

# Report to Planning Committee

11 January 2023

<b>Application Reference</b>	DC/22/67250
<b>Application Received</b>	7 July 2022
<b>Application Description</b>	Proposed single storey side/rear and first floor rear extensions.
<b>Application Address</b>	31 Lindsey Road, West Bromwich, B71 1JZ.
<b>Applicant</b>	Mr Lakhwinder Singh
<b>Ward</b>	Hateley Heath
<b>Contact Officer</b>	Mr Anjan Dey <a href="mailto:anjan_dey@sandwell.gov.uk">anjan_dey@sandwell.gov.uk</a>

## 1 Recommendations

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

## 2 Reasons for Recommendations

- 2.1 The proposed development would be of satisfactory design and would not significantly impact the amenity of neighbouring properties.

## 3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods
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## 4 Context

- 4.1 This application has been tabled to Committee because the agent is an employee of Sandwell MBC with the Regeneration and Growth Directorate.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[31 Lindsey Road, West Bromwich](#)

## 5 Key Considerations

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

Government policy (NPPF)  
Loss of light and/or outlook  
Overshadowing

## 6. The Application Site

- 6.1 The application site is situated on the northern western side of Lindsey Road, West Bromwich and relates to a semi-detached property, within a residential area.

## 7. Planning History

- 7.1 Planning was granted for a single storey rear extension under the 'Larger Homes Extension' process in June 2022 (ref: PD/22/02130). Building works have commenced on site but the extension has not been substantially completed as per government guidance.



## 8. Application Details

8.1 The applicant proposes to construct a first-floor rear extension above the ground floor extension to form an additional 5<sup>th</sup> bedroom with ensuite. At ground floor level a single storey side/rear flat roof extension is proposed to form an extension to the utility room. The property has a driveway at the front that can accommodate 3 vehicles.

8.2 Proposed dimensions are: 5m (L) by 4.28m (W) by 6.5m high to the height of the dual pitched roof. (First floor rear extension)

4m (L) by 1.85m (W) by 3.5M high to the height of the mono pitched roof. (Single storey/side and rear extension)

Approved dimensions for the single storey rear extension under PD/22/01230 are 6.0m L x 3.95m H (2.95m to eaves).

## 9. Publicity

9.1 The application has been publicised by neighbour notification letters with one objection received.

### 9.2 Objections

Objections/concerns have been received on the following grounds:

- i) Possible loss of light/overshadowing of windows the side and rear of their property.

Non-material concerns relating to the construction process and access to the rear of the property for deliveries of materials (bricks etc.). Access to the rear of the property for deliveries of construction materials is a private matter. However, having visited the site it is noted that there is access to the rear garden through the existing side utility room.



### 9.3 Responses to objections

I respond to the objector's comments:

- i) The property has been visited the first-floor rear extension would impact on first windows contained at the nearest side return of the adjacent neighbour, and a first-floor window at the rear. However, it is noted that these windows are obscurely glazed and appear to be secondary windows that serve bathroom and possibly landing areas. In view of this, any loss of light to these windows does not warrant refusal.

Furthermore, the floor plans have been annotated to show compliance with the 45-degree code which is used for guidance in such matters. Therefore, it is my view that both extensions would not result in an appreciable loss of light or outlook to neighbouring/adjoining dwellings.



Obscurely glazed windows at the side return of adjacent neighbour.





### Rear elevation of adjacent neighbour

Submitted plans have now been updated to include the large single storey rear extension as that extension has not been substantially completed despite works having commenced on site. However, it is my view that the additional elements at ground floor level adjacent to the objector's dwelling would not result in any increased loss of amenity (light or outlook).

Although the 6 metre projection would breach the 45 degree code, that is used for guidance, in respect of the adjoining property, it is considered that the extension adjacent to no 29 would remain unchanged. Furthermore, the adjoining neighbour had not objected



to the previous Permitted Development application and has not objected to the current proposal.

## 10. Consultee responses

None relevant.

## 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.

11.2 The same guidance refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts. I am of the opinion that the scheme is of a good design, in accordance with paragraph 124 of the NPPF.

