

Report to Planning Committee

10 May 2023

Application Reference	DC/23/67858
Application Received	6 January 2023.
Application Description	Proposed single and two storey side and rear extension.
Application Address	7 Lochranza Croft, Great Barr, Birmingham, B43 7AA.
Applicant	Mr Narinder Singh.
Ward	Great Barr With Yew Tree.
Contact Officer	Richard Bradley. richard_bradley@sandwell.gov.uk

1 Recommendations


- 1.1 That planning permission is granted subject to conditions subject 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. Additionally, sufficient off-road parking is provided so the proposal would not adversely affect on street parking in the vicinity of the site.



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 was deferred at your last meeting and members resolved to visit the site.
- 4.2 The application had been brought to the attention of your planning committee because three material planning objections have been received. Since your last meeting a petition with 14 signatures has also been received.
- 4.3 To assist members with site context, a link to Google Maps is provided below:

[7 Lochranza Croft, Great Barr, Birmingham, B43 7AA.](#)

5 Key Considerations

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

Government policy (NPPF)
Loss of light and outlook
Parking
Character and appearance

6. The Application Site

- 6.1 The application relates to a semi-detached property situated on the southern side of Lochranza Croft, which is a residential no-through road.



7. Planning History

7.1 A larger homes extension for this property (ref: PD/22/02217) for a proposed single storey rear extension was refused following neighbour objections, on the grounds that it would contravene the 45-degree code resulting in the loss of light and outlook to neighbouring property.

7.2 Relevant planning applications are as follows:

PD/22/02217	Proposed single storey rear extension measuring: 4.00m L x 4.00m H (2.40m to eaves)	P D Householder required and refused 07.10.2022.
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8. Application Details

8.1 It should be noted that subsequent to your last meeting, the planning officer invited the applicant to remove the adjoining first floor extension, but this was declined.

8.2 The application proposes to build a single and two-storey side and rear extension. The proposal would measure as follows: -

Proposed two storey side extension would be 3.0 metres (W), 7.5 metres (L), 5.0 metres to the eaves, and 7.2 metres to the roof in height.

Proposed ground floor rear single storey extension would be built adjacent to an existing ground floor extension and would span across both the existing property and the proposed side extension. The new section would measure 6.0 metres (W), 4.0 metres (L), 2.6 metres to the eaves, and 2.9 metres to the roof in height.

Proposed first floor rear extension would have staggered lengths, with the section nearest to the adjoining property having a length of 1.0 metre, and a width of 2.7 metres. It would then extend out by an additional 2.0 metres, with a width of 6.0 metres. The eaves height for



this extension would be 5.0 metres, while the height to the roof would be 7.2 metres.

9. Publicity

9.1 The application has been publicised by neighbour notification letters with three objections and a petition with 14 signatures has been received.

9.2 Objections

The objections are on the following grounds:

- i) Loss of light.
- ii) Loss of outlook.
- iii) Insufficient Parking.
- iv) Out of character with the surrounding area.
- v) Overdevelopment of the property.
- vi) Front extension would exceed the building line.
- vii) Poor design (mix of roof shapes as the rear, impacting visual amenity).
- viii) Unduly massing.
- ix) More than 70% of the front garden will be hard surfaced; and
- x) The existing side footpath is only 0.885m, as opposed to the 1m required by the Residential Design Guide.

Additionally, non-material objections have been raised relating to Building Regulations, loss of property value, party wall concerns, loss of view, mess from the construction, the potential need for a crane, construction-related disruptions to neighbours, health conditions, mental wellbeing, pre-existing issues with blocked drains, future internal alterations, no method of construction, and separate developments in the surrounding area.

9.3 Responses to objections

I respond to the objector's comments in turn:



- i) The proposed drawings show that the 45-degree code has been complied with for the rear extension, ensuring that loss of light or outlook is not significant. Additionally, the proposed front storey extension has been removed to maintain the symmetry of the property entrances in the street, which also eliminates the wall visible from a neighbour's front room.
- ii) Refer to i) above.
- iii) The initial plans, proposed five bedrooms which required three off-street parking spaces. After submitting a parking plan, the Highways Department objected. The proposal has now been reduced to provide four bedrooms, thereby reducing the required parking spaces back to the existing two spaces. The garage is additionally proposed to be made larger than the existing, allowing for it to be considered as a parking space. These revised plans raised no objection from the Highways Department.
- iv) There is already a two-story side extension within the street and the proposed front extension has been removed, maintaining the symmetry of the property and retaining the existing character of the area.
- v) Sufficient off-street parking and rear garden space would be retained, so the proposal does not result in overdevelopment of the applicant's property.
- vi) The front storey extension has been removed.
- vii) The mix of roof designs will only be visible from the rear gardens of the semi-detached properties and will not have a detrimental impact on the street scene frontage.
- viii) The proposal's massing was considered during the assessment, and the combined extension complies with Council policy and doesn't result in overdevelopment or unduly massing. The new



additions are located away from the street and won't cause issues for neighbouring properties in regard to loss of light or outlook. The Council asked the agent if they would be willing remove part of the rear first-floor extension due to concerns raised by neighbours, but the agent declined, stating that they have already reduced the development, and the referenced section already complies with the 45-degree code, and therefore won't cause the loss of light or outlook to the neighbour.

- ix) The existing garden is already 100% hardstanding.
- x) A standard bin has a width of 0.49m, a standard wheelchair has a width of 0.63m, and a wheelbarrow has a width of 0.61m. Hence, the side entrance of 0.88m is sufficient.

10. Consultee responses

10.1 Highways

The Highways Department have no objections to the revised drawings refer to 9 (iii) above.

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 polices 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 and complies with these policies.

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 outlook

The extension complies with the 45-degree code, which is designed to prevent unduly harm to adjacent properties. As such, there will be limited impact from light and outlook to the neighbouring properties.

13.3 Parking

The proposal would not result in any parking issues, given that the parking spaces required for the property will remain unchanged, and that the increased garage area would provide an additional parking space. As such, the required two off-street parking spaces will be met and exceeded.

13.4 Out of Character

Following the removal of the front extension, the proposal would be in keeping with the surrounding area, being like another two-storey side extension within the street.



14. Non-material considerations

Whilst as general rule we do not provide commentary to non-material considerations because they cannot be considered as part of the decision-making process. The following additional commentary is provided to assist members.

- 14.1 Concerns have been raised regarding the technical construction of the proposal, these matters would be dealt within under Building Regulations if permission is granted. The members are not required to consider technical matters instead whether the extension is acceptable in terms of design and its impact on neighbouring property.
- 14.2 In addition concerns have been raised about ownership rights/party wall matters, this again sits under separate legislation namely the party wall act. The grant of planning permission does not override this and consent to build adjacent the boundary would be required by the neighbouring property under this act and can be challenged.
- 14.3 Matters were raised regarding other developments within the same residential street that were not afforded planning consent for two storey rear extensions. Each planning application is considered on its own merits pertinent to its location and surroundings.

