

# Report to Planning Committee

11th January 2023

<b>Application Reference</b>	DC/22/67610
<b>Application Received</b>	13 October 2022
<b>Application Description</b>	Proposed two storey side extension and single and two storey rear extension.
<b>Application Address</b>	19 Beechwood Road, Great Barr, B43 6JN.
<b>Applicant</b>	Mr Jamal Ahmed
<b>Ward</b>	Great Barr with Yew Tree
<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 is being reported to Members because Councillor Steve Melia has requested that it be determined at Planning Committee due to concerns relating to possible loss of light to neighbouring dwellings.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[19 Beechwood Road, Great Barr](#)

## 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 southern side of Beechwood Road, Great Barr and relates to a semi-detached property, within a residential area.

## 7. Planning History

- 7.1 There is no previous planning history for the property.

## 8. Application Details

- 8.1 The applicant proposes are a two-storey side extension along with single and two storey rear extensions. The extensions would extend existing



bedrooms and bathroom at the side and create a new 4th bedroom at the rear. The existing rear bedroom is to be extended. The ground floor extension would create a new kitchen/diner. The property has a driveway at the front that can accommodate 2 to 3 vehicles.

8.2 Proposed dimensions are: 6m (L) by 6.7m (W) by 2.7m high to the height of the flat roof. (Single storey rear extension)

7m (L) by 1.14m (W) by 6.6m high to the height of the pitched roof. (Two storey side extension)

A maximum of 4.3m (L) by 6.7m wide by 6m high to the maximum height of the dual-pitched roof. The depth along the boundary to no 17 is 1.4 metres. (Two storey rear extension)

## 9. Publicity

9.1 The application has been publicised by neighbour notification letters with two objections received.

## 9.2 Objections

Objections/concerns have been received on the following grounds:

- i) Possible loss of light/overshadowing of windows at the rear of their property. (no 17).
- ii) Impact of the side extension on side bathroom windows and extraction flue that are positioned along the western boundary of his extended property. (no 21).

## 9.3 Responses to objections

I respond to the objector's comments:

- i) The submitted floor plans show that the first floor rear extension adjacent to no 17 would respect the 45 degree code that is used



for guidance in such matters, and it is my opinion that the first floor extension would not result in any appreciable loss of light to adjacent primary windows. It is also considered that no 17 has a large ground floor extension and the single storey element would not result in any loss of amenity to rear ground floor windows.

- ii) This matter and the neighbour's concerns would be dealt with under Party Wall legislation or civil/ legal channels. The neighbour at no 21 has implemented an approval for side extensions right along the boundary, with windows that open out over the applicant's property. The agent has confirmed that the proposed extensions are to be built on land within the sole ownership of his client, and that these matters would be dealt with directly through dialogue with the affected neighbour or Party Wall legislation.

It is also considered that the upper floor windows in the western side elevation of no 21 are secondary windows that serve ensuite/ bathrooms, and therefore any loss of light/overshadowing does not warrant refusal.

In view that the objector's property has been extended right up to the boundary it would not be appropriate for the Planning Authority to refuse the application as the applicant has sought planning consent for a similar first floor side extension at his own property.



### **Side windows & flue at 21 Beechwood Rd**



## 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 agent has annotated floor plans to show that the first floor rear extension would respect the 45 degree code, that is used for guidance, and therefore the first floor element would not result in any appreciable loss of light to the nearest primary windows at the rear of no 17.

Furthermore, both flanking properties have been extended with substantial ground floor extensions, and in view of this the proposed single storey element would not result in any significant loss of light at ground floor level either.

Although the first-floor rear extension would project beyond the rear elevation of the objector's extension at no 21, the agent has shown that it would respect the 45-degree code that it used for guidance. In view of this it is my opinion that the two-storey rear element would not result in any appreciable loss of light or outlook to/from primary windows at the rear of no 21.

It is also considered that the rear elevations of these properties are also south-east facing and benefit of good levels of natural light throughout daytime hours.

## 13.3 Overshadowing

The gardens are south-east facing meaning the existing rear property would be in exposed to good light levels throughout the day. The proposals at the rear of the property would (in my opinion) not make any significant difference. The first-floor side extension would overshadow upper floor windows in the side return of the extension at no 17 but it considered that these are secondary windows and refusal is not warranted.



