

# Report to Planning Committee


**26 June 2024**

<b>Application reference</b>	DC/24/69335
<b>Application address</b>	5 Pepperbox Drive, Tipton, DY4 8TR.
<b>Application description</b>	Proposed single storey side and rear extensions.
<b>Application received</b>	26 April 2024.
<b>Ward</b>	Tipton Green.
<b>Contact officer</b>	Richard Bradley, <a href="mailto:Richard_Bradley@sandwell.gov.uk">Richard_Bradley@sandwell.gov.uk</a> .

## 1 Recommendations

That planning permission is granted subject to materials matching the existing property.

## 2 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods
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## 3 Context

- 3.1 This application is being reported to the Planning Committee as one of the applicants is employed by the Council.
- 3.2 To assist members with site context, a link to Google Maps is provided below:



[5 Pepperbox Drive, Tipton, DY4 8TR.](#)

## 4 Key Considerations

- 4.1 The site is not allocated in the development plan.
- 4.2 Material planning considerations (MPCs) are matters that can and should be taken into account when making planning decisions. By law, planning decisions should be made in accordance with the development plan unless MPCs indicate otherwise. This means that if enough MPCs weigh in favour of a development, it should be approved even if it conflicts with a local planning policy.
- 4.3 The material planning considerations which are relevant to this application are:
- Government policy (NPPF);
  - Design concerns - appearance and materials, layout and density of building, wider visual amenity, and overdevelopment;

## 5. The Application Site

- 5.1 The application site relates to a detached property which is situated on the western side of Pepperbox Drive, Tipton. The surrounding area is residential in nature.

## 6. Planning History

- 6.1 Planning permission was granted for the construction of 34 properties in 1995 (BCS3099), which included the applicant's property.

As part of this approval, a condition was placed on all the properties, restricting certain permitted development rights, which has subsequently meant that the current proposal being considered (DC/24/69335), whilst it would typically not require the planning consent from Sandwell



Council, has otherwise required a householder planning application to be submitted.

In 2006, a householder application was submitted for a rear extension of a noticeably different design. This permission was not implemented and has now fallen. It is my opinion, that this previously approved application would have had a greater impact to neighbouring property as compared to the rear extension that is now being proposed.

6.2 Relevant planning applications are as follows:

BCS3099	Construction of 34 houses and associated roads.	Grant Permission subject to Conditions – 23/06/1995.
DC/06/45973	Proposed single storey rear extension.	Grant Permission – 10/05/2006.

## 7. Application Details

7.1 The application is for a side, and a rear single storey extension.

7.2 The side extension would measure 2.9 metres wide, 8.3 metres long, 2.6 metres to eaves, and 3.7 metres to roof.

7.3 The rear extension would measure 6.6 metres wide, 4.0 metres long, 2.6 metres to eaves, and 3.7 metres to roof.

## 8. Publicity

8.1 The application has been publicised by three neighbour notification letters. No response has been received.

## 9. Consultee responses

9.1 Cadent Gas have submitted comments, responding that they have no objection, whilst also requesting that their standard informative be inserted onto the decision notice.



## 10. National Planning Policy Framework (NPPF)

- 10.1 The NPPF sets out government's planning policies for England and how these are expected to be applied.
- 10.2 The framework refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts.
- 10.3 Having considered the merits of the proposal, I am of the opinion that the scheme is of a good design and would assimilate into the overall form and layout of the site's surroundings; in accordance with the design principles of the NPPF.

## 11. Development Plan Policy

- 11.1 The following policies of the council's development plan are relevant:
- 11.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed layout and design are considered to be acceptable.

## 12. Material Considerations

- 12.1 National and local planning policy considerations have been referred to above in Sections 11 and 12. With regards to the other material considerations.

## 13. Conclusion and planning balance

- 13.1 All decisions on planning applications should be based on an objective balancing exercise. This is known as applying the "planning balance". It is established by law that planning applications should be refused if they conflict with the development plan unless material considerations



indicate otherwise. This essentially means that the positive impacts of a development should be balanced against its negative impacts.