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.
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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

Amended Parking, Site, And Location Plan - 163(P)01 Rev-G

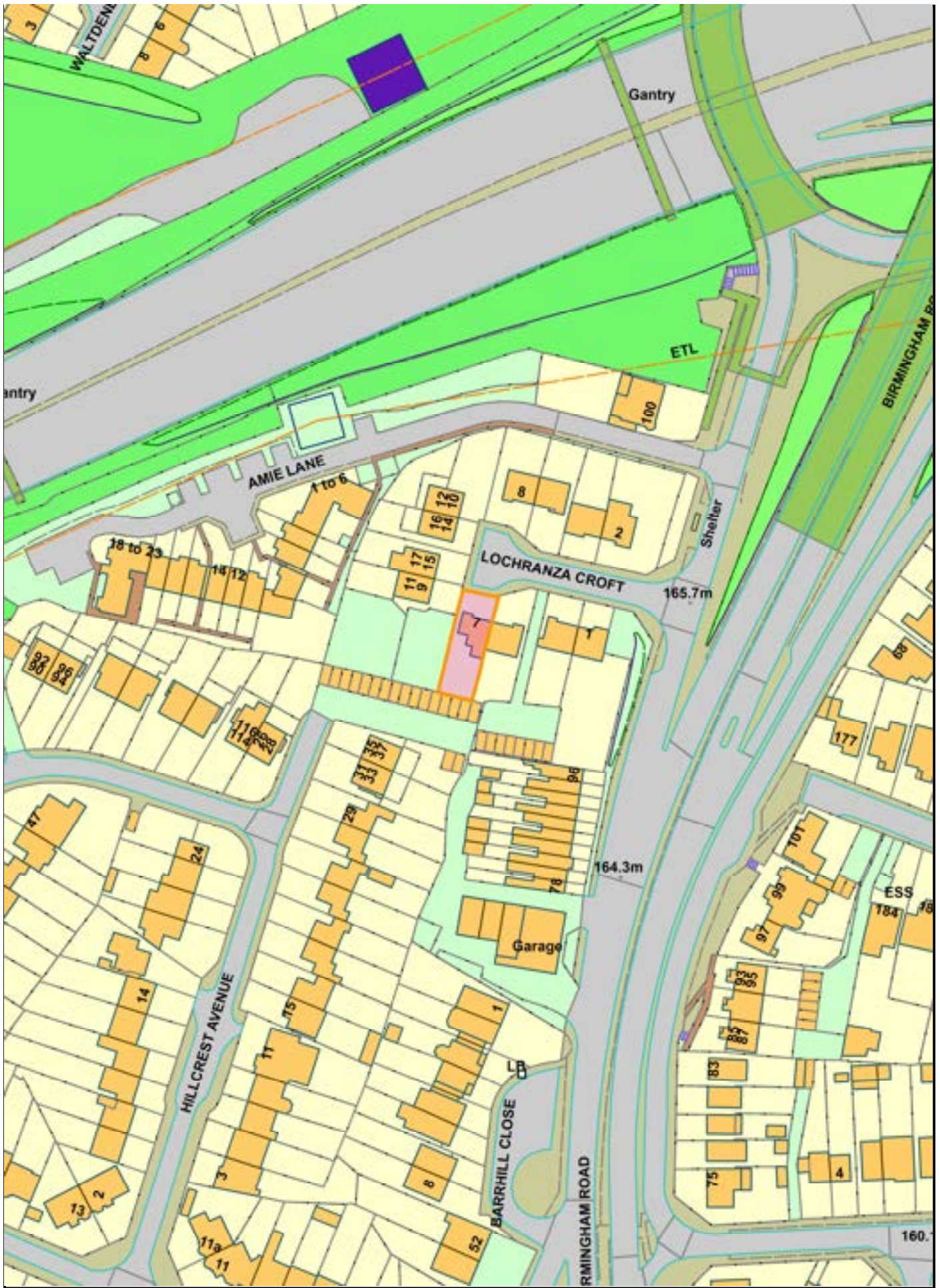
Existing Elevations Plan - 163(P)04 Rev B

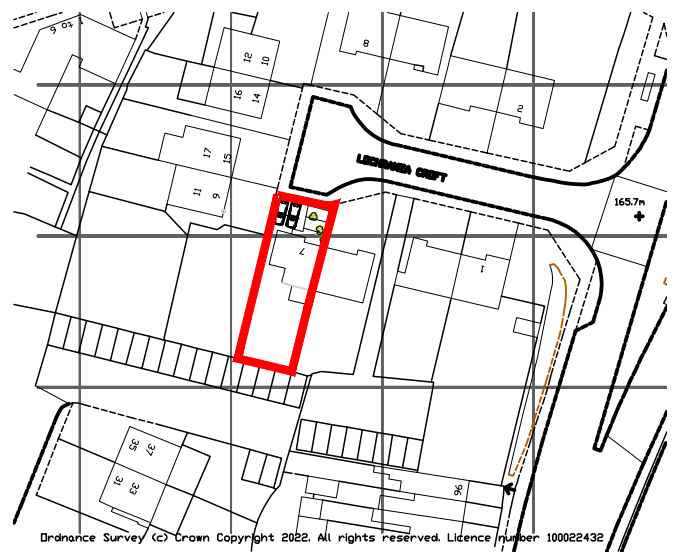
Existing Ground/First Floor Plan - 164(P)03 - 1 Rev B

Amended Proposed Elevations Plan - 163(P)05 Rev-E

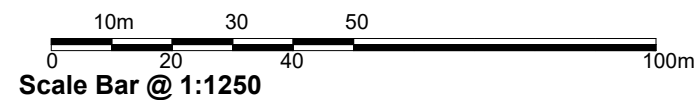
Amended Proposed Ground/First Floor Plan - 164(P)03 Rev-E



