

# Report to Planning Committee

11 January 2023

<b>Application Reference</b>	DC/22/67532
<b>Application Received</b>	22 September 2022
<b>Application Description</b>	Proposed single storey side extension.
<b>Application Address</b>	23 Dilliards Walk, West Bromwich, B70 0BJ.
<b>Applicant</b>	Mr Yousif Nazir.
<b>Ward</b>	Greets Green & Lyng.
<b>Contact Officer</b>	Richard Bradley. <a href="mailto:richard_bradley@sandwell.gov.uk">richard_bradley@sandwell.gov.uk</a>

## 1 Recommendations

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

## 2 Reasons for Recommendations

- 2.1 The proposal is of a satisfactory design and it is anticipated that the proposal would not cause any significant loss of light, outlook, or privacy issues to the occupiers of the adjacent properties.

## 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 planning committee because the Agent is an employee of Sandwell MBC and one objection has been received.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[Land at 23 Dilliards Walk, West Bromwich, B70 0BJ.](#)

## 5 Key Considerations

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

Government policy (NPPF)

Loss of light

## 6. The Application Site

- 6.1 The application site is located on the southern side of Dilliards Walk and relates to an end-terraced property within a Radburn layout. The application site is within a residential area.

## 7. Planning History

- 7.1 There is no planning history associated with the site.

## 8. Application Details

- 8.1 The applicant proposed to erect a single storey side extension, that would be of irregular shape, that would have a width of 1.6 metres at the front of the property, and a rear width of 5.4 metres.



It would have a length of 7.8 metres, an eaves height of 2.6 metres, and a roof height of 4 metres.

## 9. Publicity

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

## 9.2 Objections

Objections have been received on the following grounds:

- i) Loss of light to the objector's property.
- ii) Concerns over drainage and flooding to the objector's property.

Non-material objections have been raised regarding loss of property value, boundary ownership details, and concerns over footings.

## 9.3 Responses to objections

I respond to the objector's comments in turn:

- i) In my opinion there will be no loss of light as the extension would be built in-between two properties that are at right angles to one another. No windows would overlook the proposed extension, and combined with the orientation of the sun, it is anticipated that there will be no loss of light to the occupiers of the adjacent properties.
- ii) Drainage matters would be covered by building regulations should Members be minded to grant approval.



## 10. Consultee responses

### 10.1 Highways

No objections received.

## 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 design is considered to be acceptable.

## 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

In my opinion there will be no loss of light to the occupiers of the adjacent properties as the extension would be built in between the two properties that are at right angles, meaning that there would be no windows directly overlooking the proposed extension.

## 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

<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.
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## 16. Appendices