## 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 and typical of these types of domestic extensions.

## 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/or outlook

As referred to above (9.3 (i)), the position of the extension complies with the 45-degree code and the nearest neighbouring windows are obscured glazed bathroom/landing windows.

The larger single storey rear extension that is being constructed breaches the 45 degree code, but it considered that the that this application had not been contested previously, and the additional elements at the side would not make any significant difference.

## 13.3 Overshadowing

The gardens are north-west facing meaning the existing rear property would be in shadow for the majority of the day. The proposals in addition to the 6 metre ground floor extension would (in my opinion) not make any significant difference.

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

## 15 Implications

<b>Resources:</b>	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.
<b>Legal and Governance:</b>	This application is submitted under the Town and Country Planning Act 1990.
<b>Risk:</b>	None.
<b>Equality:</b>	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.



<b>Health and Wellbeing:</b>	None.
<b>Social Value</b>	None.
<b>Climate Change</b>	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.

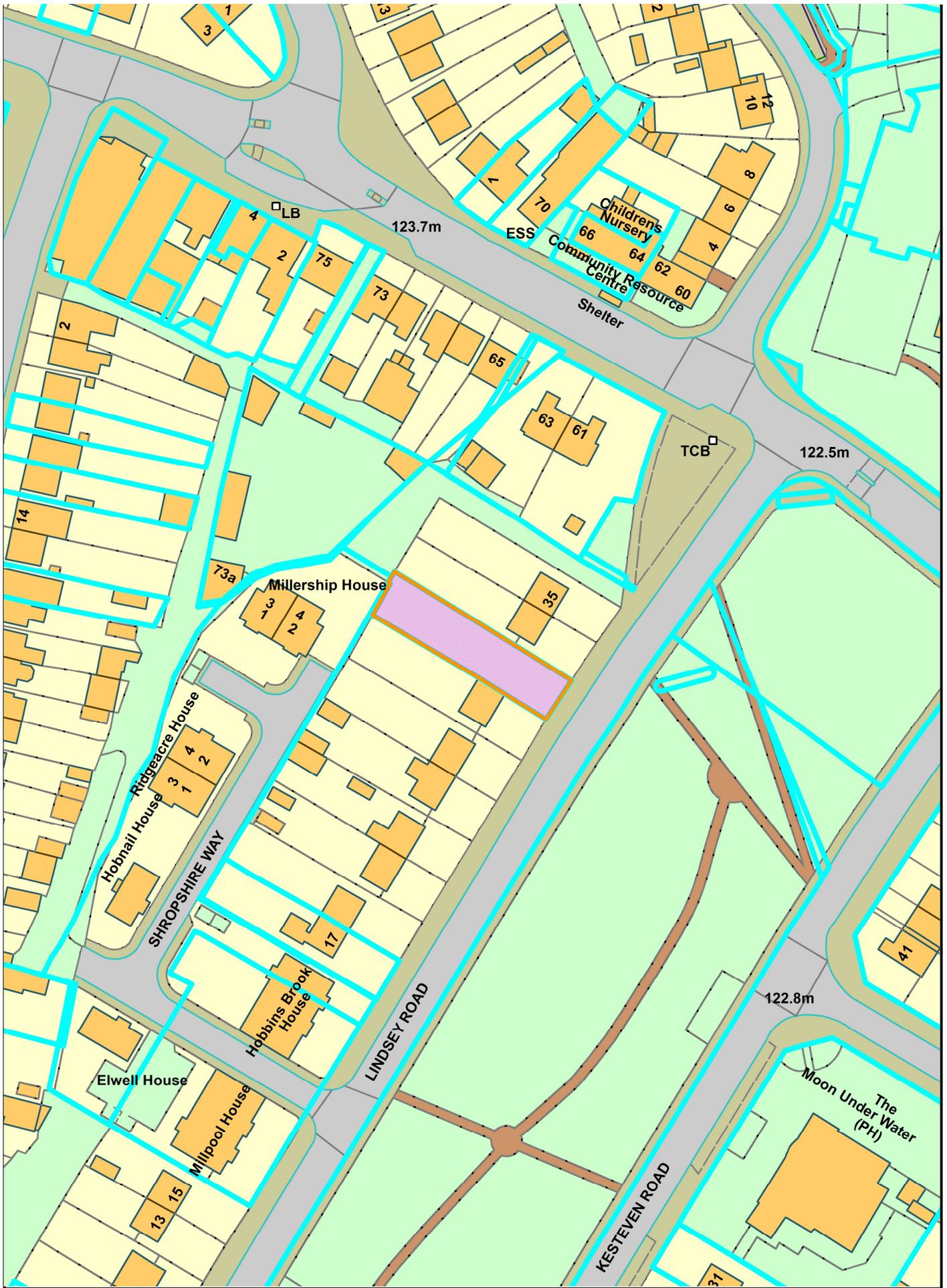
## 16. Appendices

Location plan & existing plans 2022-1/ REV 01

Proposed floor plans 2022-2/02 REV 02

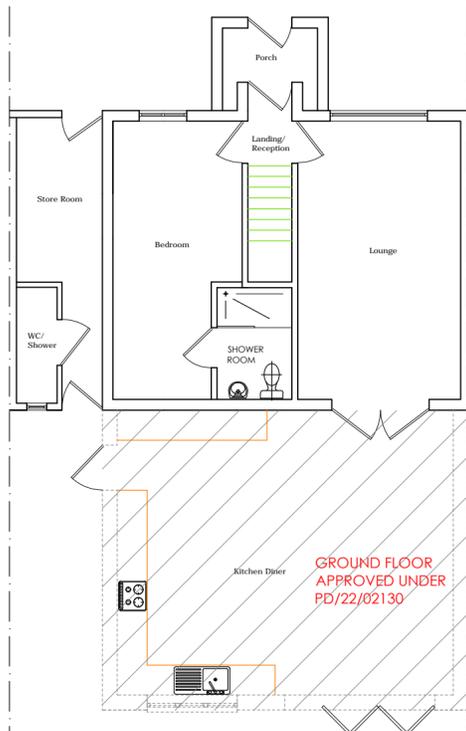
Proposed elevations 2022-2/03



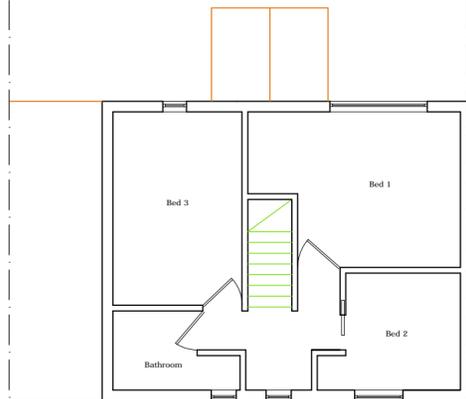


Existing  
Site Plans, Floor Plans & Elevations