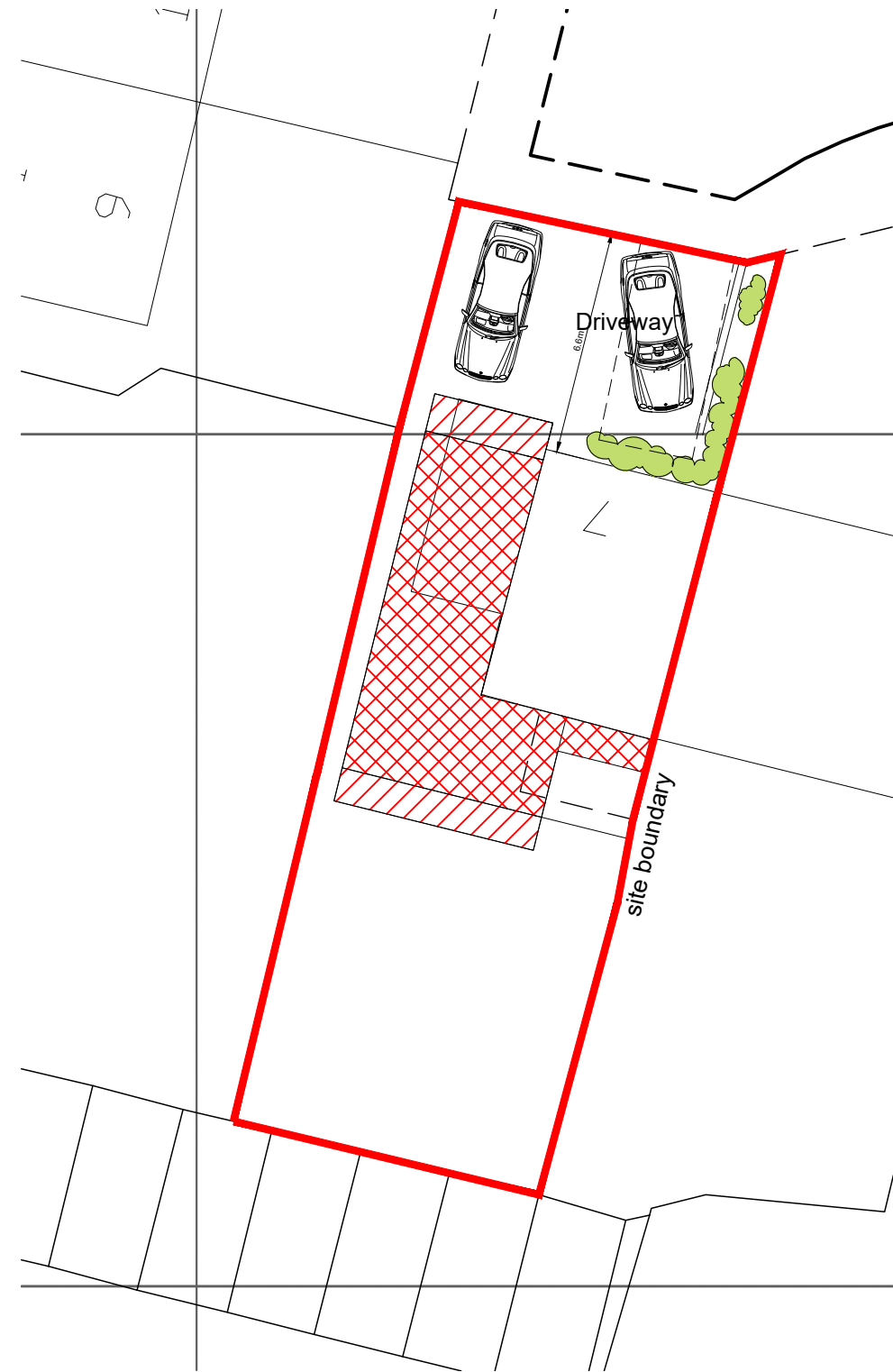




EXISTING SITE LOCATION PLAN
(SCALE 1:1250)



EXISTING SITE LAYOUT PLAN (Scale 1:200)



Scale Bar @ 1:200



PROPOSED SITE LAYOUT PLAN (Scale 1:200)

IMPORTANT NOTES
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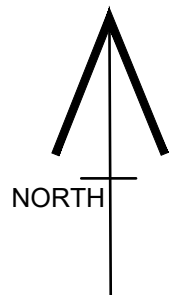
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KEY

- First Floor Extension
- Single Floor Extension



revised	mn	01.03.23
by	mn	01.02.23
date	aa	01.01.22
revision	by	date

status	
PLANNING	
scale	drawn
as shown @ A3	mn
date	approved
22.07.16	aa
title	

SITE LOCATION/SITE LAYOUT PLANS

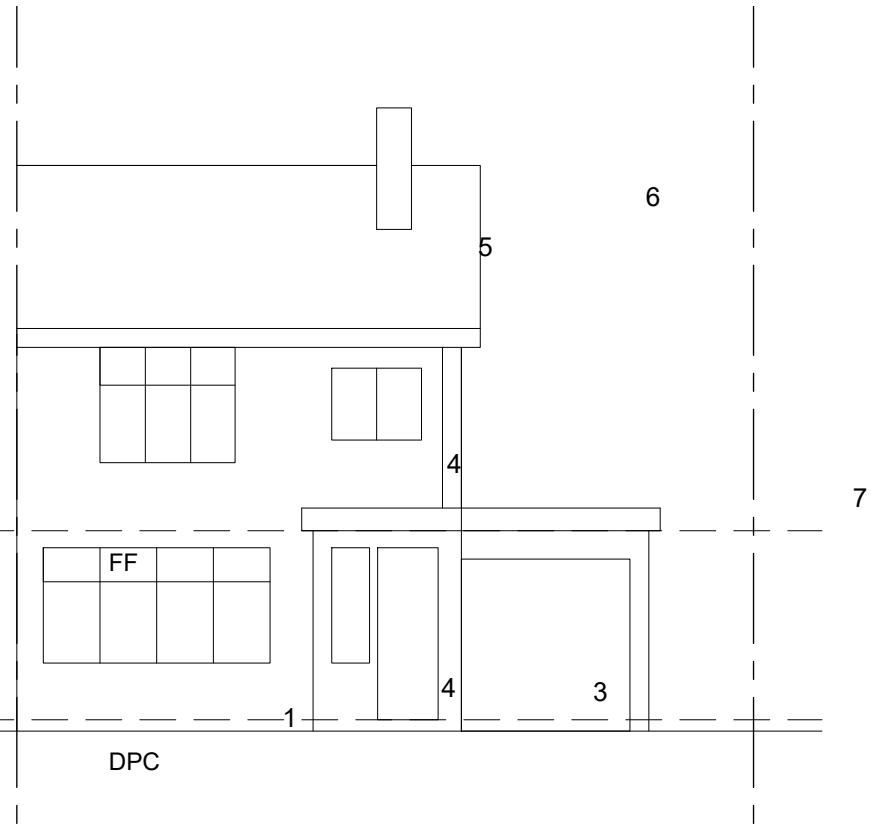
project
**7 LOCHRANZA CROFT,
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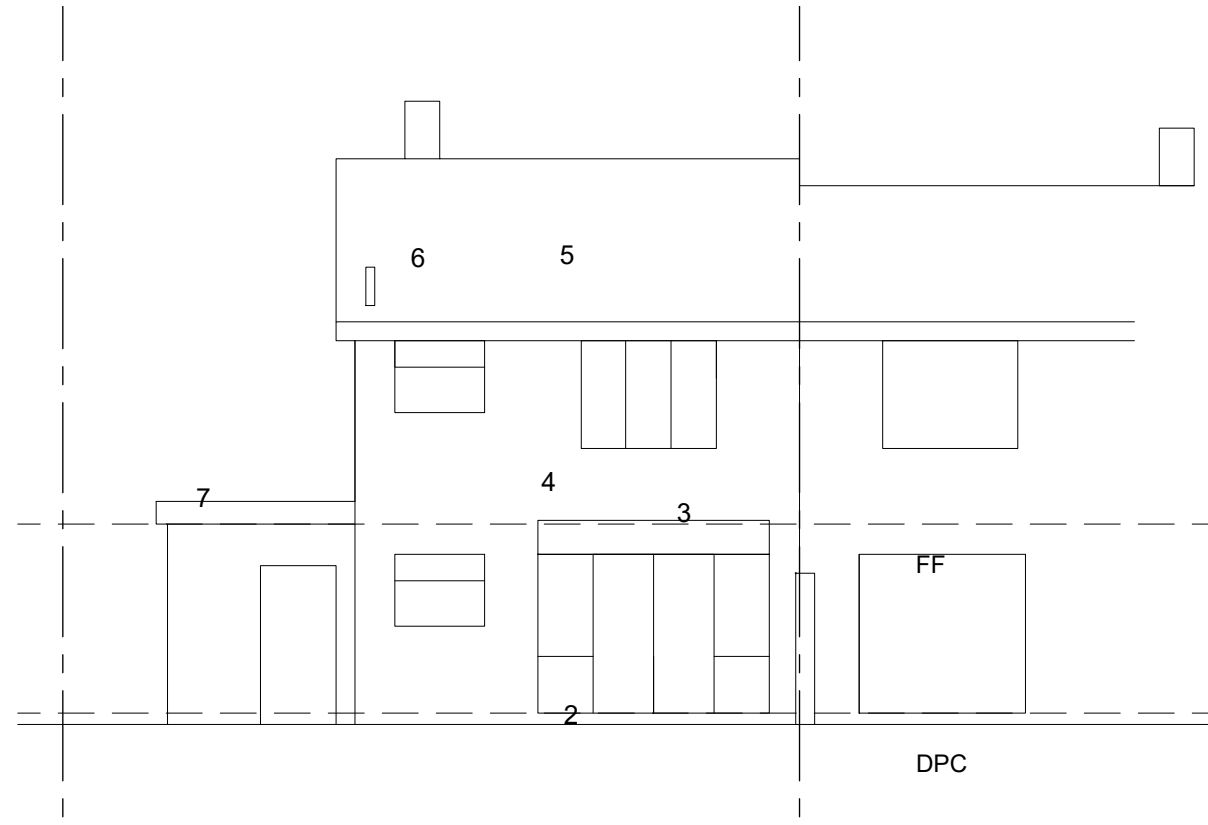
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drawing number	revision
163(P)01	G



