

Dear [redacted].

Re: Planning Application: DC/23/67858

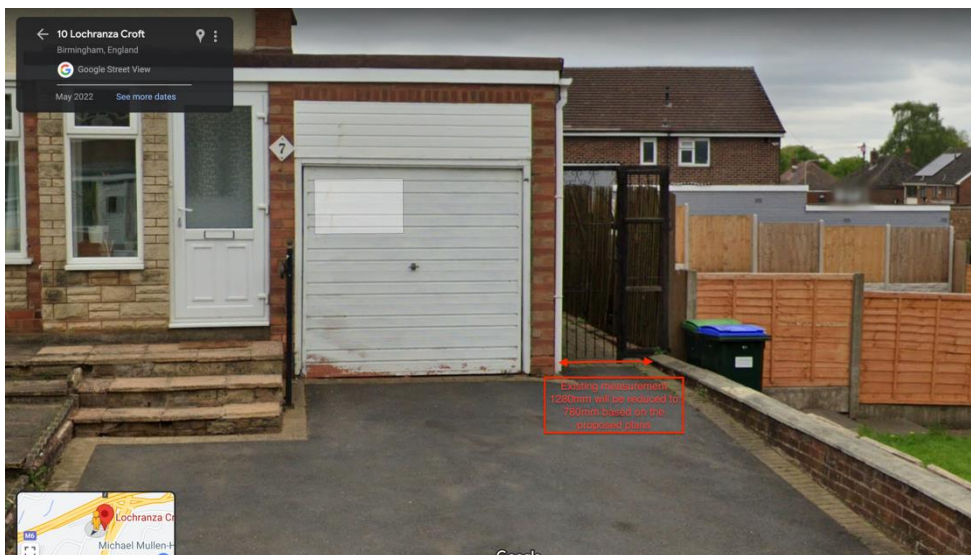
No [redacted], Lochranza Croft, Great Barr, Birmingham, B43 7AA.

Proposed single and two storey side and rear extension, and single storey front extension.

I am writing with further objections to the above application having viewed the revised proposals and with regards to your comments in the report to the Planning Committee. They are as follows:

- The proposed extension is grossly out of proportion to the other properties on the street. There is no other property of a comparable size or design. **The extension more than doubles the existing ground and first floor space and will be the only property on the street with a rear two storey extension.** It is also completely out of character with the surrounding properties. The removal of the very small front extension does little - if anything - to reduce the impact for surrounding residents.
- The rear extension is a mix of single and double stories, along with a mix of flat and pitched roofs. It will have a detrimental impact on the aesthetics and visual amenity of the street scene, neighbouring properties and surrounding area.
- The proposed side and rear extensions would create undue massing and be incongruous in appearance, with the design including a mix of flat and pitched roofs and a two-storey rear extension. The massing of the two-storey rear extension, adjacent the neighbouring property would not fit the character of the existing or adjoining properties nor be conventional within the street scene.
- **The extension does not comply with the 25-degree rule of thumb and will have an adverse impact through loss of light and outlook for No. [redacted] Lochranza Croft. This will be further exacerbated due to No. [redacted] being set below the ground level of [redacted].** The resident of No. [redacted] has written in separately to make the planning authority aware of his objections. Also, the proposed two storey side extension doesn't comply with the minimum separation distance of 14 metres between the flank wall and the windowed front elevation of No. [redacted] Lochranza Croft, this is again exacerbated by No. [redacted] being below the ground level of No. [redacted].
- The applicant is proposing to increase the parking on the frontage of the property. **The increased parking area will mean that more than 70% of the frontage of the property is a hard-surfaced area. This contravenes the Sandwell Residential Design Guide, which stipulates that hard-surfaced areas must not exceed 70% of the exposed garden frontage.**
- **The extension will totally overshadow the rear of the adjacent property - [redacted] - to the detriment of the residents' rightful enjoyment of their rear patio space and garden.**
- The first-floor internal dimensions of the revised proposal are exactly the same as the original. The only difference is that four larger bedrooms are proposed rather than the original five, which can easily be adjusted when built with the provision of a dividing stud wall.
- **There is still therefore the on-going concern that not enough additional off-street parking will be provided. The additional cars will overwhelm what is already a very congested cul-de-sac to the detriment of road safety and the local environment.**

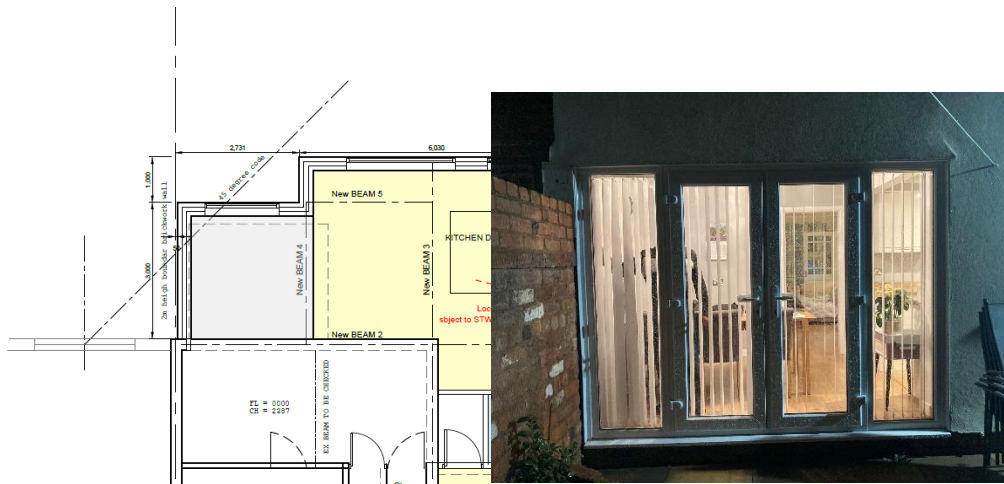
- The revised proposal does not increase the width of the footpath at the side of the property, which is the only access to the rear. While the dimension measurement has been removed from the amended drawings, it is still 0.885m wide in contravention of the Sandwell Residential Design Guide that requires 1.00m width.
- The Design Guide states 'All dwellings must have safe and convenient rear access to enable the maintenance of rear garden areas and provide access to external storage including bin storage. Routes must be provided that are wide enough and sufficiently direct and safe for residents to use them.'
- The current proposal only has an 885mm wide footpath at the side of the property which would limit access to service and carry out ongoing maintenance of the rear of the building. Along with causing difficulties for wheelchair users, limiting who can occupy the property in the future. This is reduced further at the front of the garage due to the retaining wall on the driveway, leaving only 780mm to access and service the rear (photo below).



