

# Report to Planning Committee

**10 May 2023**

<b>Application Reference</b>	DC/23/67996
<b>Application Received</b>	17 February 2023
<b>Application Description</b>	Proposed single and two storey side and rear extension.
<b>Application Address</b>	48 Parsons Hill Oldbury B68 9BS
<b>Applicant</b>	Mr Arshed Saddique
<b>Ward</b>	Old Warley
<b>Contact Officer</b>	Dave Paine David_paine@sandwell.gov.uk

## 1 Recommendations


- 1.1 That planning permission is granted subject to conditions relating to:
- (i) External materials to match 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.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[48 Parsons Hill, Oldbury](#)

#### 5 Key Considerations

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

Loss of light and outlook  
Design, appearance and materials

#### 6. The Application Site

- 6.1 The application site is on the west side of Parsons Hill. It is a semi-detached property. This is a residential area characterised by semi-detached dwellings of a variety of different design styles.

#### 7. Planning History

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



## 8. Application Details

8.1 The applicant proposes to construct a two-storey, side-and-rear wraparound extension. On the ground floor, it would measure; 2.8m wide by 12.9m deep by 3.4m high (to the top of the roof lantern). The first floor would measure; 2.9m wide by 9.3m deep by 6.8m high.

## 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) The proposed extension would encroach onto the neighbouring property.

A non-material objection was made regarding a potential impact on a gas main.

## 9.3 Responses to objections

I respond to the objector's comments in turn:

- (i) Whilst issues of encroachment are not strictly a planning matter. The concerns were put to the agent who agreed that the initial plans had been drawn incorrectly. Amended plans addressing this were submitted on 14 March 2023. No further comments have since been received.

## 10. Consultee responses

10.1 None.



## 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.

## 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 proposal would cause no significant loss of light or outlook to neighbours. Both neighbour on either site have existing single storey rear extensions which would negate the impact of the proposed ground floor portion of the development. The first-floor extension would be of a reduced size and would not cross any 45-degree line from any rear facing window on neighbouring properties.



### 13.3 Design, appearance and materials

The first-floor side extension would be set back at the front by 0.5m. This would accord with the requirements of the Sandwell Revised Residential Design Guide. It would ensure the subservience of the extension and retain the appearance of the original house and the symmetry between the 2 adjoining dwellings. The scale and massing of the extension would be acceptable and the design features, including the roof design and fenestration would reflect the design of the original house, thereby complying with design policies BCCS ENV3 and SAD EOS9.