## 13.4 Poor design

Amended plans have been submitted to show a pitched roof above the first-floor rear extension instead of the flat roof that was originally proposed. This improves the overall design of the rear extensions with all elements now having pitched roofs.

## 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

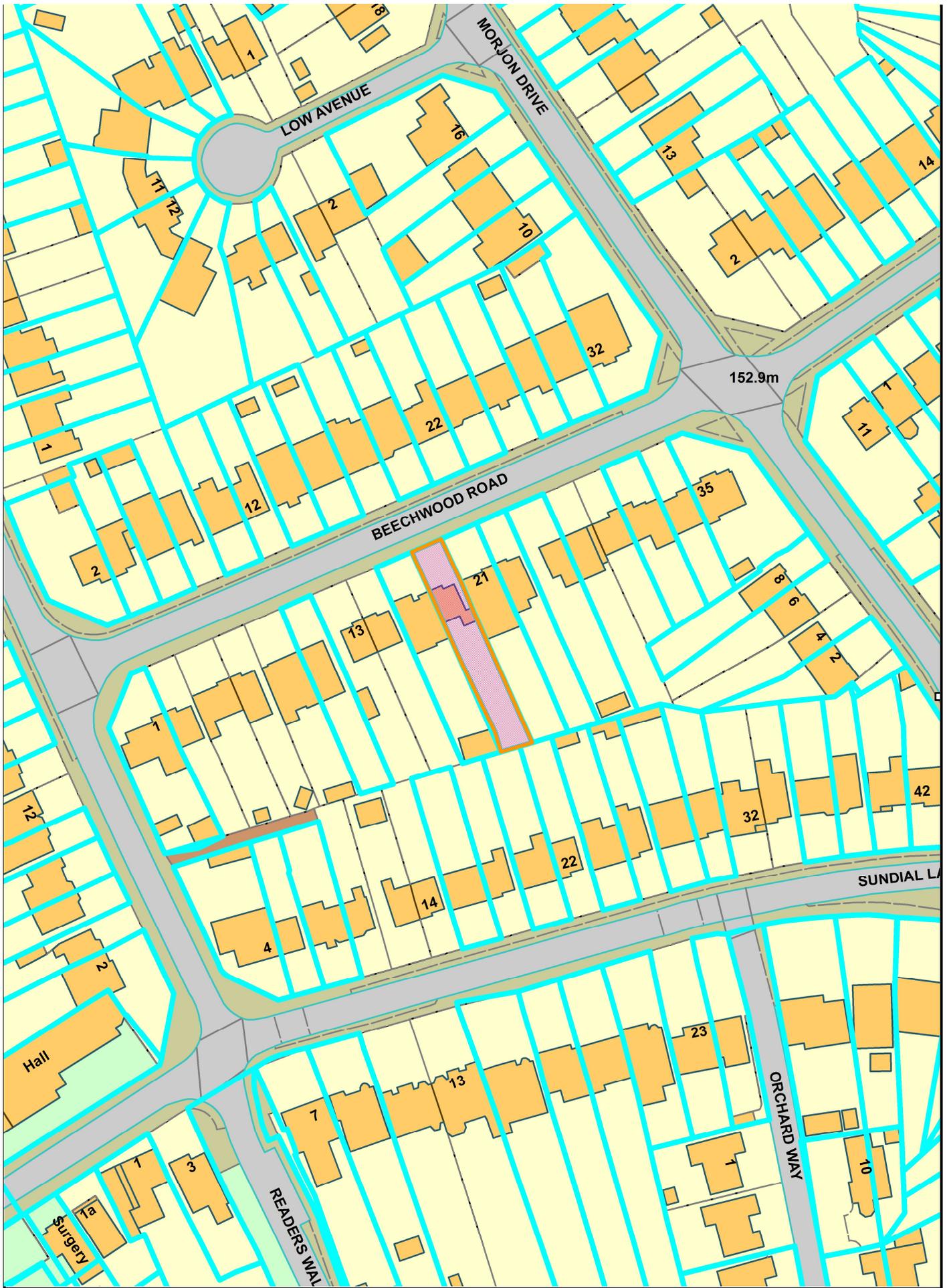
<b>Resources:</b>	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.
<b>Legal and Governance:</b>	This application is submitted under the Town and Country Planning Act 1990.
<b>Risk:</b>	None.
<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.