# 31 LINDSEY ROAD



GROUND FLOOR  
@ 1:100



FIRST FLOOR  
@1:100



Site Plan - Proposed  
Scale 1:500

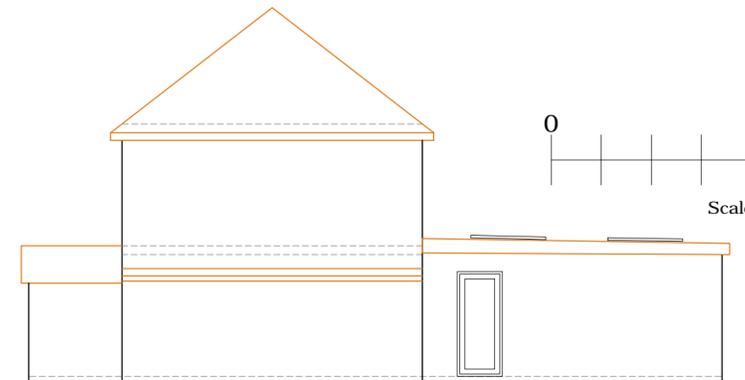


Location Plan  
Scale 1:1250

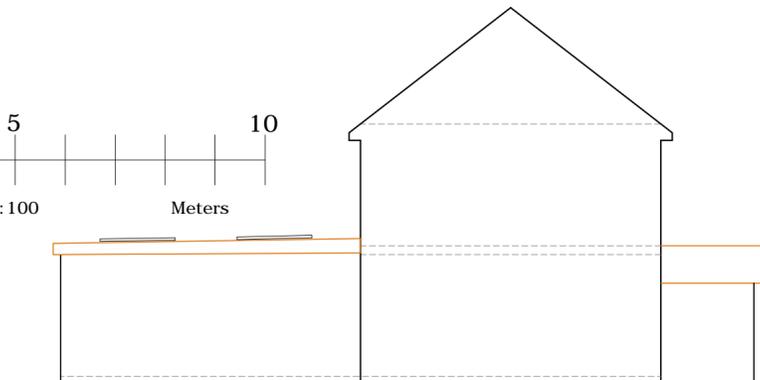
Elevations @ 1:100



REAR ELEVATION  
@ 1:100



SIDE ELEVATION  
@ 1:100



SIDE ELEVATION  
@ 1:100

**NOTES:**  
Do not scale from this drawing.  
All contractors must visit the site and be responsible for taking and checking dimensions.  
If in doubt, use dimensions on drawing.  
Any discrepancy between drawings, specifications and site conditions must be brought to the attention of the architect.  
This drawing and the works are the copyright of Tayyib Tasleem & Associates.

REVISIONS

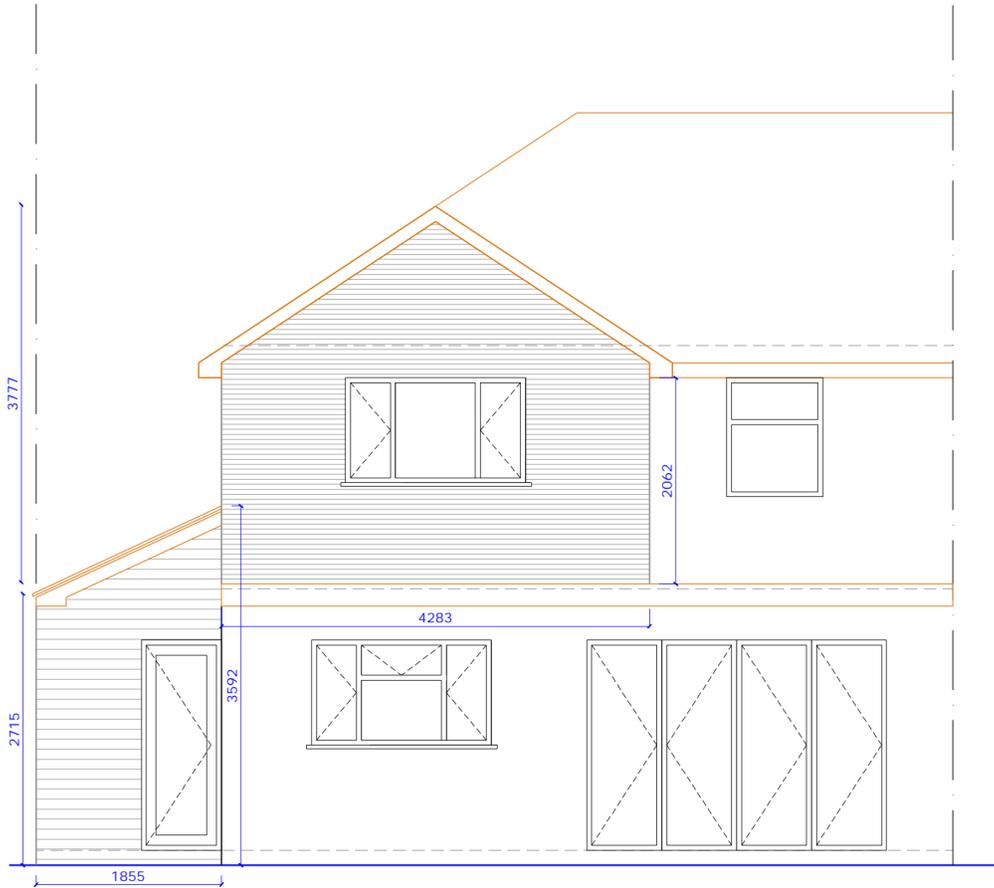
DRG NO.	REV.	Paper
2022-01/	01	A2
DATE: Jul' 2022	SCALE: Varies	