13.2 On balance the proposal accords with the provisions of relevant development plan policies and there are no significant material considerations which warrant refusal that could not be controlled by conditions.

## 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.
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## 16. Appendices

List of Conditions

Location Plan – 001

Extg General Layout/Elevation/Roof plan – 003

Prop General Layout/Elevation/Roof Plan – 005



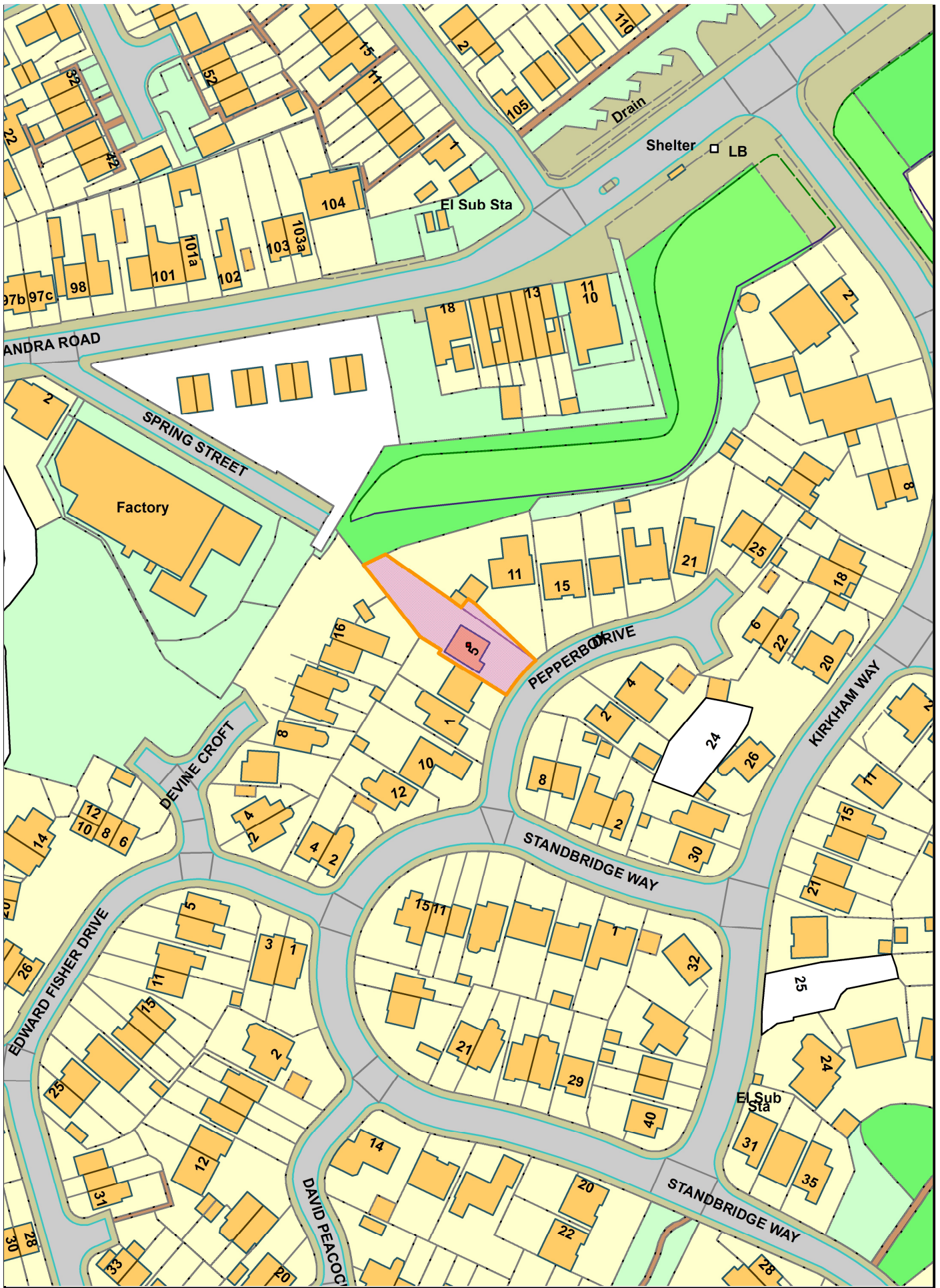