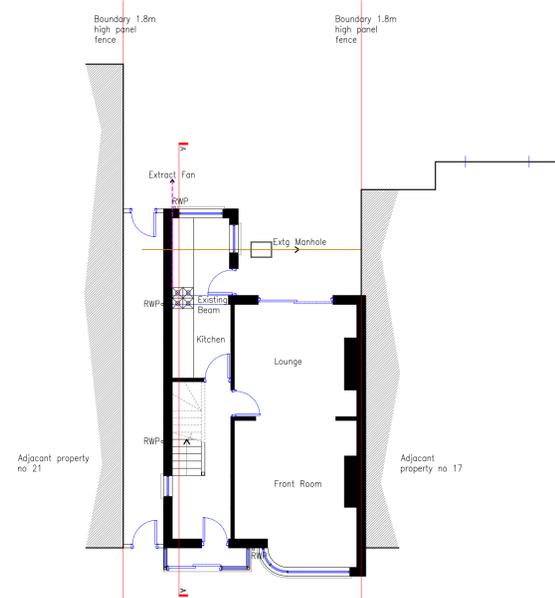
## 16. Appendices

Location plan & existing plans 2022 101 01 A

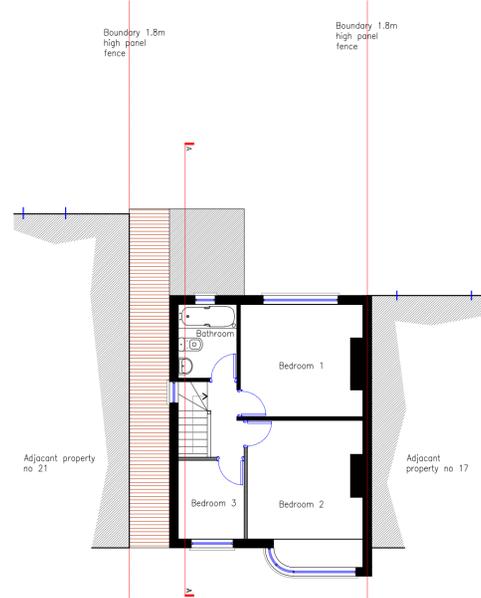
Proposed floor plans & elevations 2022 101 02 B