## 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

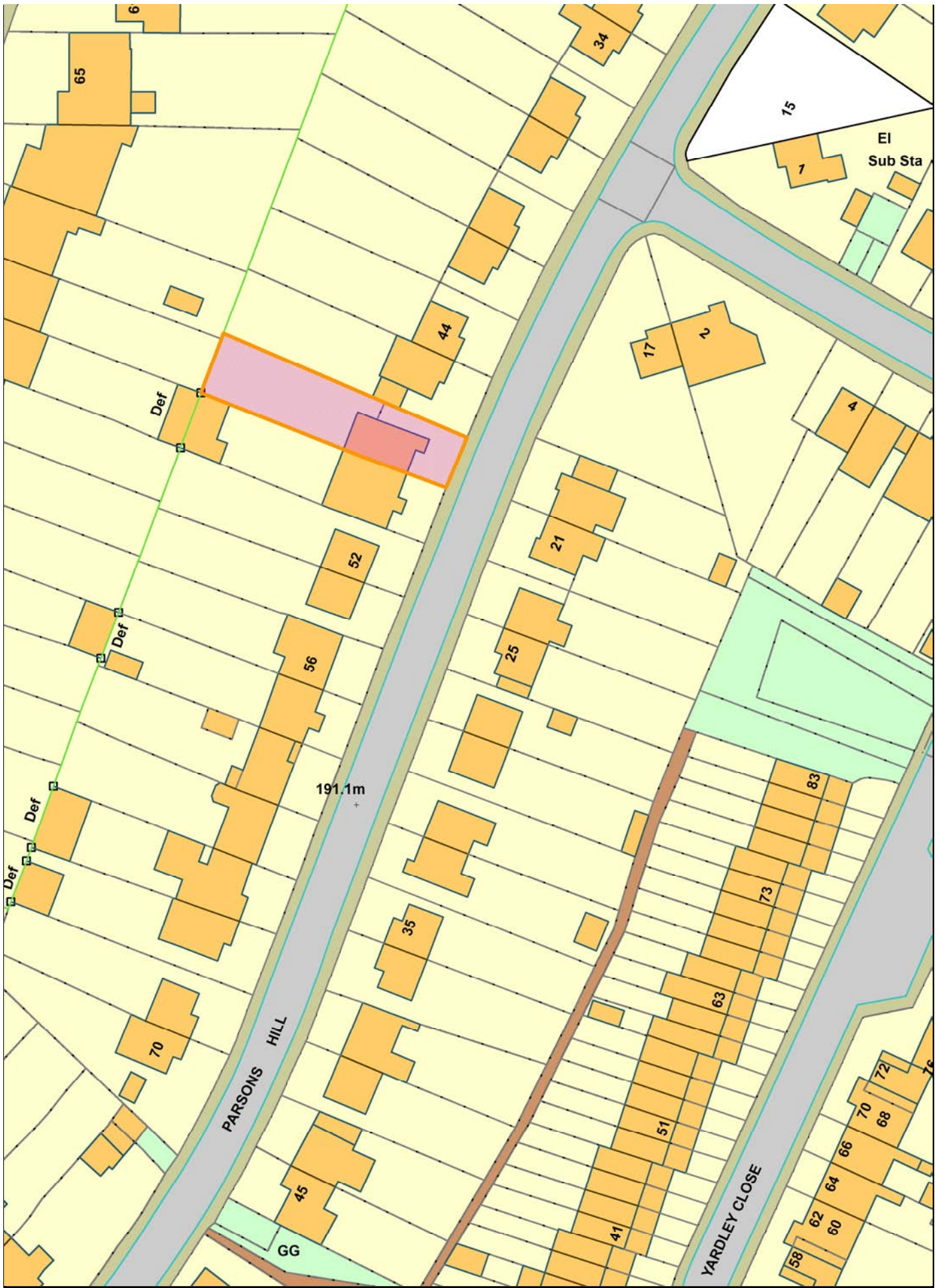
Context plan

Existing floor plans and elevations, site plan and location plan – 2023-01. Rev 02