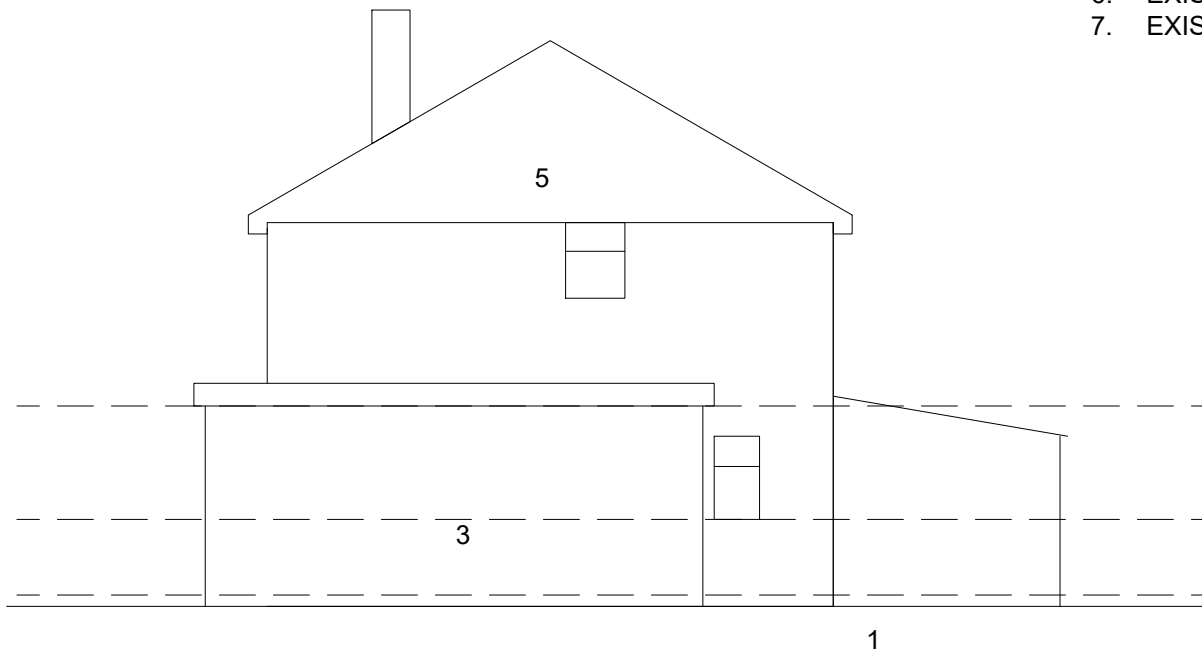
EXISTING FRONT ELEVATION



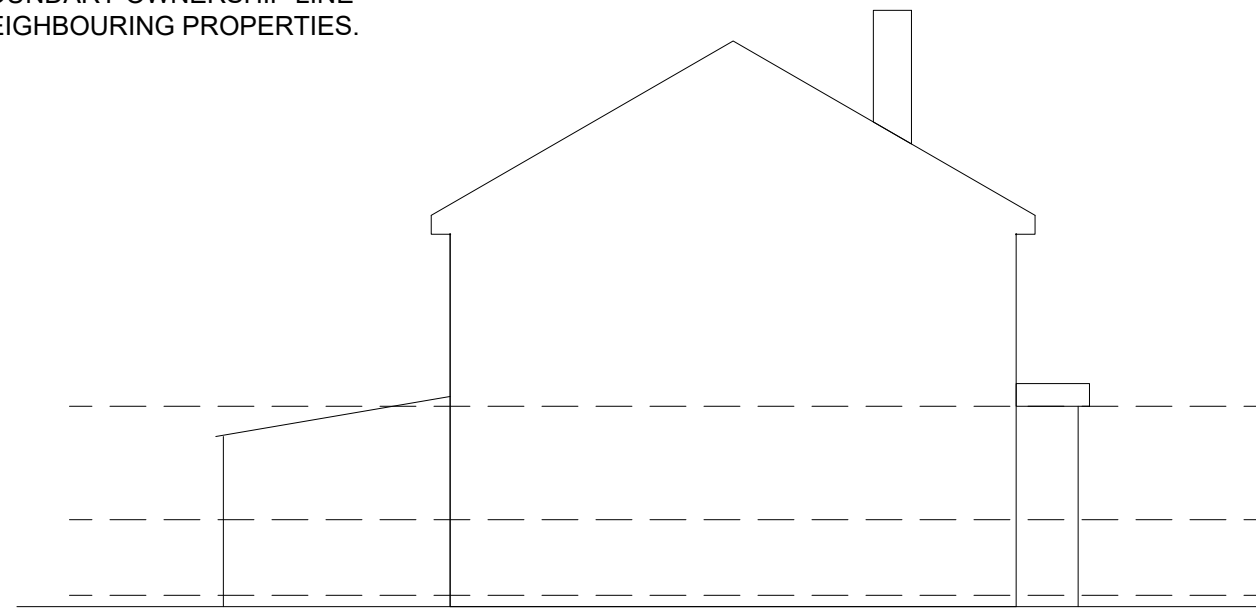
EXISTING REAR ELEVATION

KEY PLAN

1. EXISTING FRONT ENTRANCE
2. EXISTING REAR KITCHEN EXTENSION
3. EXISTING BRICKWORK
4. EXISTING UPVC DOUBLE GLAZED WINDOWS
5. EXISTING CONCRETE ROOF TILES
6. EXISTING BOUNDARY OWNERSHIP LINE
7. EXISTING NEIGHBOURING PROPERTIES.



EXISTING LEFT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION

Scale Bar @ 1:100



A - right side elevation	aa	10.01.23
added		
revision		by date
status		
BUILDING REGULATIONS		
scale	drawn	
1:100@A3	mn	
date	approved	
09.06.16	aa	
title		