Context plan

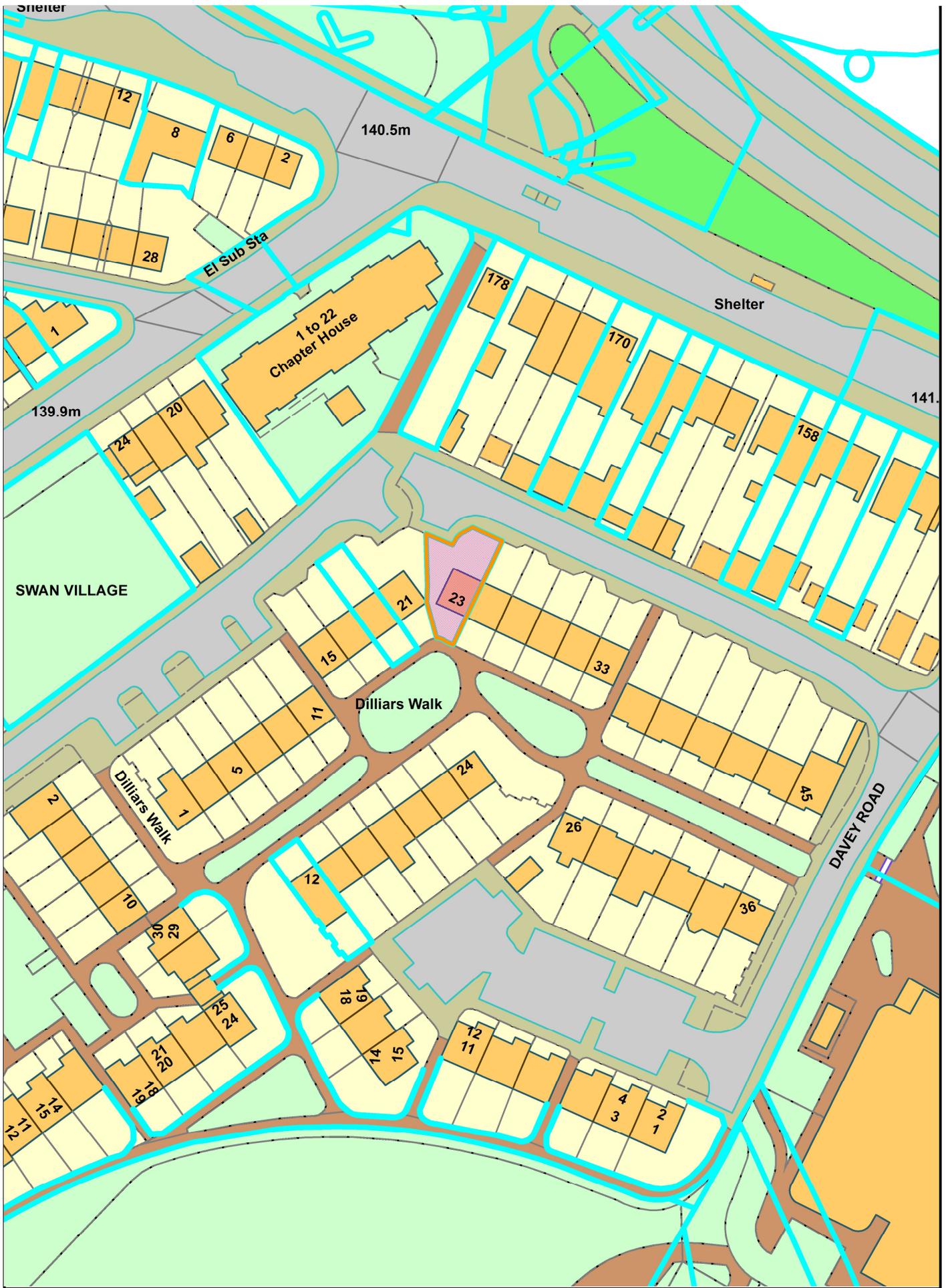
Location Plan - 2022-01/ REV 01 (A3).

Site Plan - 2022-02/ REV 01 (A3).

Existing Ground Floor, Roof and Elevations Plan - 2022-03/ REV 01 (A2)

Proposed Ground Floor, Roof and Elevations Plan - 2022-04/ REV 01 (A2)

