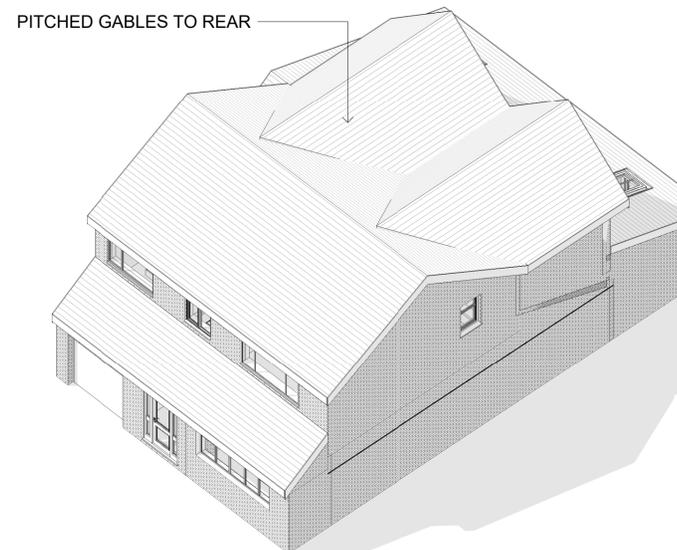
8 PROPOSED REAR VIEW



9 GROUND FLOOR AXO VIEW



10 FIRST FLOOR AXO VIEW



11 ROOF AXO VIEW



4 PROPOSED FRONT ELEVATION
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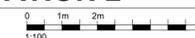
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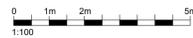
PROPOSED DRAWINGS

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WR2023-A9000	P2

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1 PROPOSED BLOCK PLAN
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