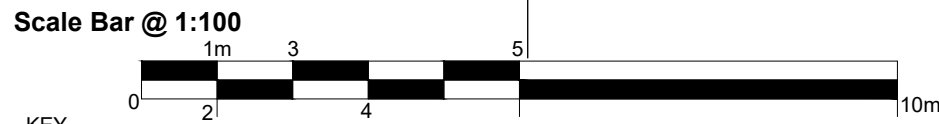
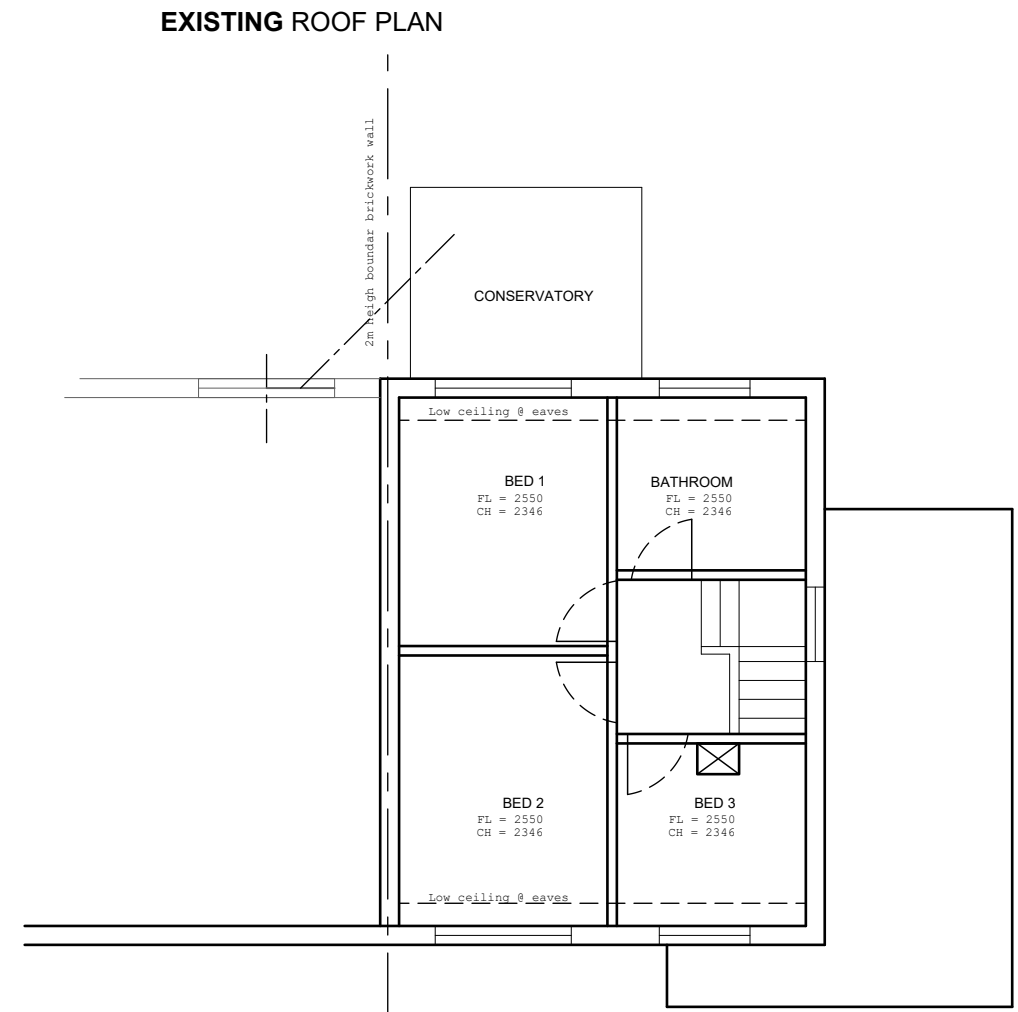
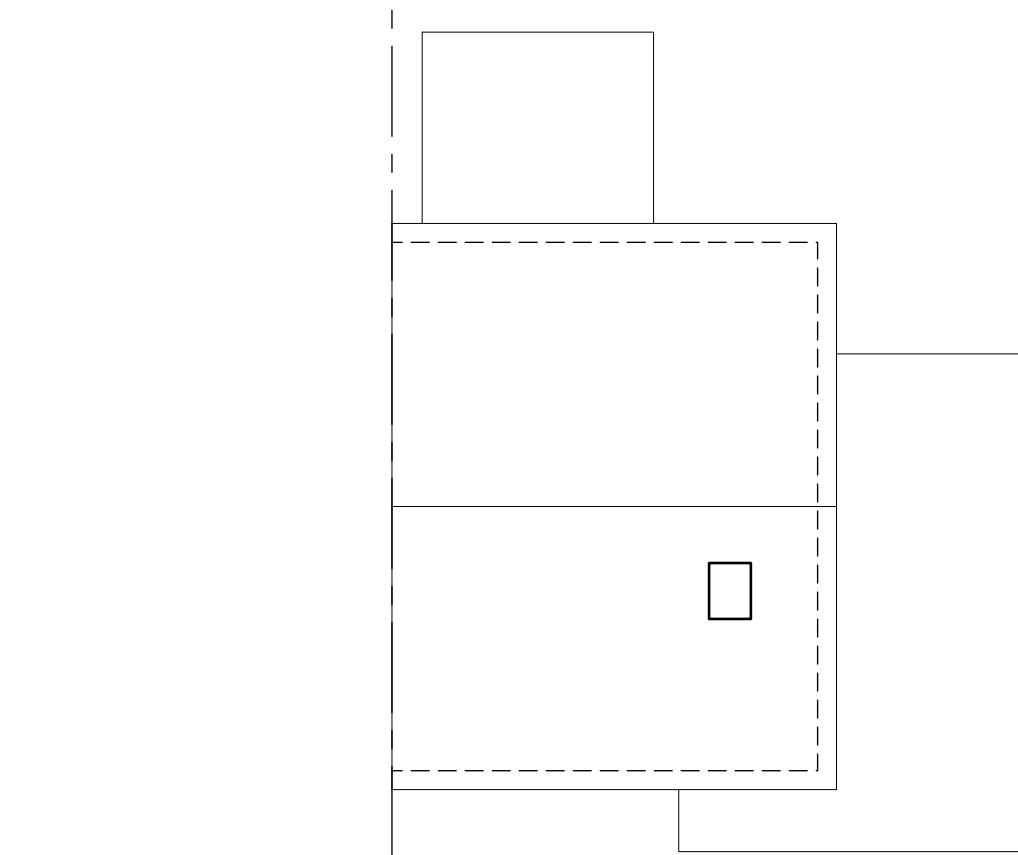
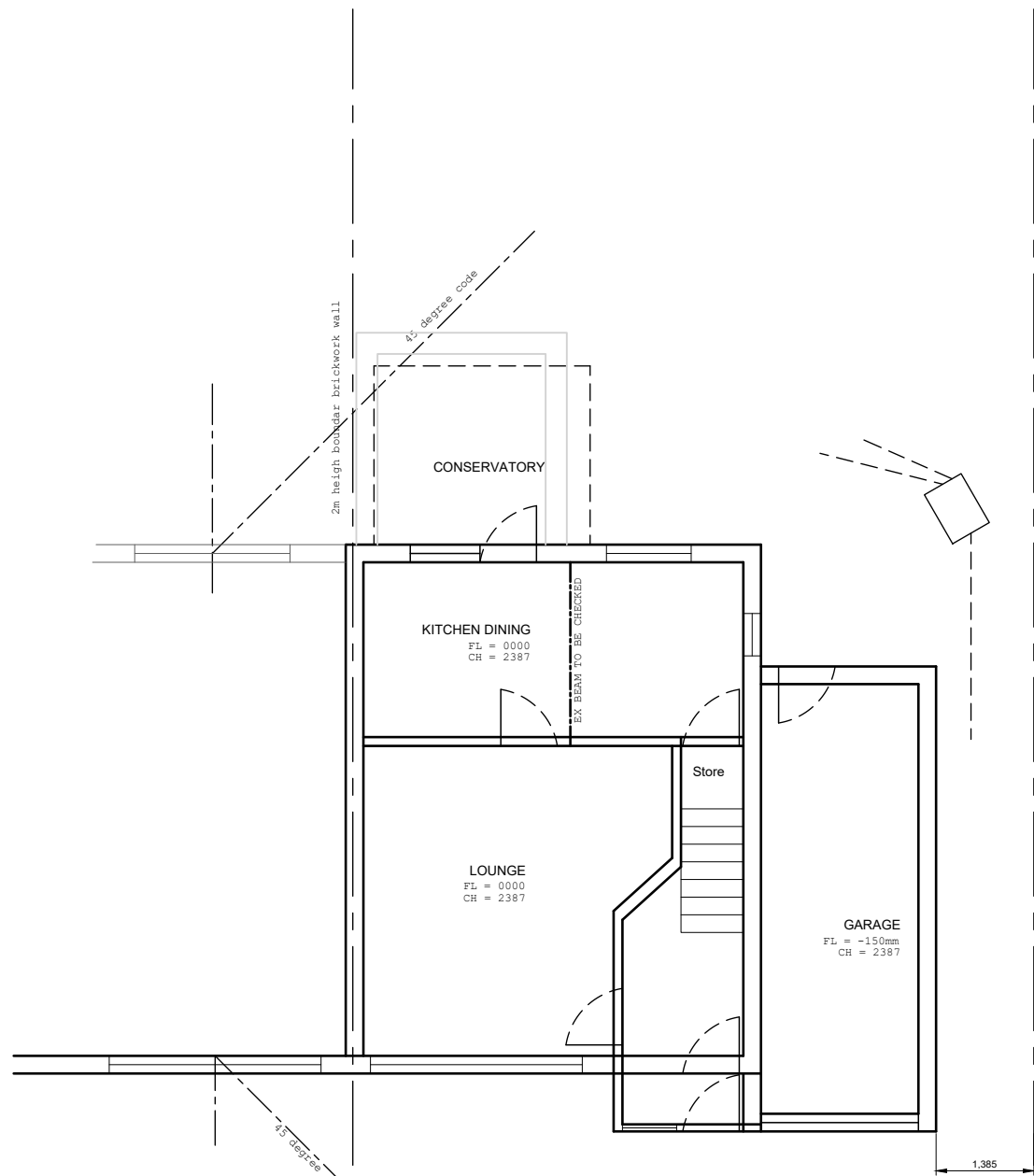
EXISTING ELEVATIONS