Proposed floor plans – 2023-02. Rev 02

Proposed elevation – 2023-03. Rev 03



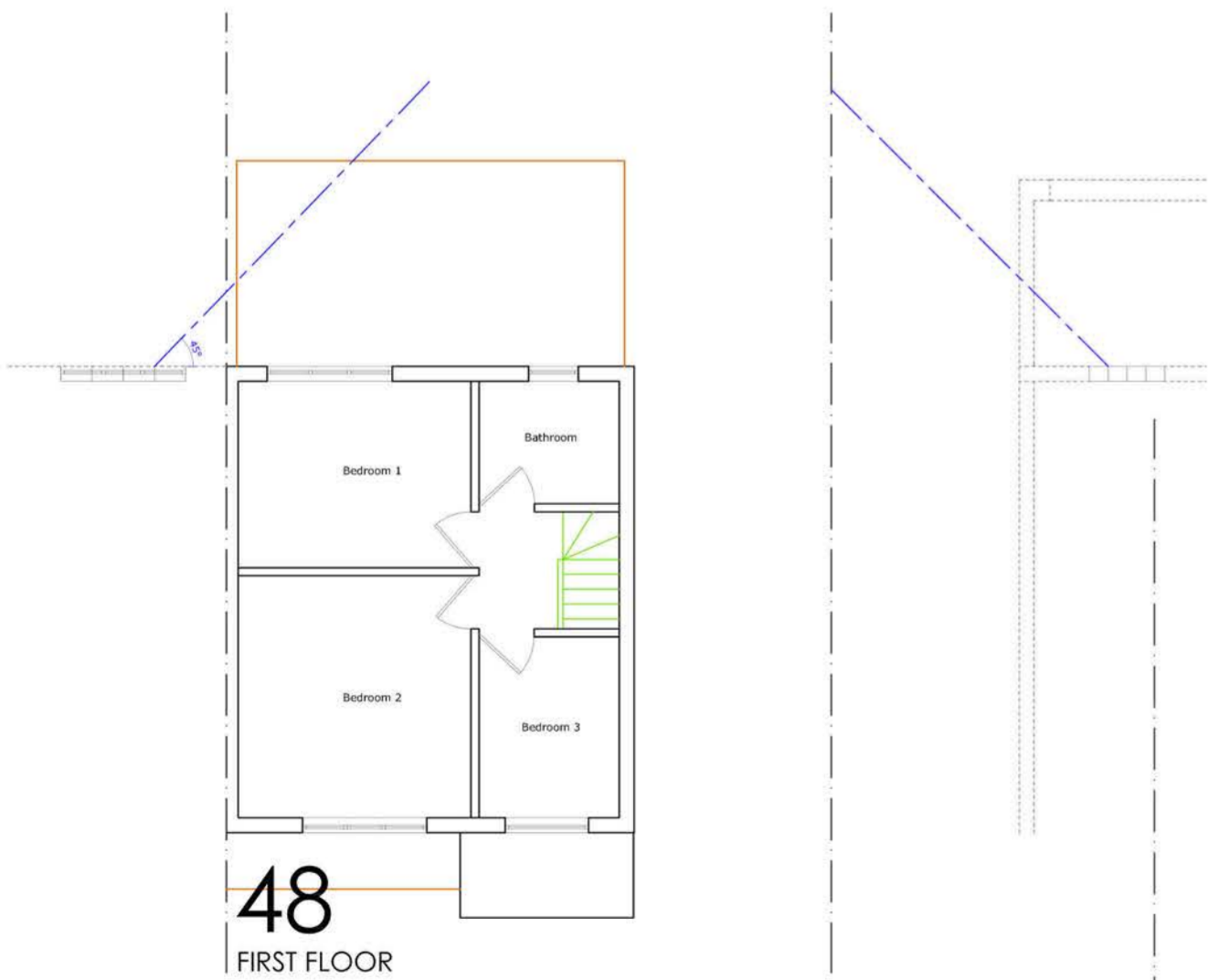
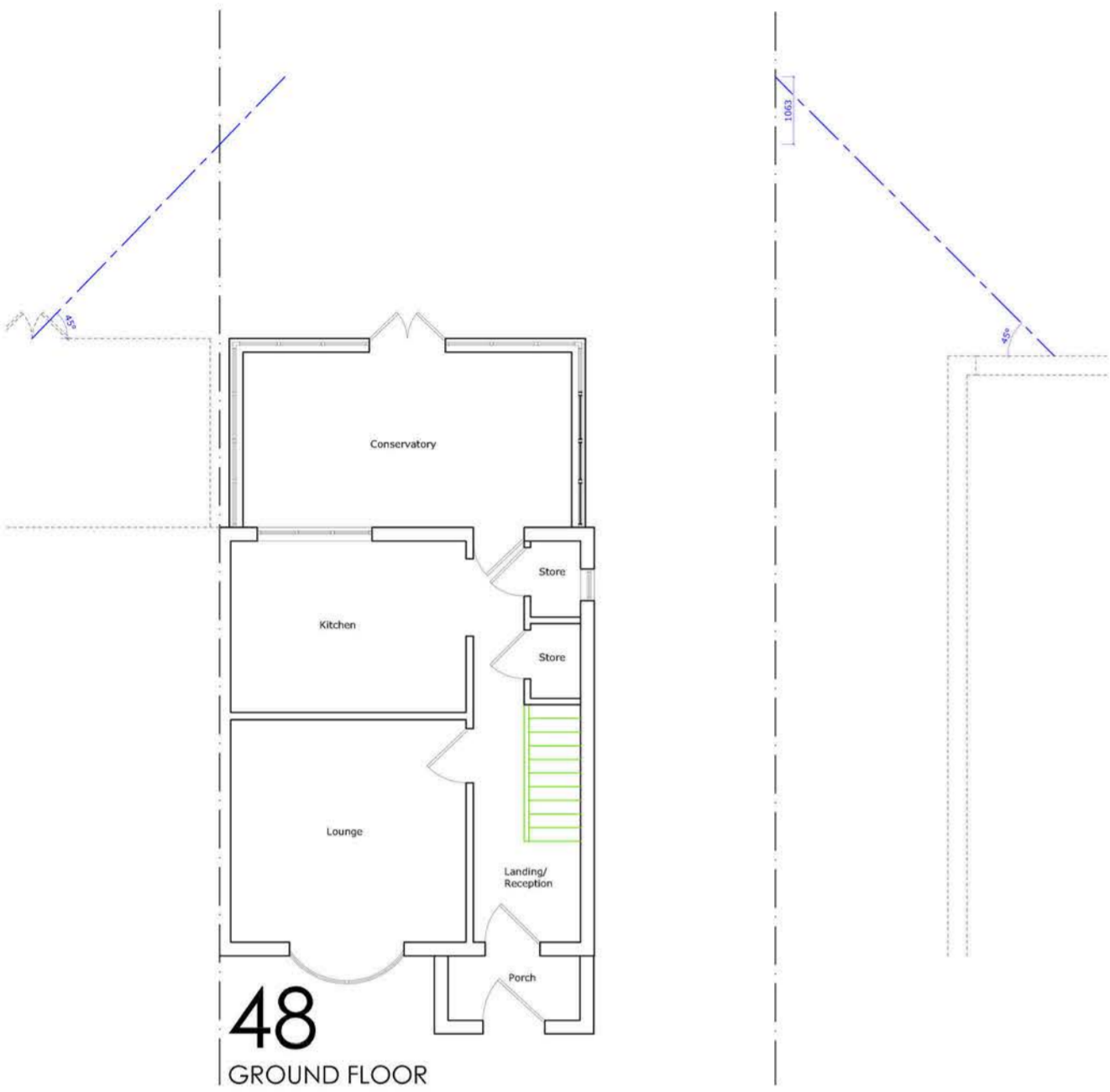


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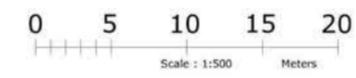
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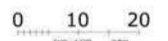
Existing Site Plans, Floor Plans & Elevations