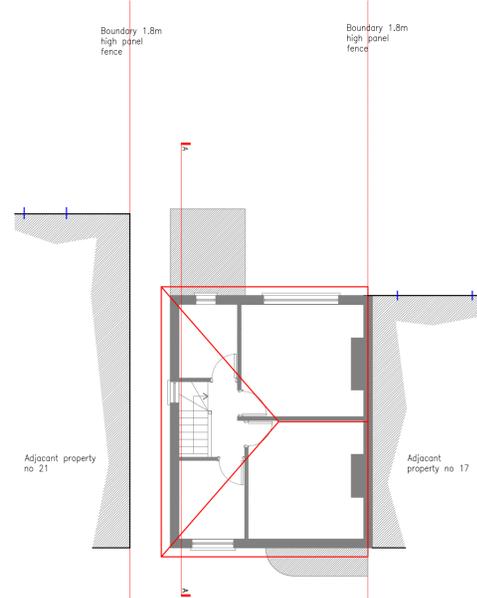




EXISTING GROUND FLOOR PLAN 1:100



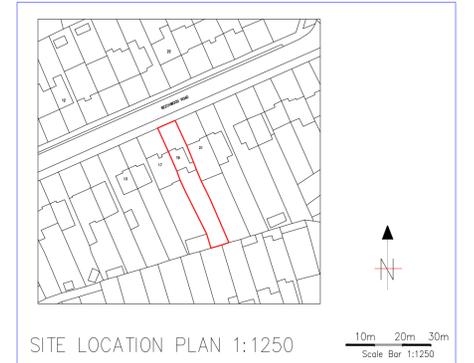
EXISTING FIRST FLOOR PLAN 1:100



EXISTING ROOF PLAN 1:100



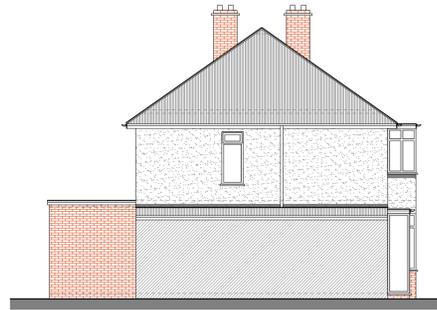
BLOCK PLAN 1:500



SITE LOCATION PLAN 1:1250



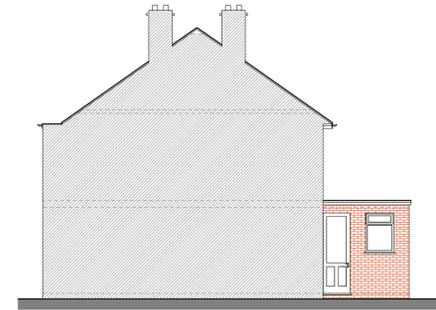
EXISTING FRONT ELEVATION 1:100



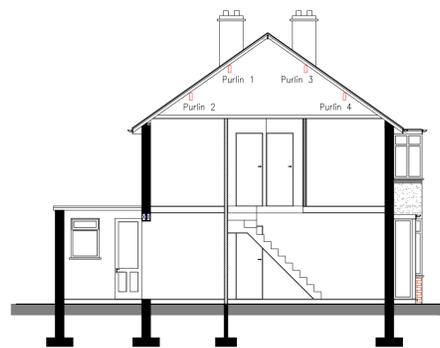
EXISTING SIDE ELEVATION\_A 1:100



EXISTING REAR ELEVATION 1:100



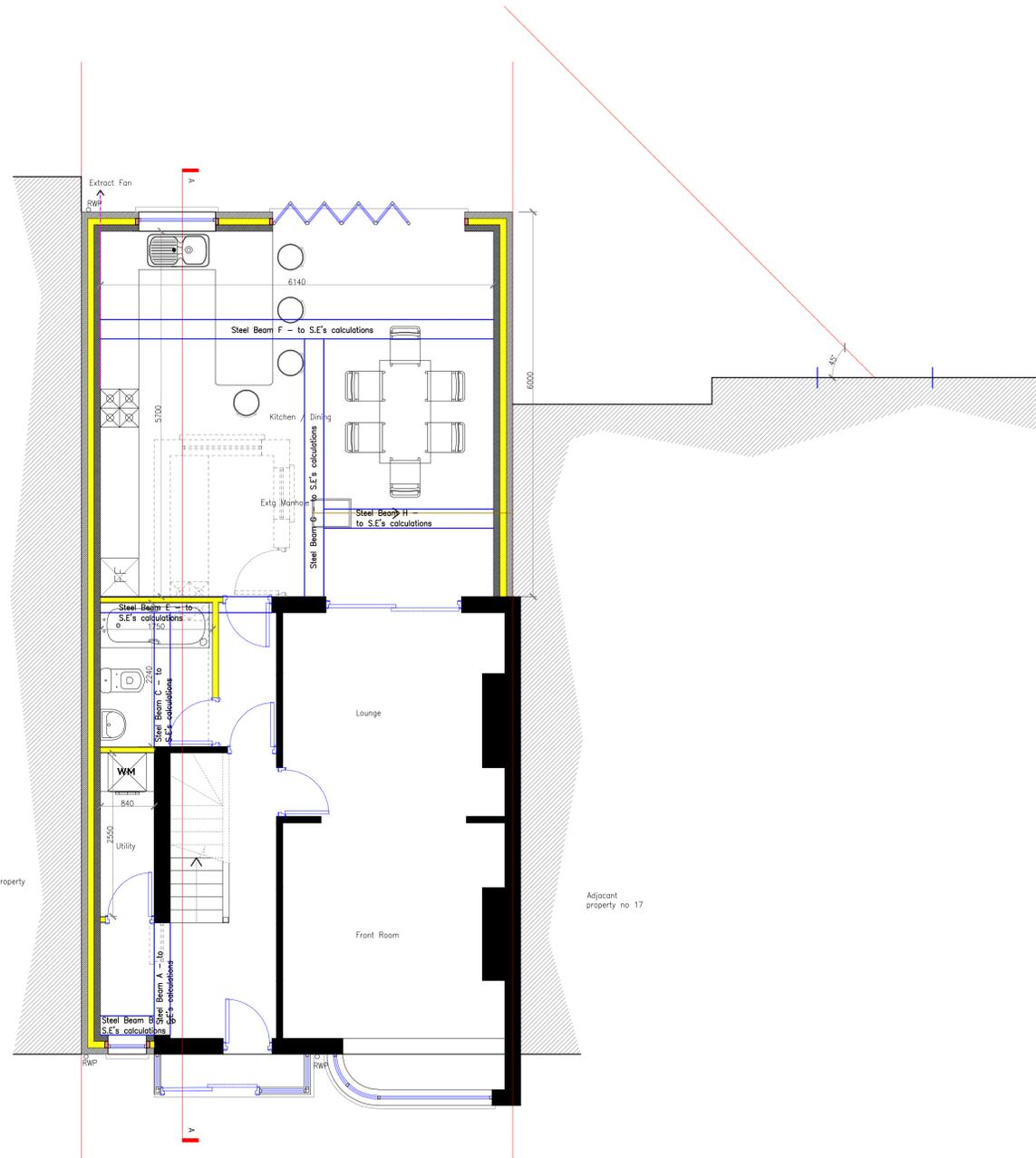
EXISTING SIDE ELEVATION\_B 1:100



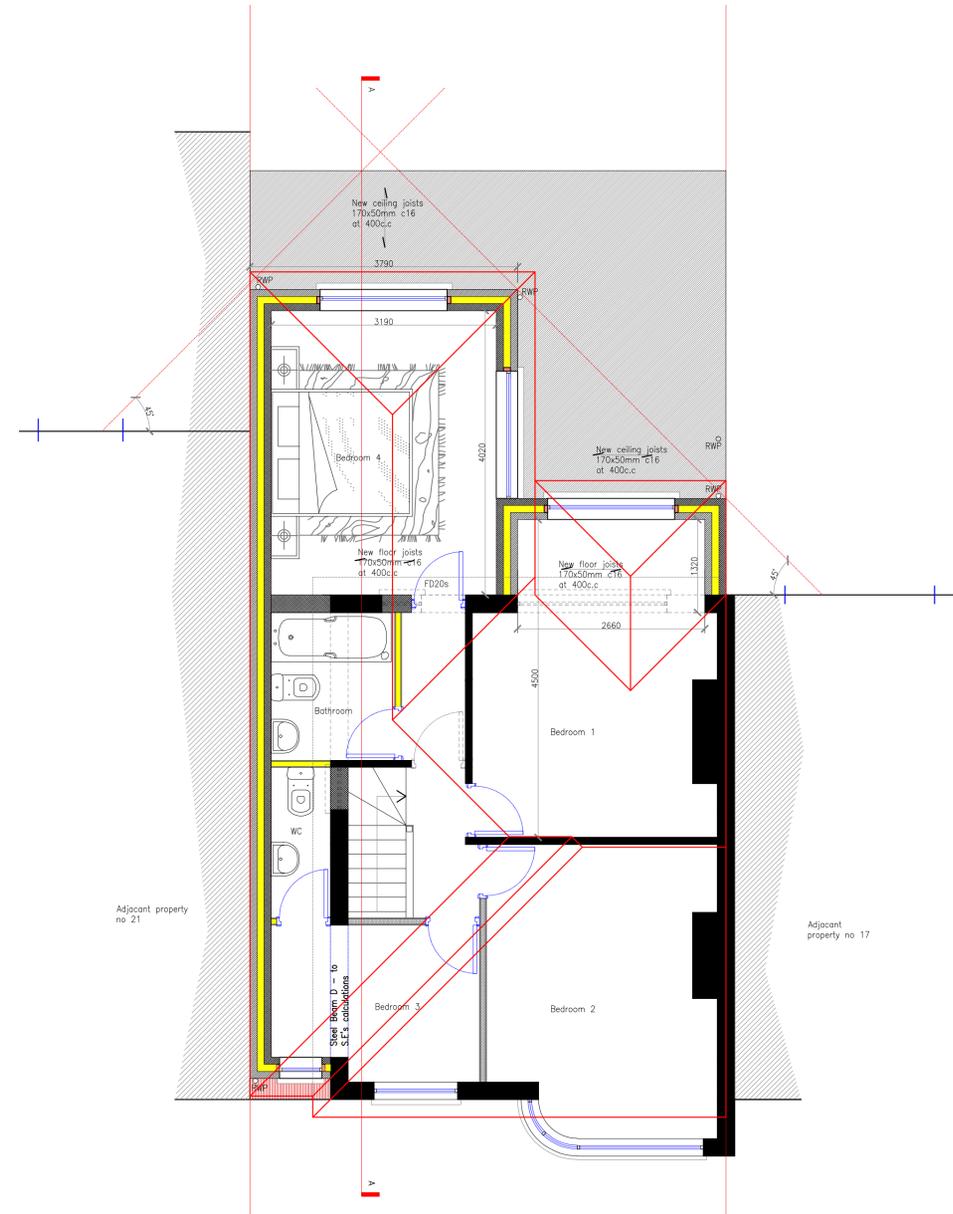
EXISTING SECTION A\_A 1:100



Rev:	Date:	Descriptions:
EXISTING PLANS		Drawn: MB Submission: Building Regulations/Planning submission Scale: 1:100 / 1:1250@A1 Date: 17/09/22
19 Beechwood Road Birmingham B43 6JN		Job: TWO STOREY SIDE AND REAR, & SINGLE STOREY REAR EXTENSION Drawing No: 2022_101_01 Sheet: Rev A



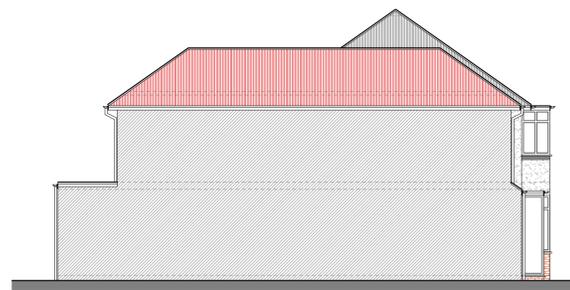
PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50



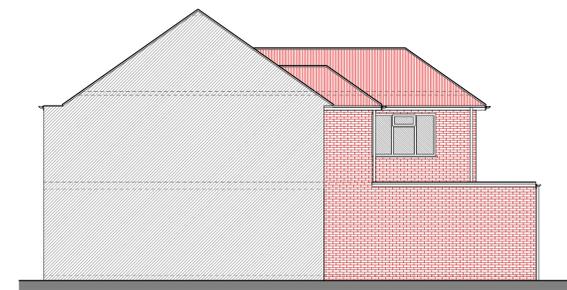
PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION\_A 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION\_B 1:100

LEGEND (Summary)

	100 x 50mm or 75 x 50mm stud wall with 30mm FP from both sides
	New Cavity Wall
	Existing Wall 215mm or 100mm
	100 x 50mm or 75 x 50mm insulated stud wall
	New 100mm load bearing internal wall
	Indicates removed walls/structure
	Steel Beams to Engineers Calculations
	110mm FWD
	110mm SWD
	Indicates Boundary line

Rev:	Date:	Descriptions:
Rev B	01.12.22	Flat roof changed to pitched

<p>PROPOSED PLANS</p>		<p>Drawn: MB</p>	<p>Submission: Planning submission</p>
<p>19 Beechwood Road Birmingham B43 6JN</p>		<p>Job: TWO STOREY SIDE AND REAR, &amp; SINGLE STOREY REAR EXTENSION</p>	<p>Scale: 1:100 / 1:50@A1</p> <p>Drawing No: 2022_101_02</p> <p>Date: 17/09/22</p> <p>Sheet: Rev B</p>