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drawing number	revision
163(P)04	B



KEY

EXISTING WALLS, SHOWN HATCHED

B - Door to garage shown aa 10.01.23
- Scale bar added aa 30.08.22

revision	by	date
aa	aa	10.01.23
aa	aa	30.08.22

PLANNING

scale 1:100@A3 drawn mn
date 22.12.15 approved aa
title

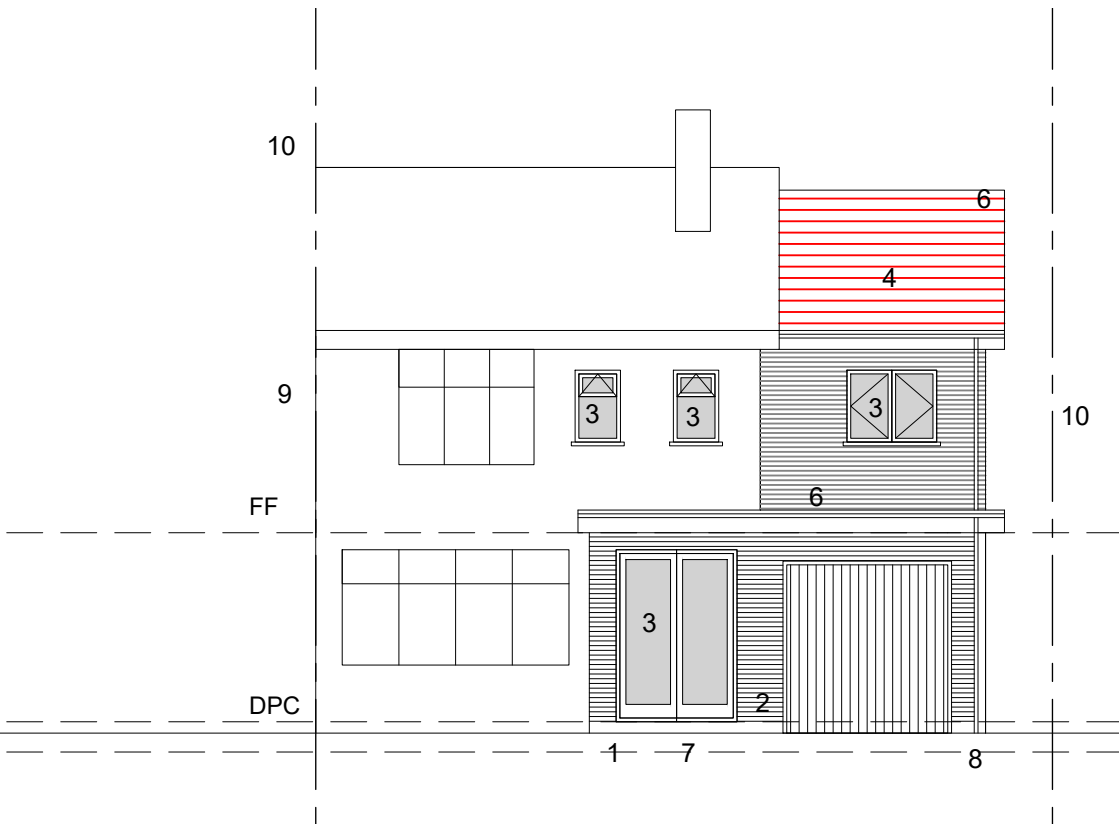
EXISTING FLOOR LAYOUTS

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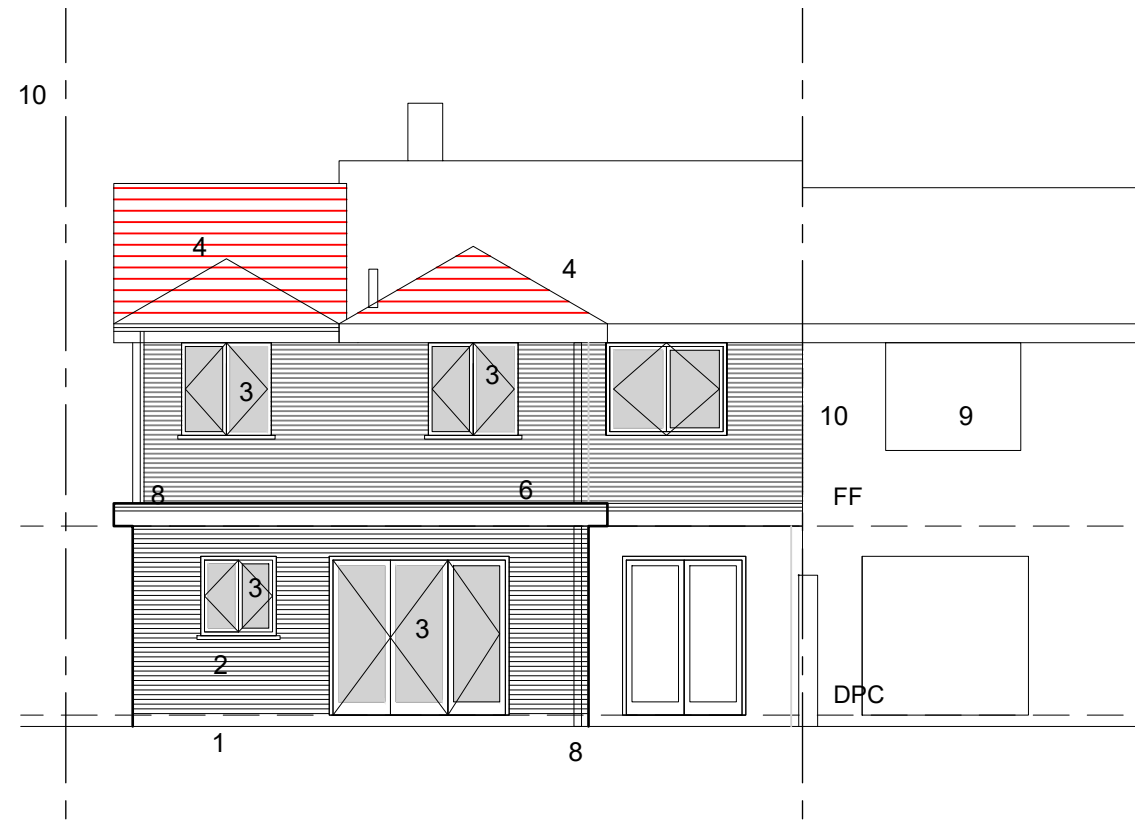
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164(P)03	B