Site Location Plan 1:1250 @ A1

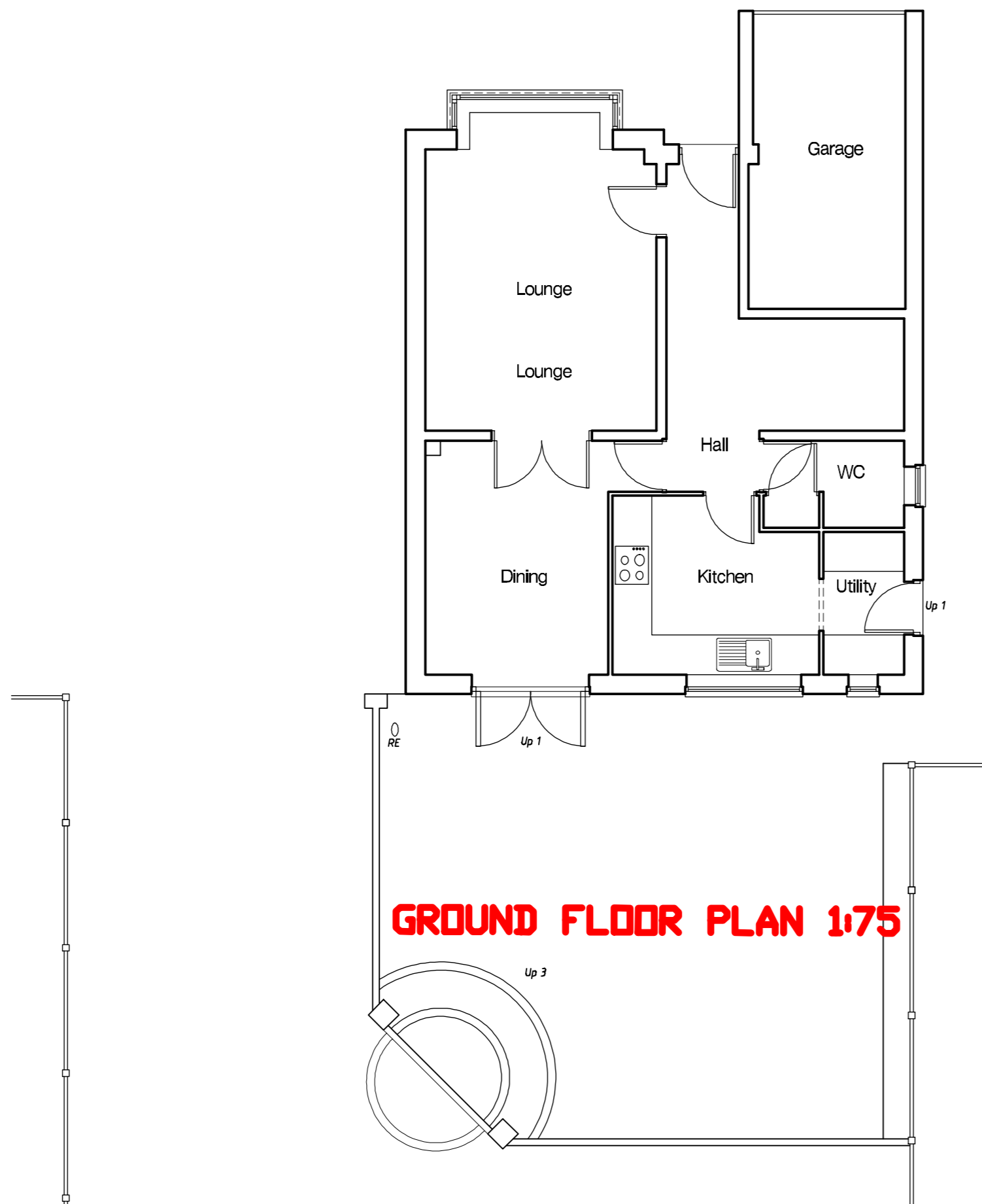


1:1250





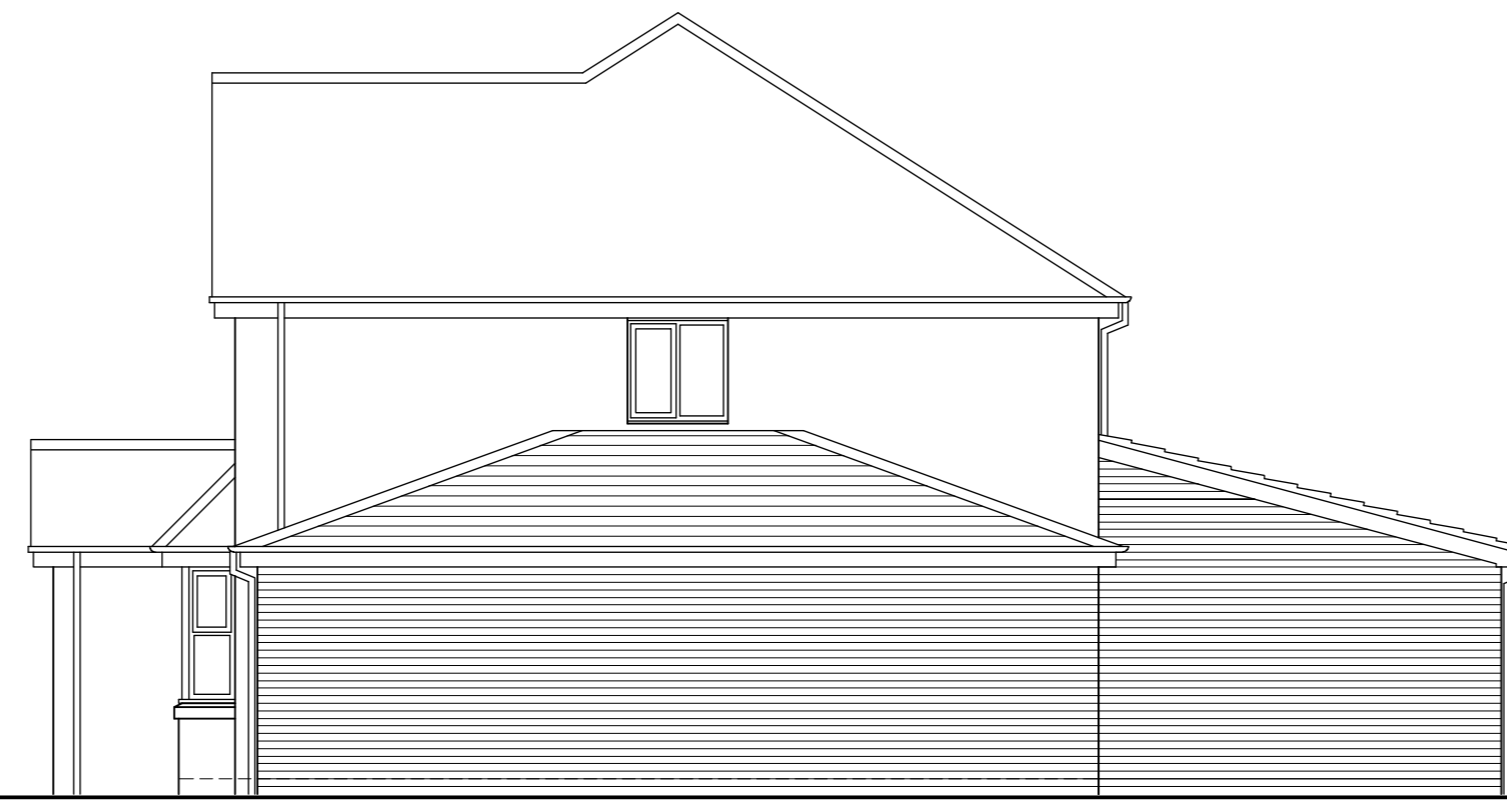




1:75@A1	Existing Floor and Elevation Plans/Location Plan
Apr 2024	5 Pepperbox Drive Tipton DY4 8TR
003	As Existing