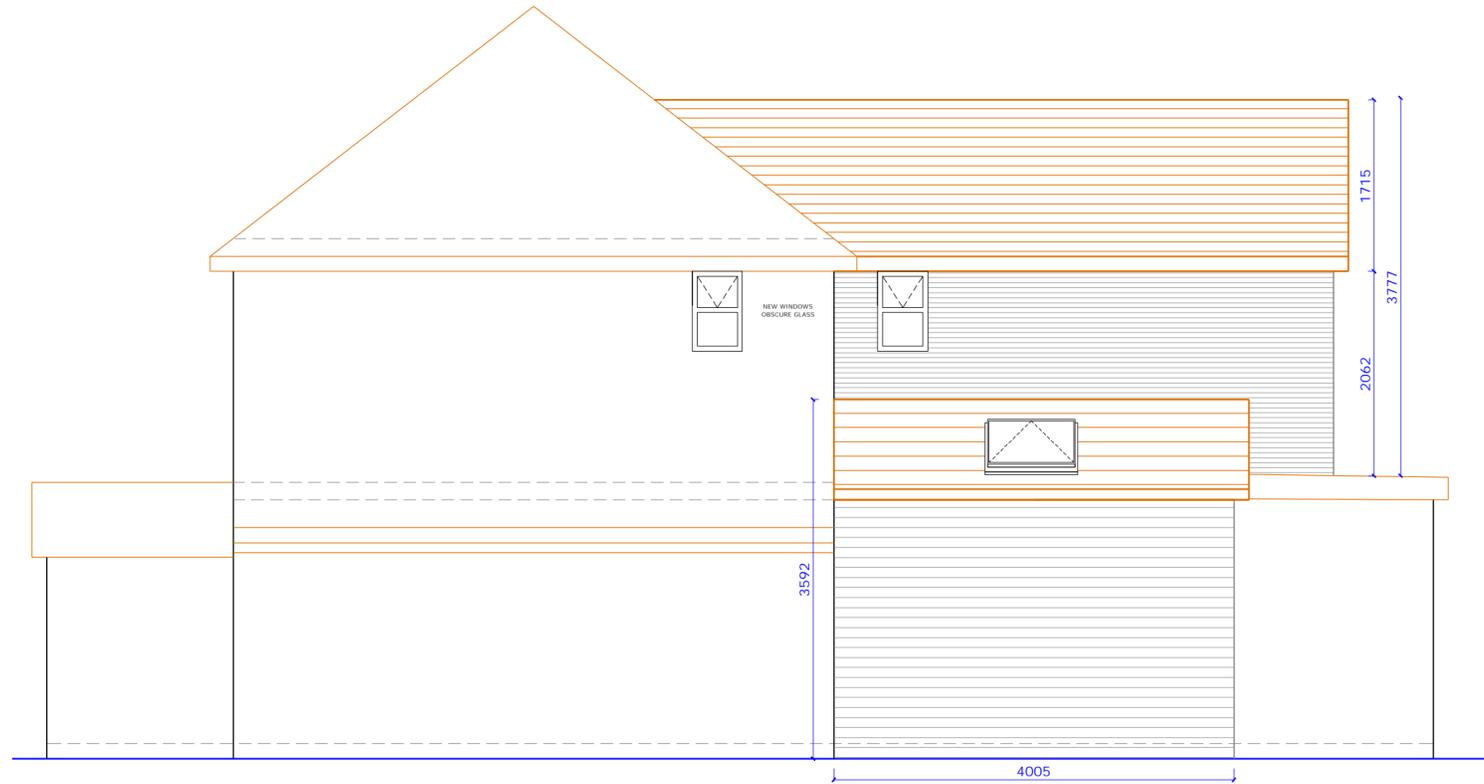
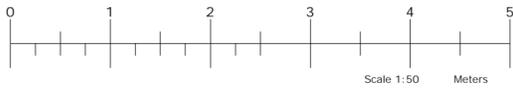
<b>CLIENT:</b> Mr Lakwinder Singh	
<b>JOB:</b> 31 Lindsey Road, West Bromwich B71 1JZ	
<b>DRG TITLE:</b> Site, Location & Existing Plans & Elevations	