PROPOSED FRONT ELEVATION



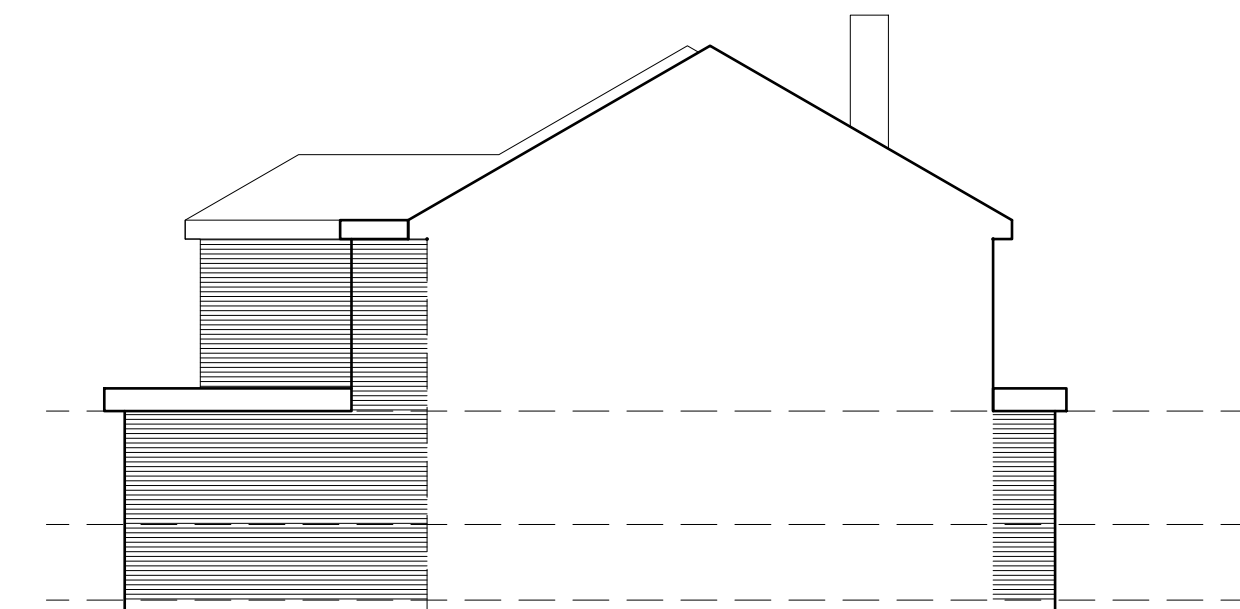
PROPOSED REAR ELEVATION

KEY

1. ENGINEERING BRICKWORK BELOW DPC
2. NEW BRICKWORK TO MATCH EXISTING
3. UPVC DOUBLE GLAZED WINDOWS/DOORS, WHITE.
4. NEW CONCRETE TILED ROOF TO MATCH EXISTING.
5. Omitted
6. SINGLE PLY FLAT ROOF LAID TO 1:60 FALLS.
7. NEW FRONT PORCH.
8. RAINWATER DOWNPIPES/GUTTER
9. NEIGHBOURING PROPERTIES.
10. SITE OWNERSHIP BOUNDARY LINE.



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

KEY		PROPOSED EXTENSION AREA(S)
	WALLS	
	ROOF	
E - Front lounge extension	02.03.23	
omitted. Window added to side elevation for en-suite		
D - bedroom 1 window updated as right side elevation added	10.01.23	
revision	by	date
status		
BUILDING REGULATIONS		
scale	drawn	
1:100@A3	mn	
date	approved	
09.06.16	aa	
title		

PROPOSED ELEVATIONS

project
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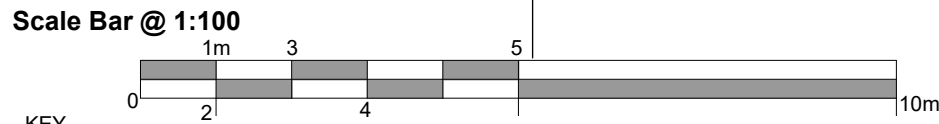
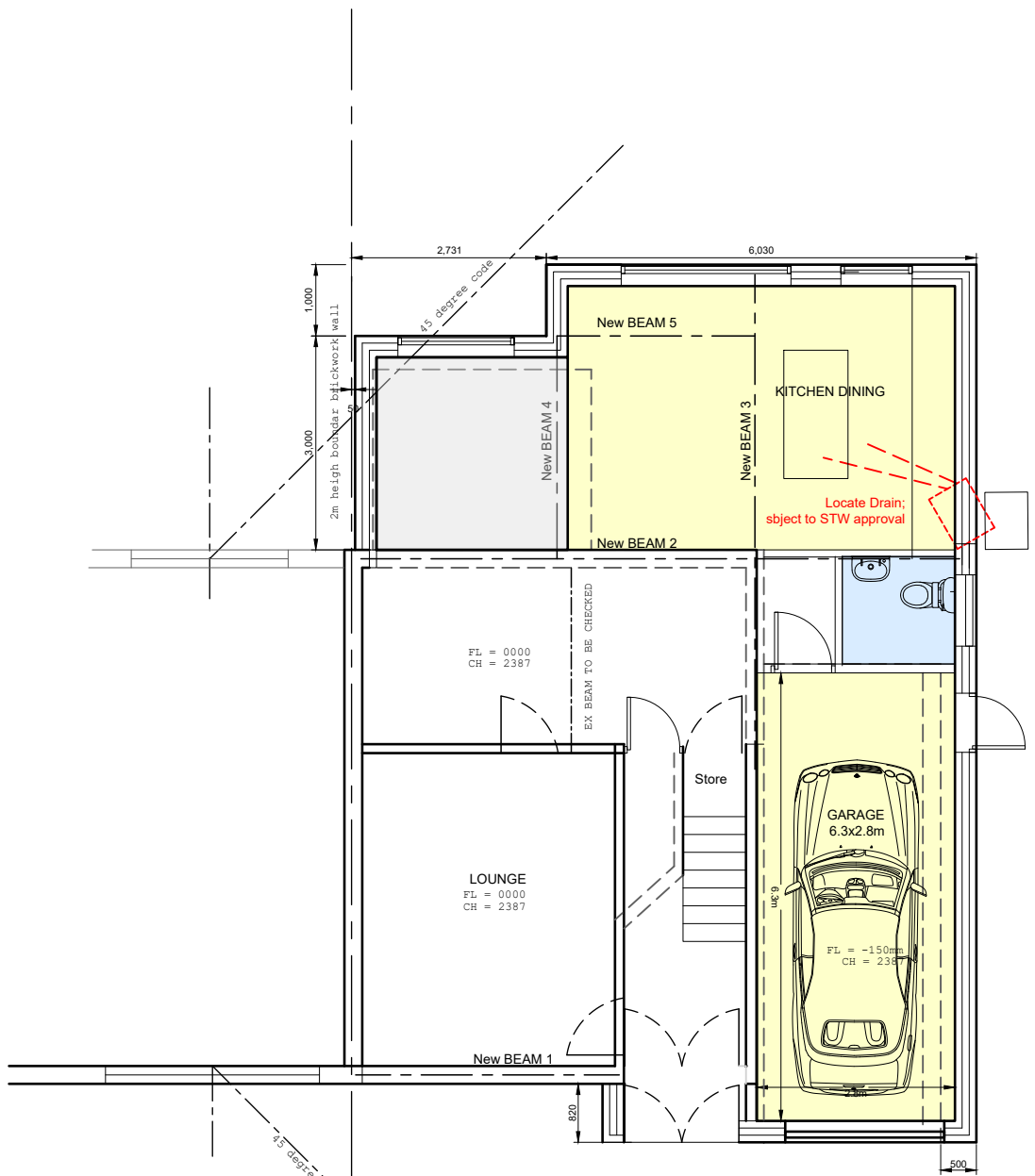