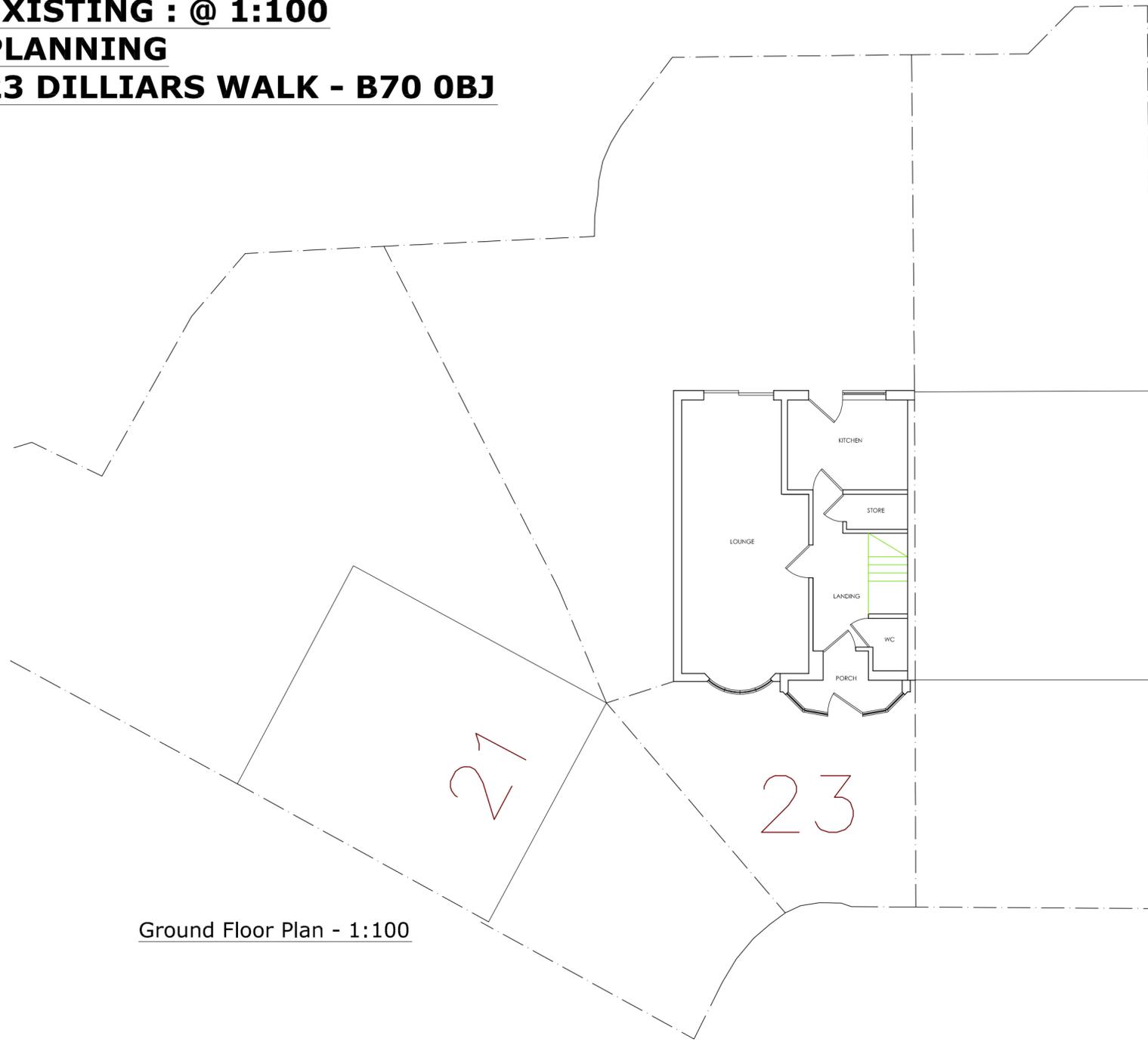




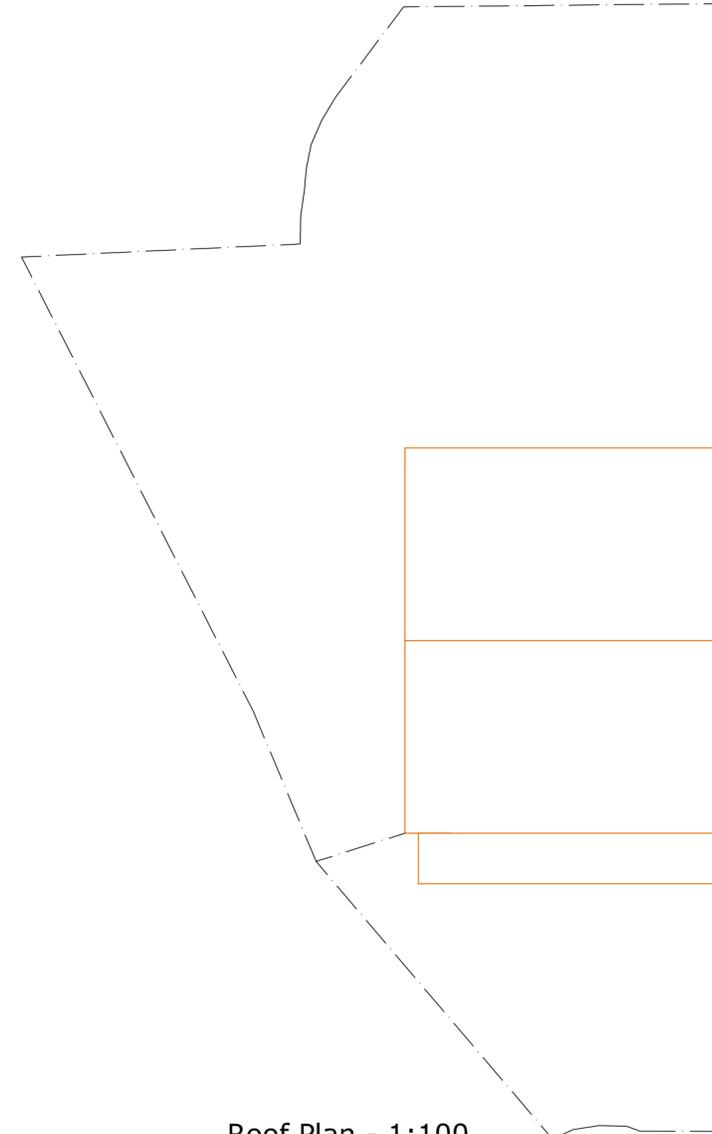




**EXISTING : @ 1:100**  
**PLANNING**  
**23 DILLIARS WALK - B70 0BJ**



Ground Floor Plan - 1:100



Roof Plan - 1:100



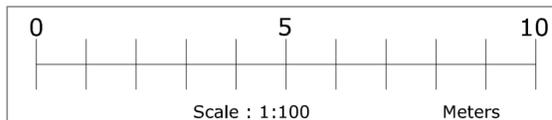
Front Elevation



Side Elevation



Rear Elevation



**NOTES:**  
 Contractors to not scale from this drawing.  
 All contractors must visit the site and be responsible for taking and checking dimensions  
 Any discrepancy between drawings, specifications and site conditions must be brought to the attention of the architect.  
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**REVISIONS**