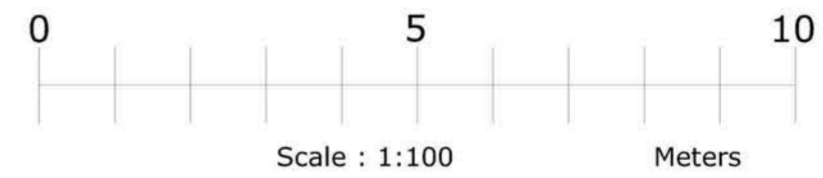
Site Plan - Proposed  
Scale 1:500



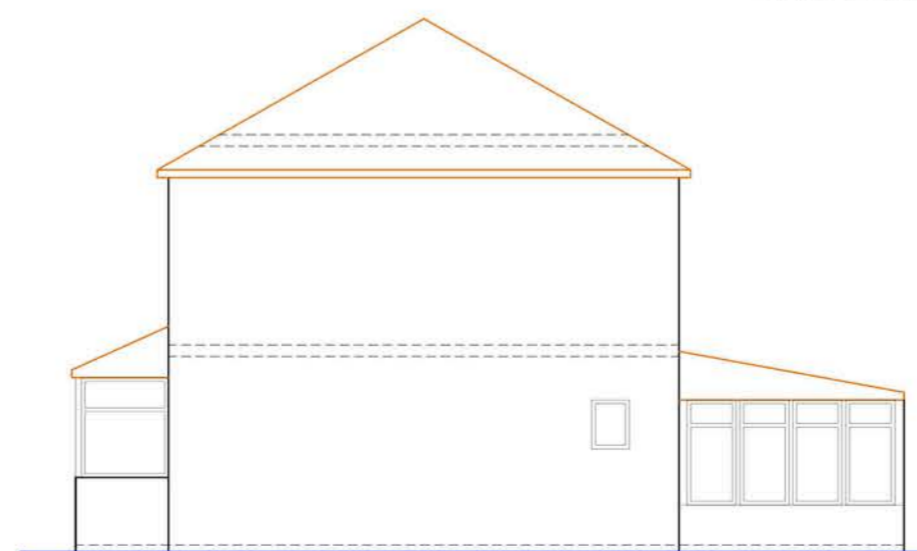
Location Plan  
Scale 1:1250



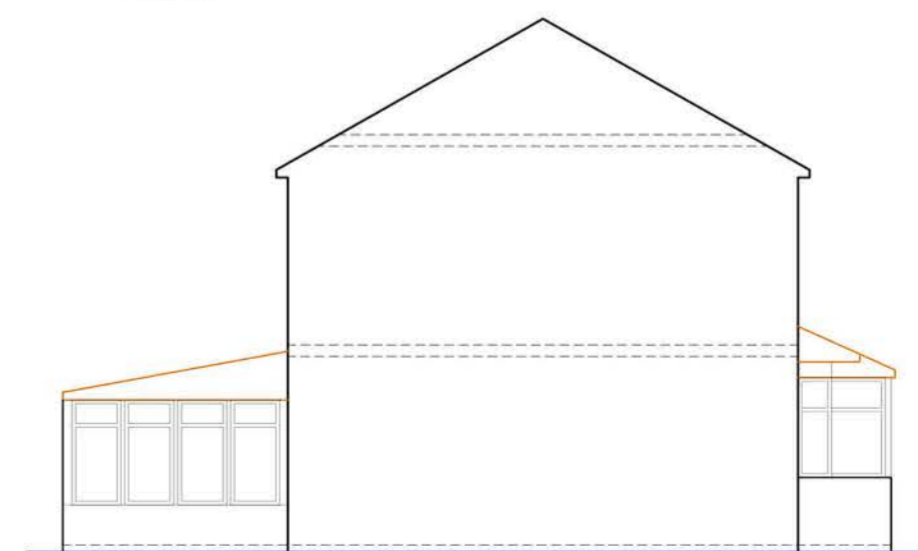
Elevations @ 1:100



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

NOTES:

Contractors, 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.  
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CLIENT:

JOB:  
48 Parsons Hill, Oldbury,  
B68 9BS

DRG TITLE:  
Site, Location & Existing  
Plans & Elevations

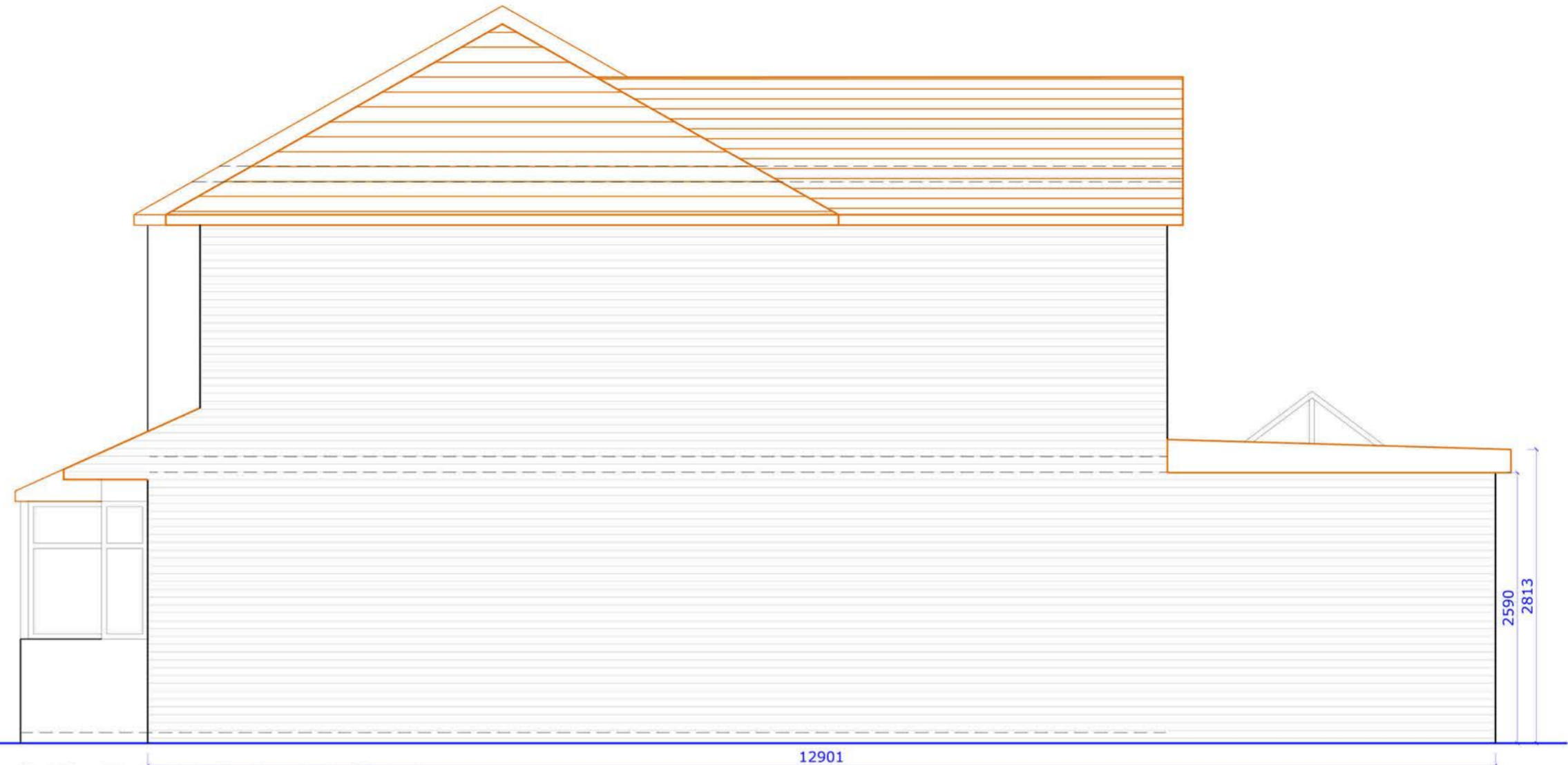
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2023-01/	02	A2
DATE: Mar 2023	SCALE: Varies	