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Scale Bar @ 1:100



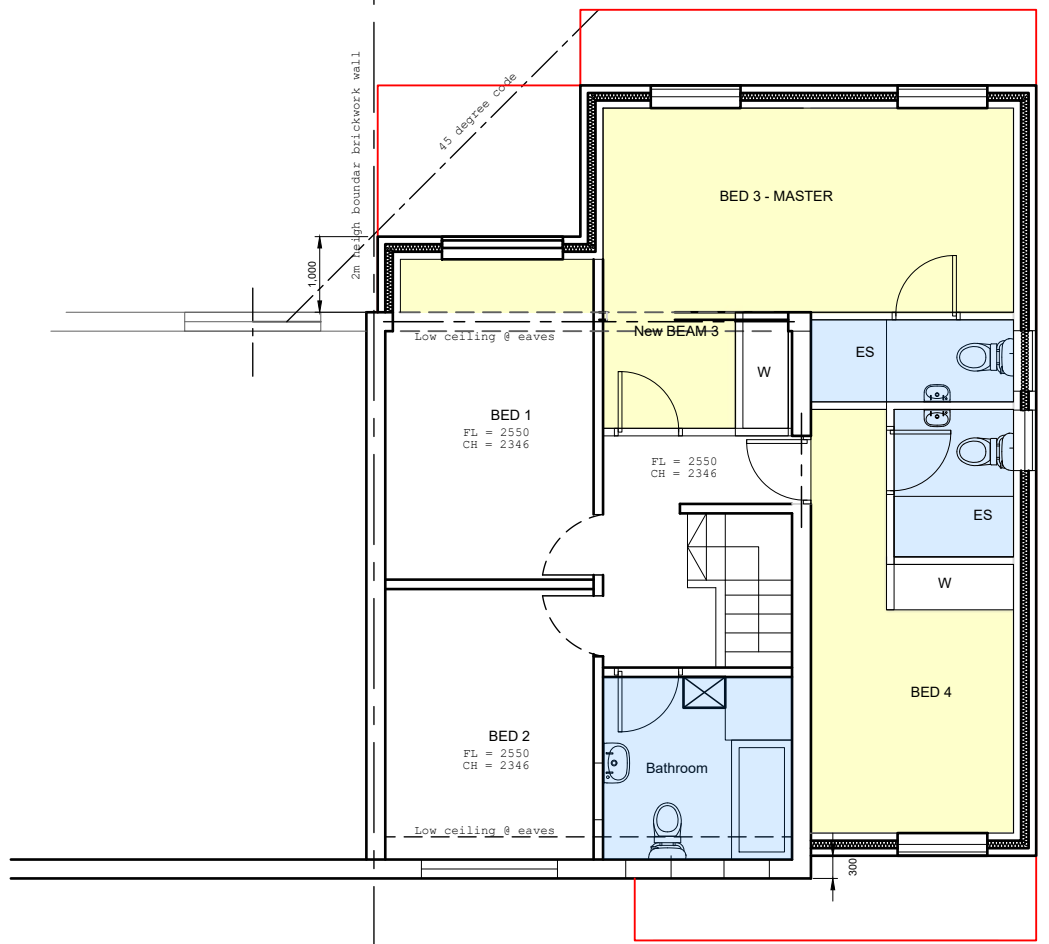
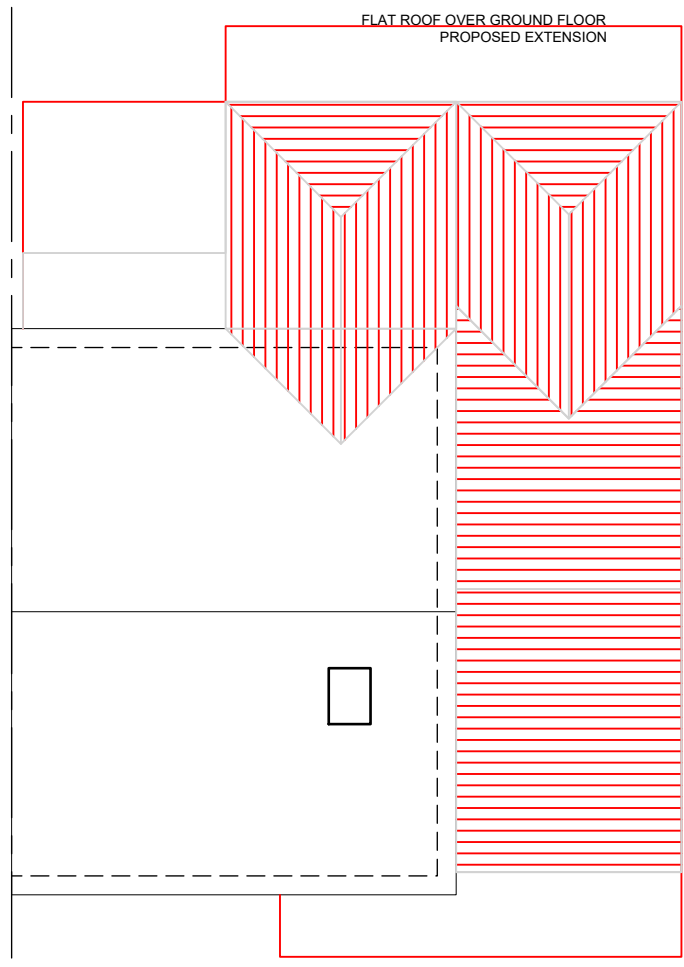
drawing number	revision
163(P)05	E



KEY
 EXISTING WALLS, SHOWN HATCHED

A

ROOF PLAN



FIRST FLOOR

A

- KEY:
- PHYSICAL SITE BOUNDARY
 - LEGAL BOUNDARY TO BE CONFIRMED BY CLIENT
 - OUTLINE OF ADJACENT PROPERTIES
- WALLS:
- EXISTING LOADBEARING WALLS TO BE CONFIRMED
 - NEW LOADBEARING WALLS, PLASTER/SKIM FINISH
 - NEW LOADBEARING WALLS, 100mm FABRICATED BLOCKWORK, PAINTED FINISH
 - NEW LOADBEARING WALLS, 100mm FABRICATED BLOCKWORK, PAINTED FINISH
 - NON-LOAD BEARING STUD WALLS
 - EXISTING LOADBEARING WALLS TO BE SAFELY REMOVED
 - NEW STEEL BEAMS
 - NEW CONCRETE/CATINIC UNITS TO SUIT WALL
 - FULLY FILLED INSULATION - SEE SPEC
- NEW FLOOR AREA ALTERATIONS
- DIRECTION OF FLOOR STRUCTURE
 - LIGHT FITTINGS TO CLIENT CHOICE

E - Ground floor front lounge extension omitted. Bedroom 5 omitted and floor layout revised. aa 01.03.23
 D - Bedroom 2 window added 11.01.23
 C - Bedroom 1 window added 10.01.23
 - Scale bar added 30.08.22

revision by date
 status

PLANNING
 scale 1:100@A3 drawn mn
 date 22.12.15 approved aa
 title

PROPOSED FLOOR LAYOUTS

project
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drawing number revision
 164(P)03 E