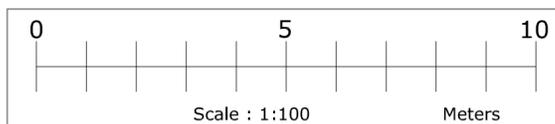
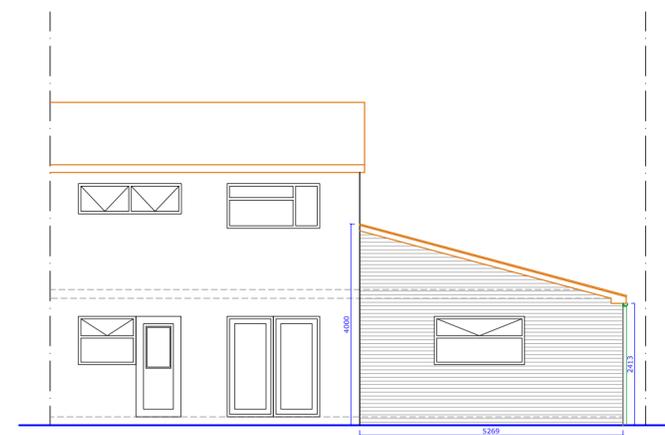
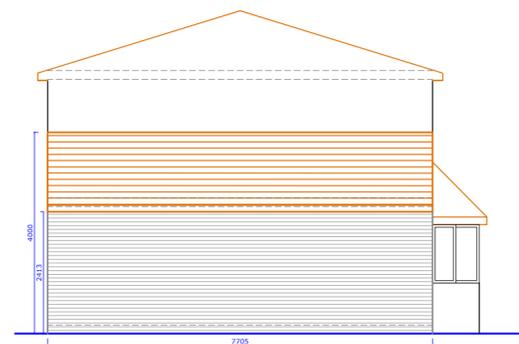
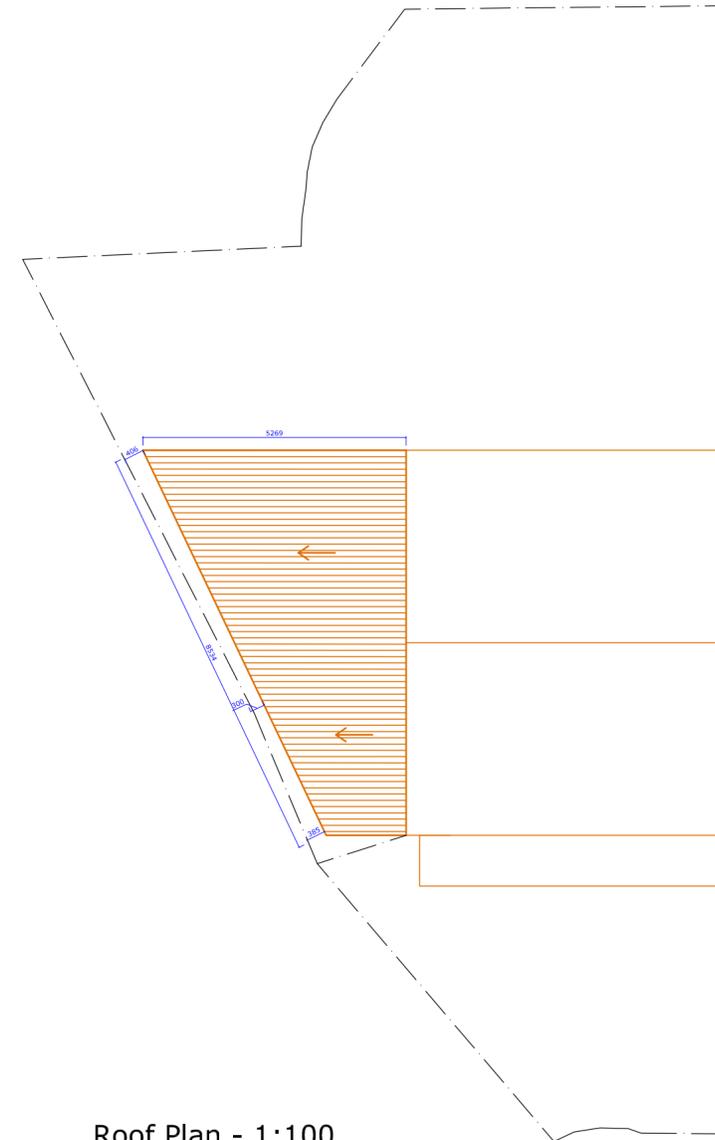
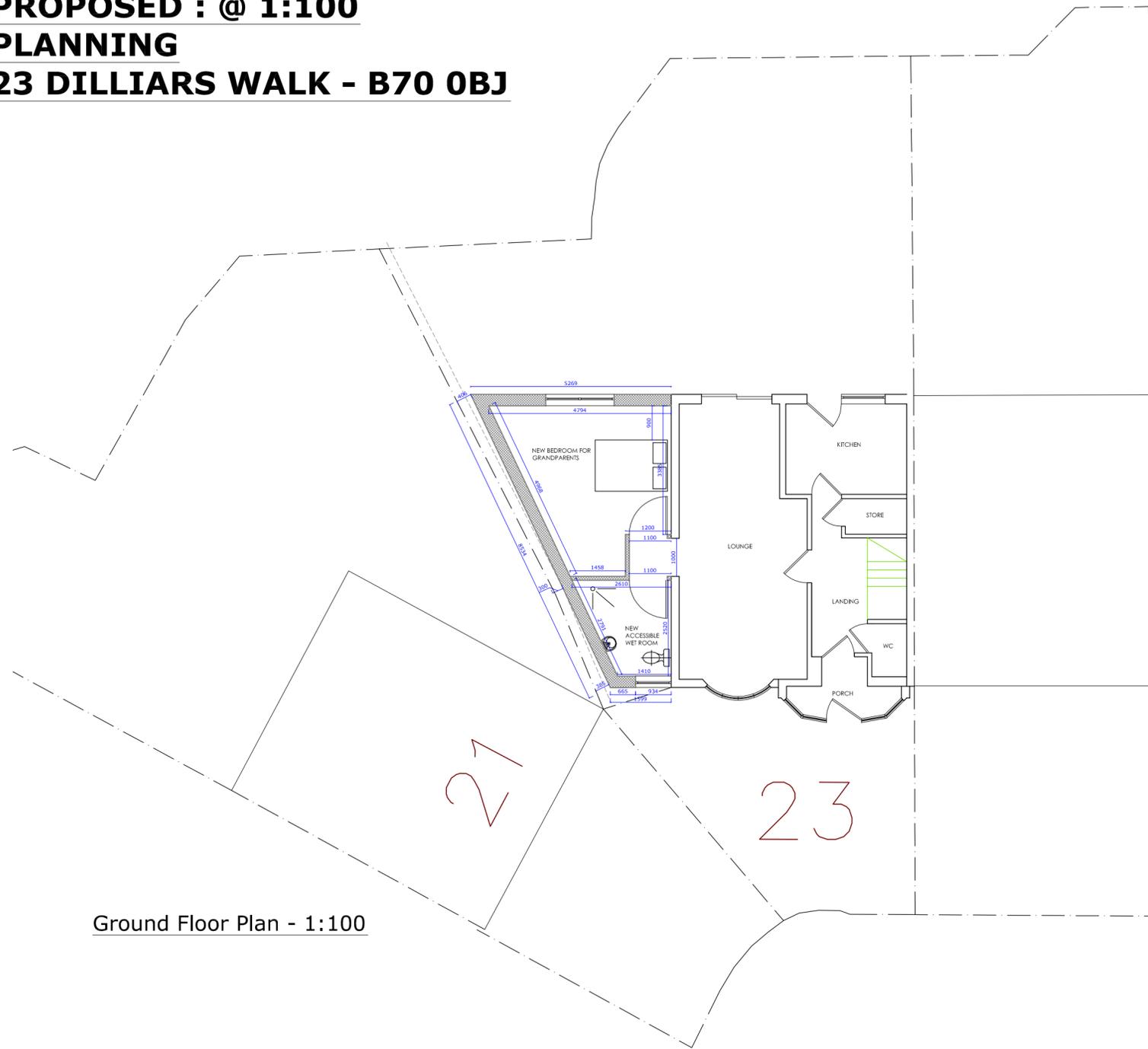
**CLIENT:**  
 Mr Yousif Nasir

**JOB:**  
 23 Dilliars Walk, West Bromwich, B70 0BJ

**DRG TITLE:**  
 Existing Plans & Elevations

DRG NO.	REV.	Paper
2022-03/	01	A2
DATE: Sept' 22	SCALE: 1:100	

**PROPOSED : @ 1:100**  
**PLANNING**  
**23 DILLIARS WALK - B70 OBJ**



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**REVISIONS**

<b>CLIENT:</b> Mr Yousif Nasir		
<b>JOB:</b> 23 Dilliar's Walk, West Bromwich, B70 OBJ		
<b>DRG TITLE:</b> Proposed Plans & Elevations		
<b>DRG NO.</b> 2022-04/	<b>REV.</b> 01	<b>Paper</b> A2
<b>DATE:</b> Sept' 22		<b>SCALE:</b> 1:100