Proposed Elevations  
Scale 1:50



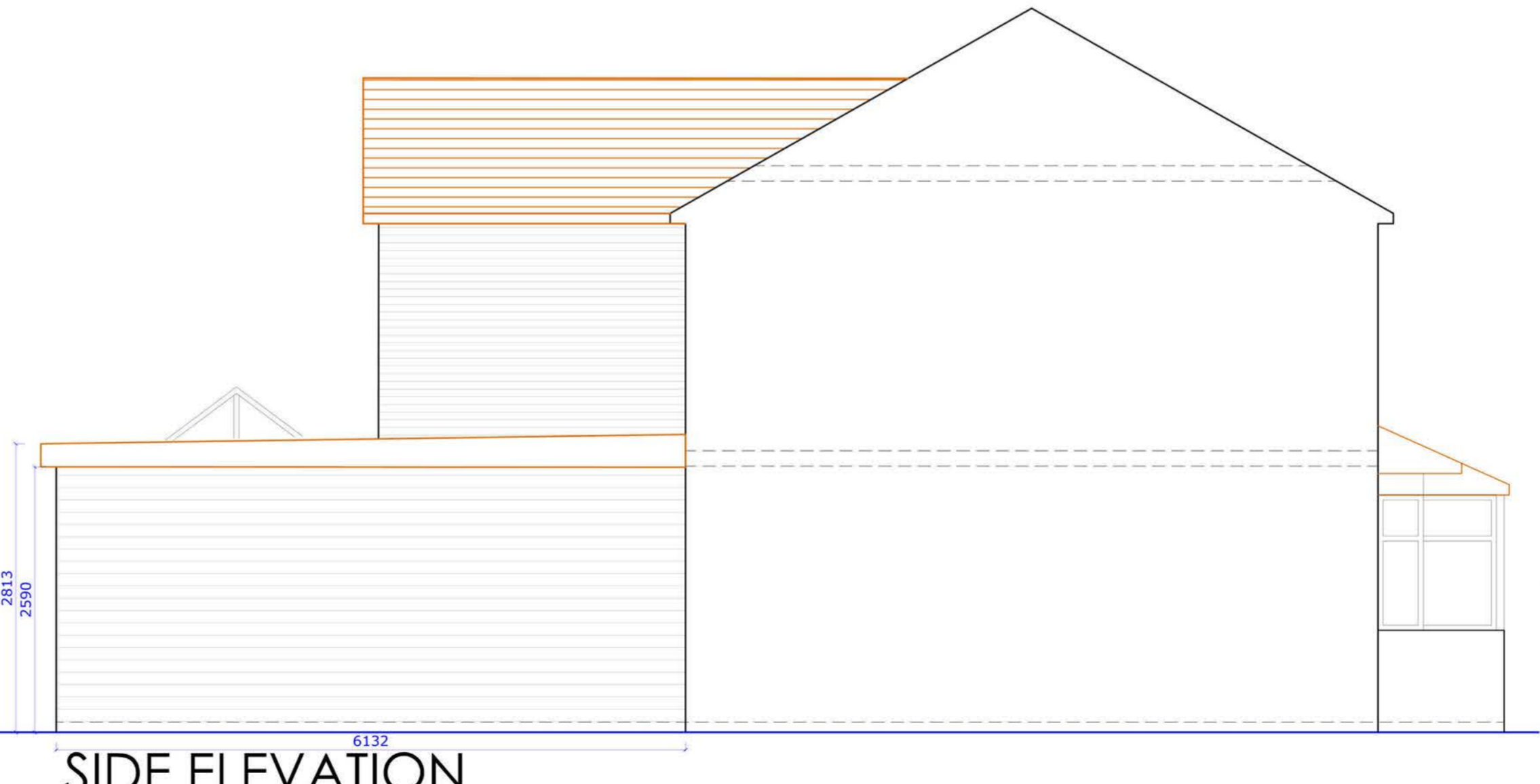
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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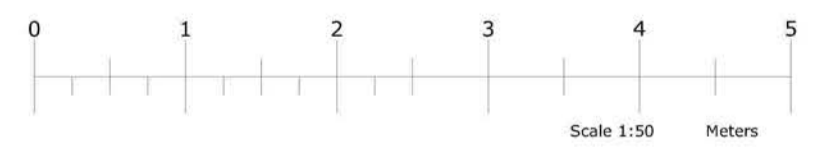
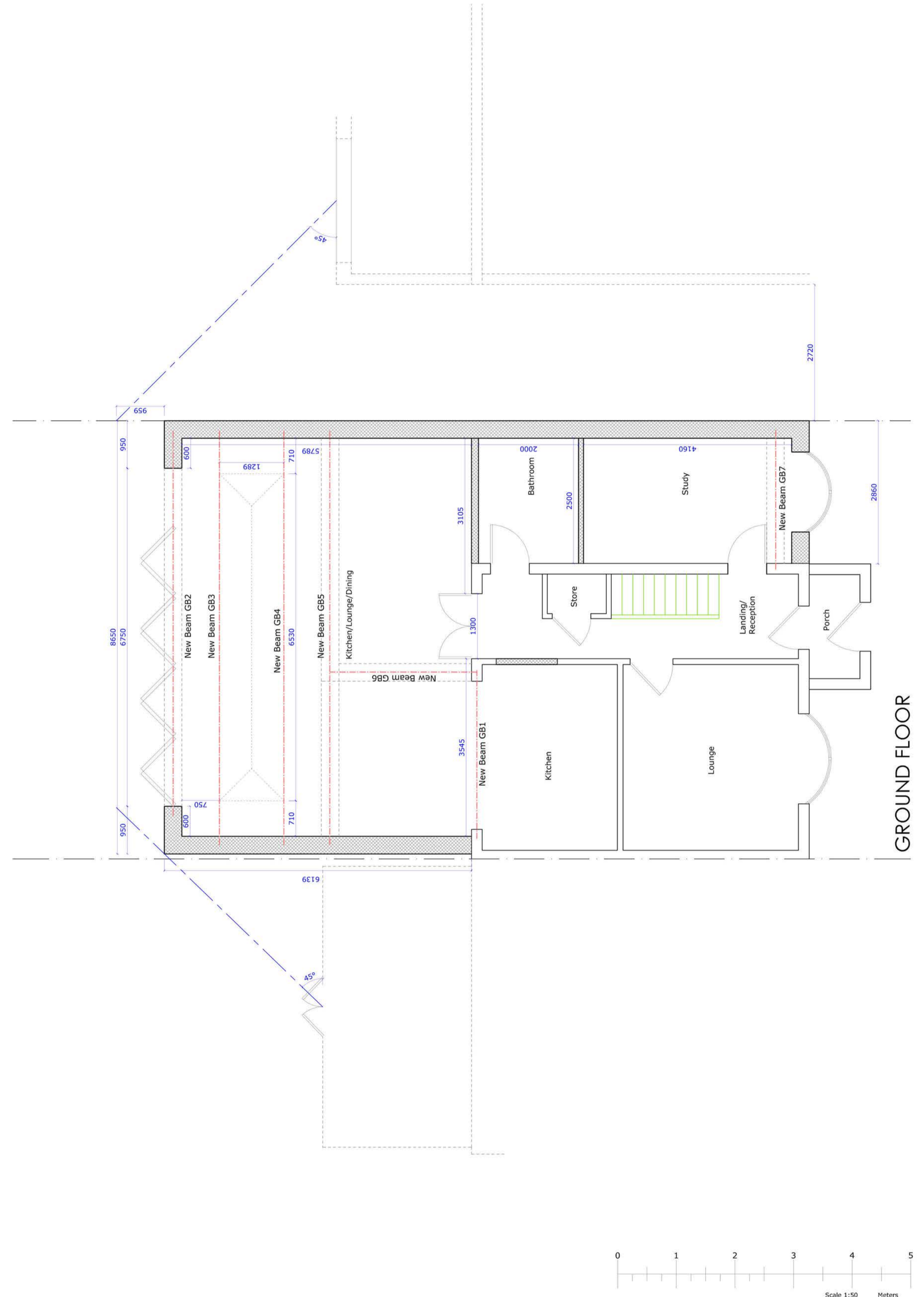