- The proposed extension does not fit visually and is clearly not in keeping with its surroundings by virtue of scale, architectural design and impact on neighbouring properties. This point is in relation to the mix of roof types, the extension being two stories at the rear, and the size of the proposed extension. This is contrary to the guidance provided in the Sandwell Residential Design Guide.
- The actual method of construction of the proposal is a Material Consideration in the planning application. It will prove virtually impossible to build and a Method Statement should be required before a decision on the application is made so that the impact on surrounding residents can be judged. [redacted] has written separately on this matter.
- The proposed three-metre single storey rear extension directly adjacent to No. [redacted] is shown in grey on the submitted drawings and is not highlighted in yellow (new floor area or alterations) to indicate any alterations are to be made to this area of the property. It is also referred to in the committee report as an existing extension. This is misleading as the existing rear single storey extension, a UPVC conservatory, will be demolished and replaced

by a single and two storey extension which will be wider, longer, and taller than the existing conservatory.

- The rear single storey extension will be approximately 3 metres in height with a flat roof, this along with the two-storey rear extension, will not comply with the 45-degree rule in a vertical plane and have an adverse impact on the neighbouring property (No. [redacted]) through loss of light and outlook.
- [redacted] has written to you separately about the adverse impact on [redacted] and surrounding neighbours and particularly about the serious health implications for [redacted] who has [redacted] that will be caused by the upheaval and adverse environmental issues during construction
- A two-storey side and single storey rear extension at No. [redacted] was approved by the Planning Authority in July 2019 (Planning Ref: DC/19/63066). The applicant in this instance initially submitted plans with a rear dormer extension at the first floor, however he was advised by the planning authority that this would not be acceptable, and it was subsequently removed from the amended and approved plans. As the plans show the extension at No. [redacted] is proposed to be a two-storey rear extension, that is larger than the one previously proposed at No. [redacted] we would ask that the same precedent is applied in the case of the application at No. [redacted].
- More recently the Planning Authority has provided pre-planning advice to potential purchasers of No. [redacted] in relation to the building of a two-storey rear extension. The Council in this instance advised the potential purchasers that a two-storey rear extension would not be acceptable. This is another example where a precedent has been set that two-storey rear extensions on this street are not acceptable to the Planning Authority and we would ask that the same precedent be applied in the case of the application at No. [redacted].
- The proposed plans show the ground floor rear patio doors which have been used to draw the 45-degree angle, the way in which the doors have been drawn is not consistent with the current doors and window layout at [redacted]. The current doors and windows extend up to the party wall, this has an impact on where the 45-degree angle should be drawn. The angle on the proposed plans is drawn at approximately 1.92m from the party wall, where it should be drawn at 1.375m from the party wall. This is due to the doors and windows extending right up to the party wall and their width being 2.75m in total. This inconsistency needs to be reviewed as it will exacerbate the loss of light and outlook from the No. [redacted] and is not shown on the plans. (photograph and copy of plan below)



If the Planning Authority is minded to approve the application, we would request that the following conditions are included in the approval:

- The same building materials as the existing property are used for the extension, including but not limited to, bricks, roof materials, windows and doors.
- The existing dropped kerb access to the property is extended to allow access to the proposed additional parking on the frontage of the property and a timeframe is put on this condition.
- The additional parking on the frontage to the property is created prior to the new extension being occupied, to prevent any additional parking issues on an already congested street.
- The number of bedrooms within the property cannot exceed the four outlined in the application in the future.
- There are limits put on the days and times when work can be carried out to reduce the impact of the construction work on residents.
- There are dust suppression techniques factored into the method statement for the build to prevent impact of the construction work on residents, especially as there are residents in the vicinity with medical conditions which could be exacerbated by dust.
- A party wall surveyor must be appointed to assess the proposed loadings on the party wall prior to work commencing and the residents of No. [redacted] reserve the right under the Party Wall Act to appoint their own surveyor at the cost of the applicant, should they not agree with the initial report.
- I note that there is a Severn Trent Water drain which the applicant proposes to build over, we would request that a condition of planning approval is that the applicant must gain approval from Severn Trent Water prior to any building works commencing on site.
- The property is in a high-density housing area and the garage has been counted as a parking space within the proposals. We would request that there is a condition that it must remain as a garage.

Taking all the above into account I respectfully ask that the committee takes more time to consider the proposal by:

- Deferring consideration of the application.
- Requesting a Method Statement in respect of the Material Consideration

- Undertaking a site visit to consider the proposal and fully understand the detrimental effect it will have on surrounding residents

Your sincerely,

[redacted]