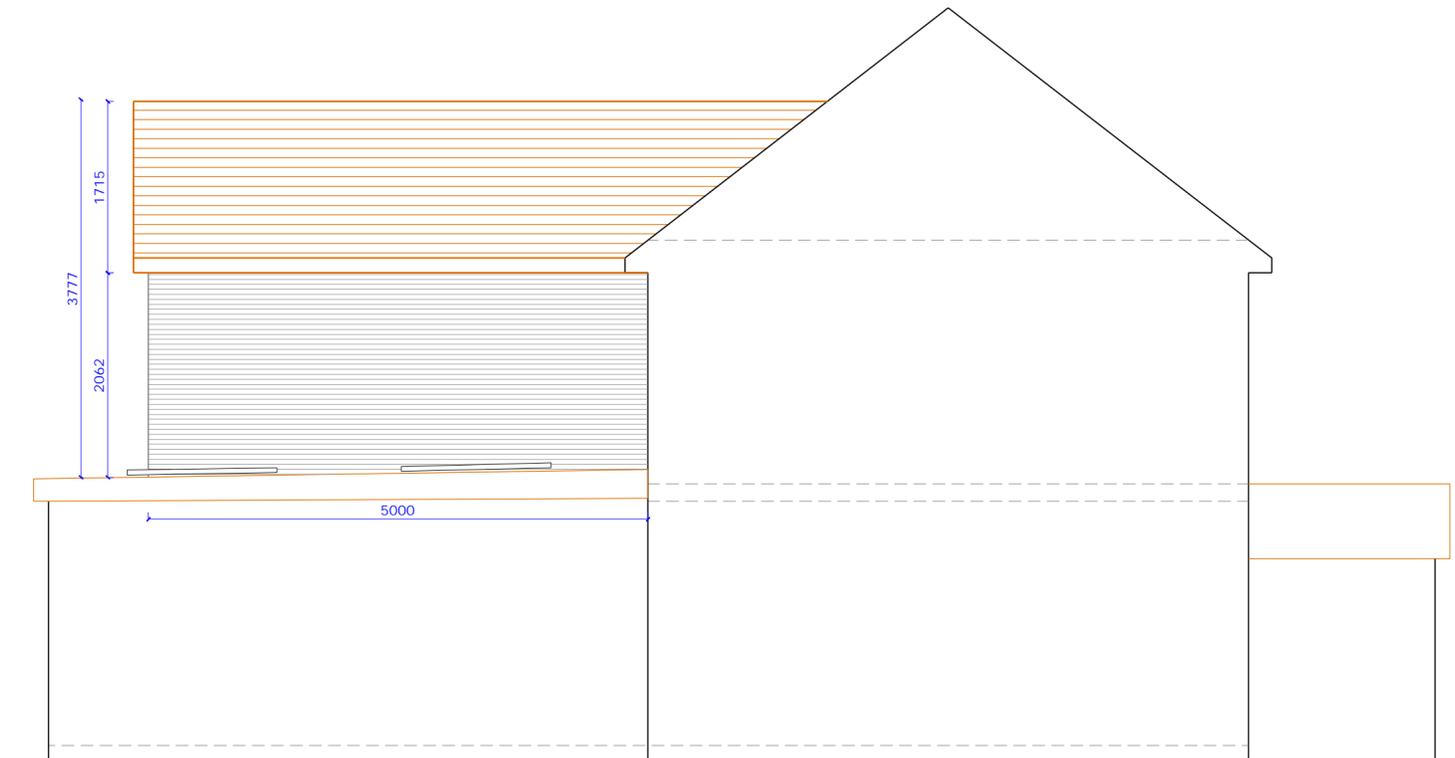
# 31 LINDSEY ROAD



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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**REVISIONS**