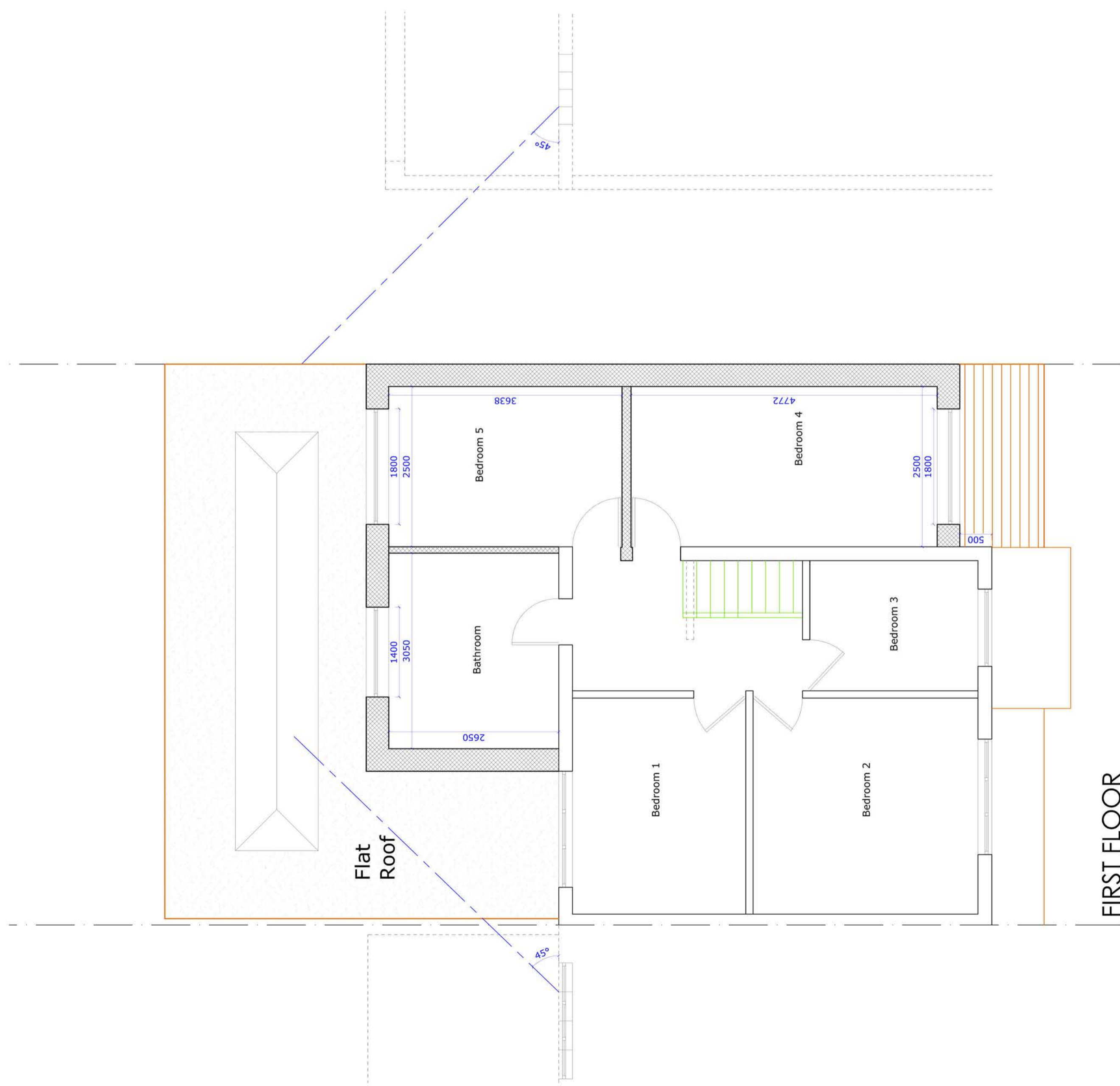
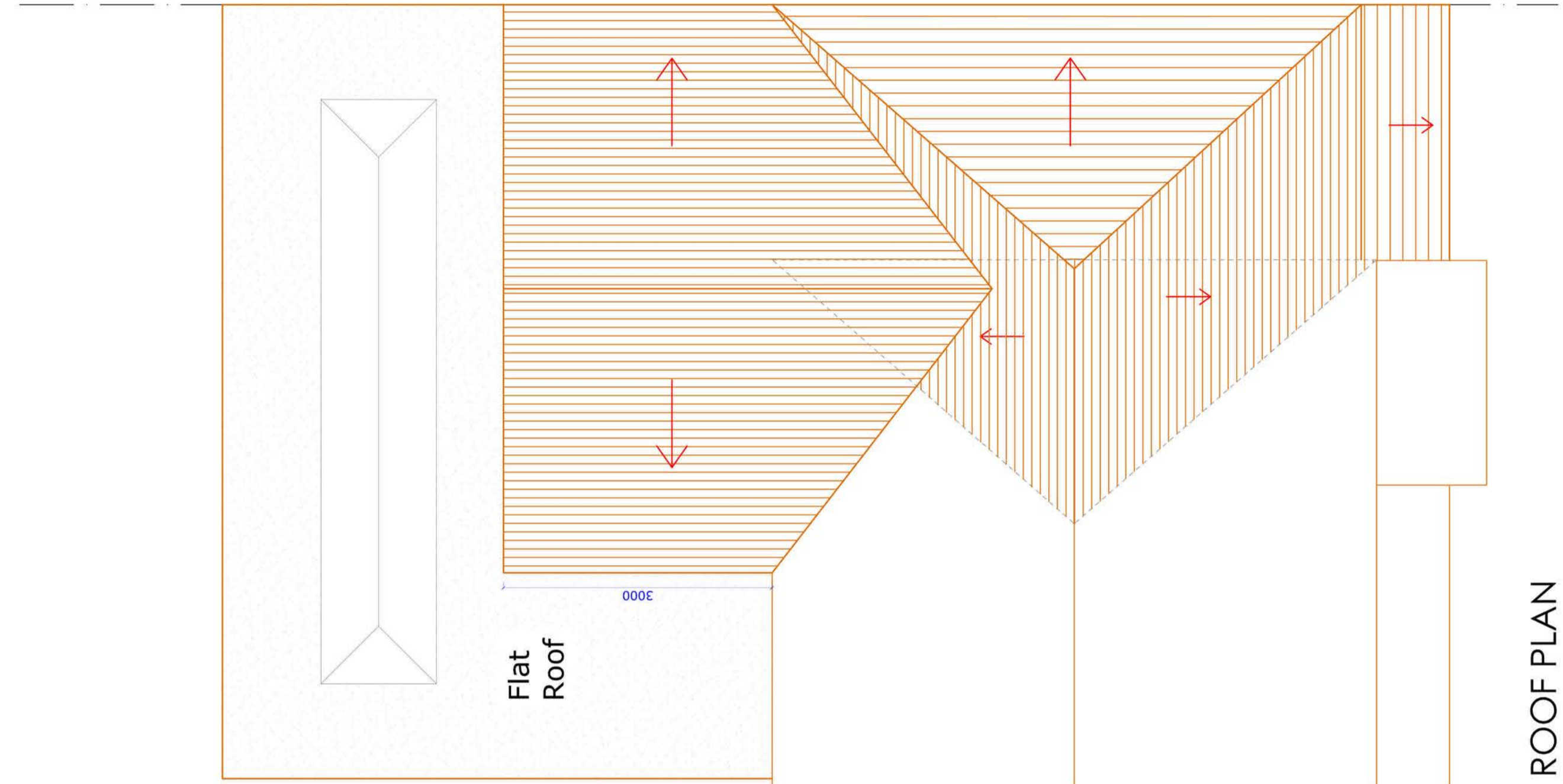
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JOB:  
48 Parsons Hill, Oldbury,  
B68 9BS

DRG TITLE:  
Proposed Elevations

DRG NO.	REV.	Paper
2023-03/	02	A2
DATE: Mar' 2023	SCALE: 1:50	

Proposed Plans  
Scale 1:50



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**CLIENT:** [REDACTED]

**JOB:** 48 Parsons Hill, Oldbury, B68 9BS

**DRG TITLE:** Proposed Plans

DRG NO.	REV.	Paper
2023-02/	02	A1

DATE: Mar 2023 SCALE: 1:50