**CLIENT:**

**JOB:**  
31 Lindsey Road, West Bromwich  
B71 1JZ

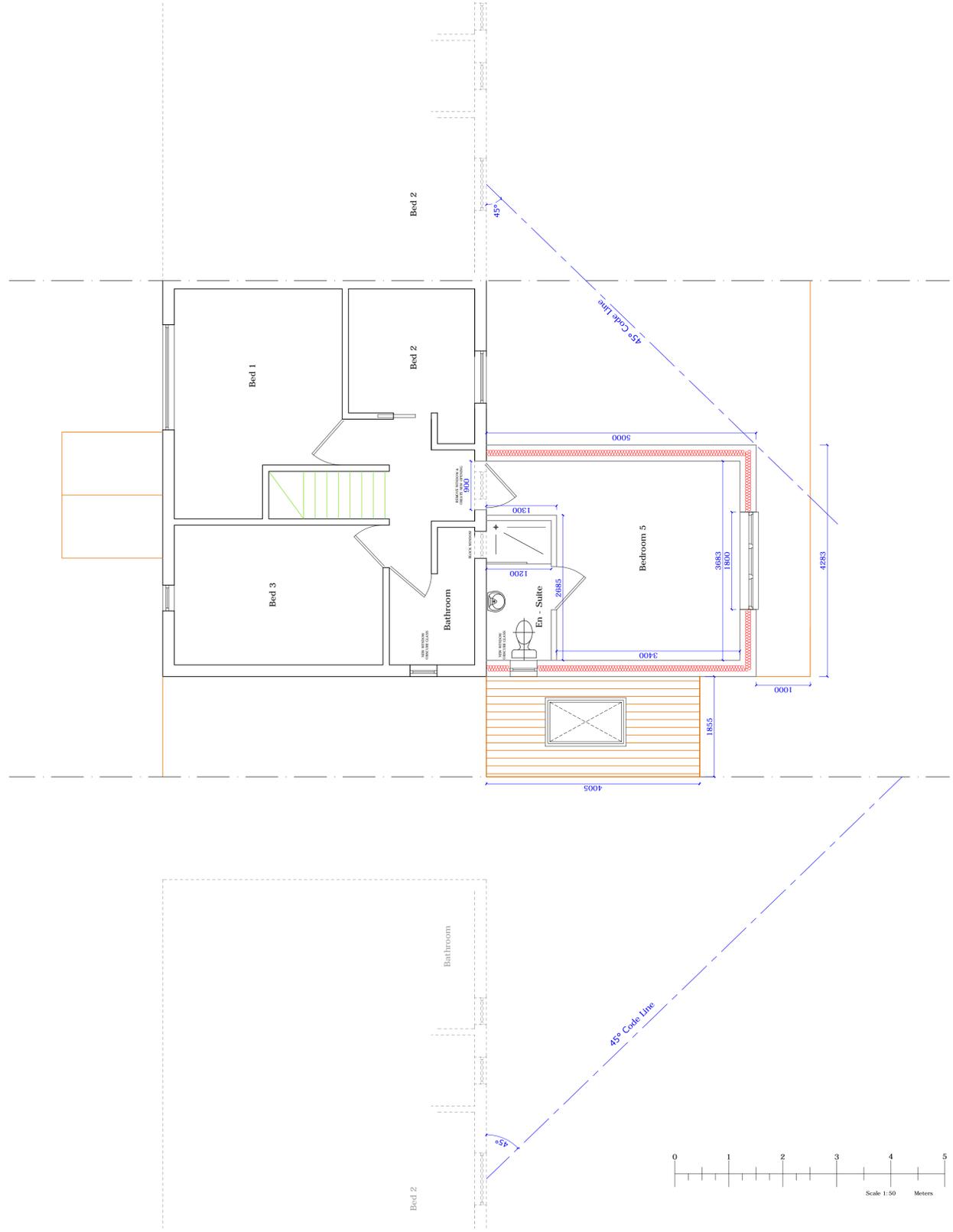
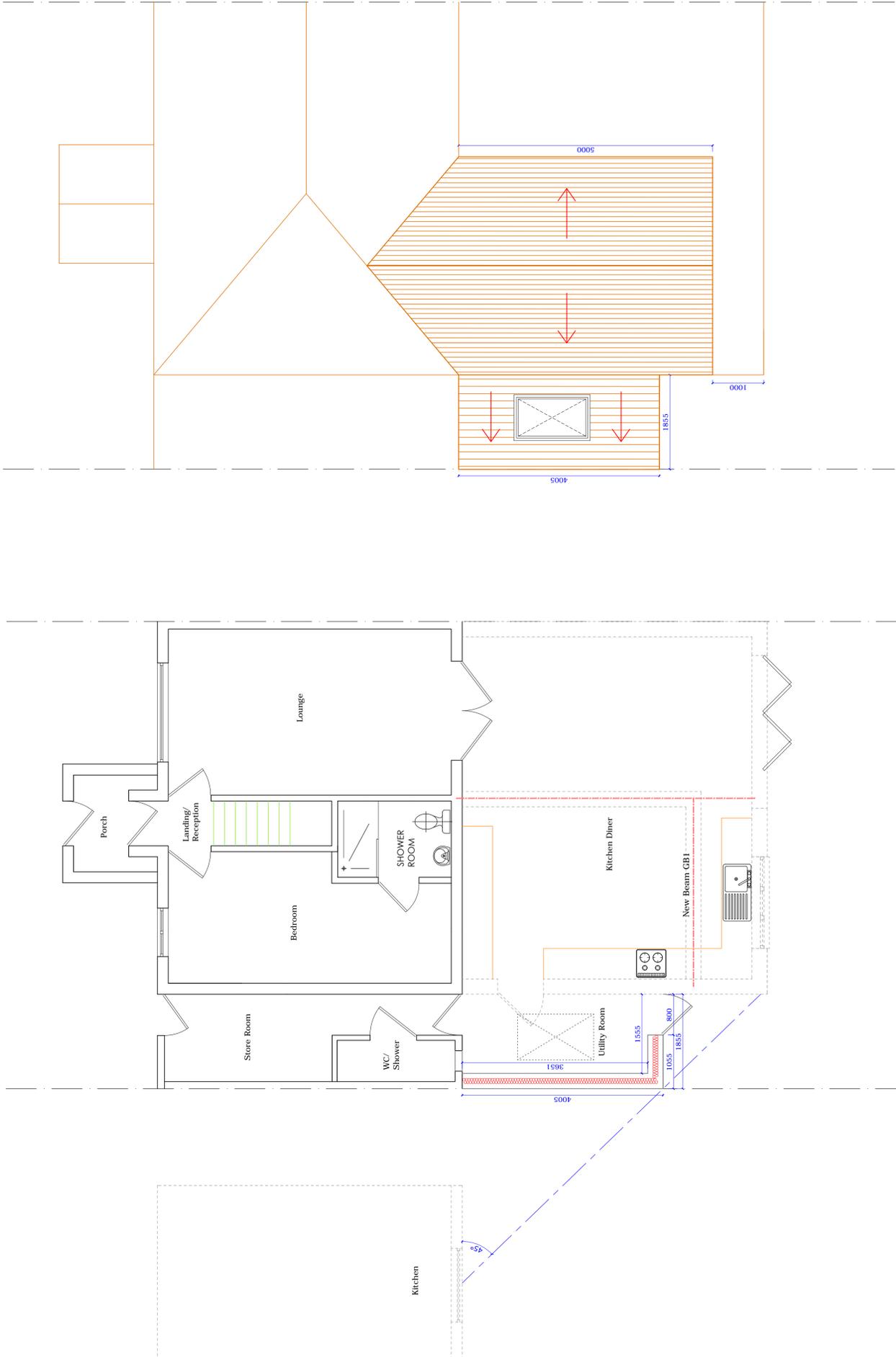
**DRG TITLE:**  
Proposed Elevations

DRG NO.	REV.	Paper
2022-03/	01	A2

DATE: Jul' 2022 SCALE: 1:50

# 31 LINDSEY ROAD

Proposed Plans  
Scale 1:50



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**REVISIONS**  
Removed hatching from proposed to show single storey included - Nov 22

<b>CLIENT:</b> Mr Lakwinder Singh		
<b>JOB:</b> 31 Lindsey Road, West Bromwich B71 1JZ		
<b>DRG TITLE:</b> Proposed Plans		
<b>DRG NO.</b> 2022-02/	<b>REV.</b> 02	<b>Paper</b> A1
<b>DATE:</b> Nov 2022		<b>SCALE:</b> 1:50