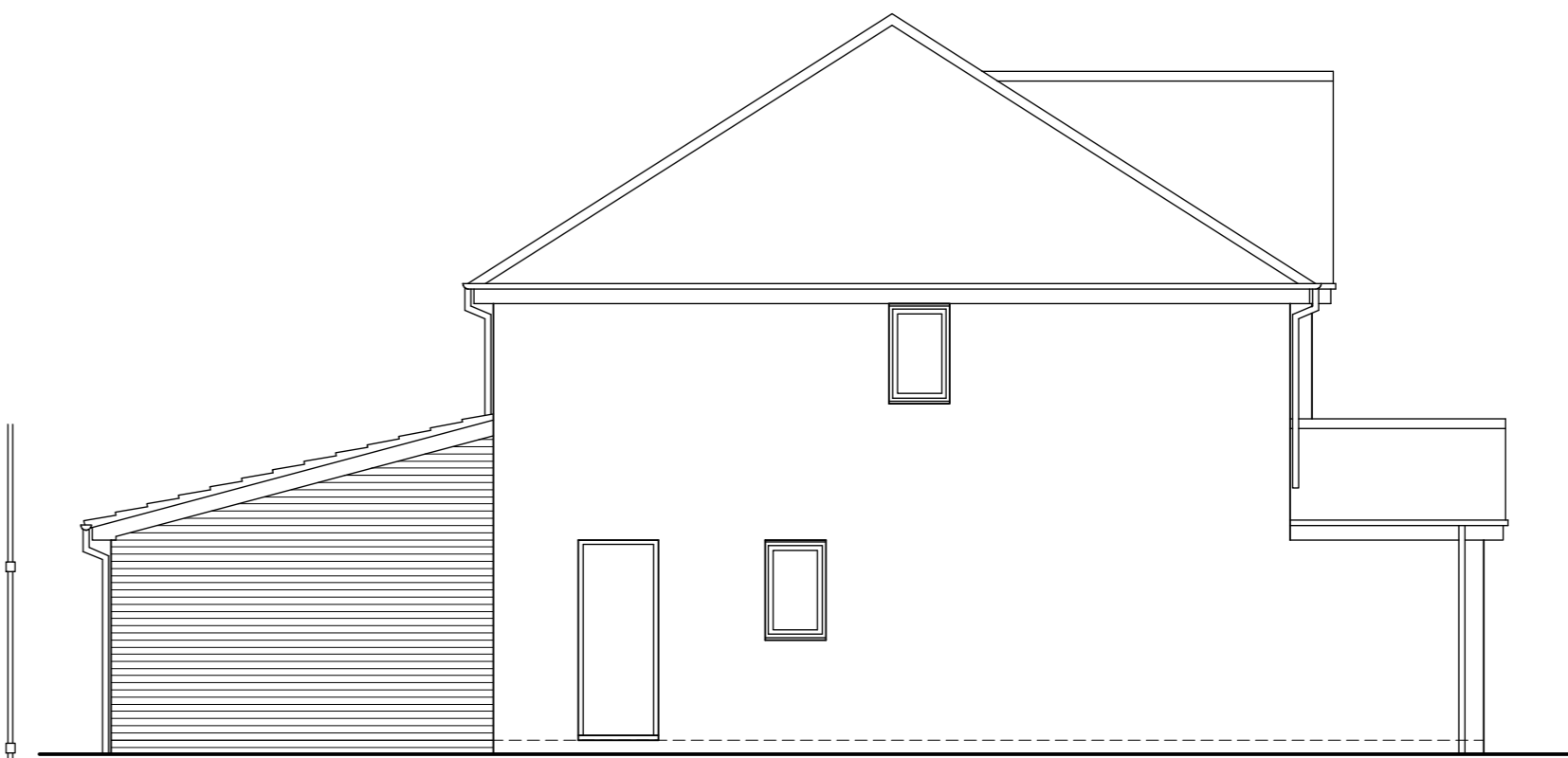
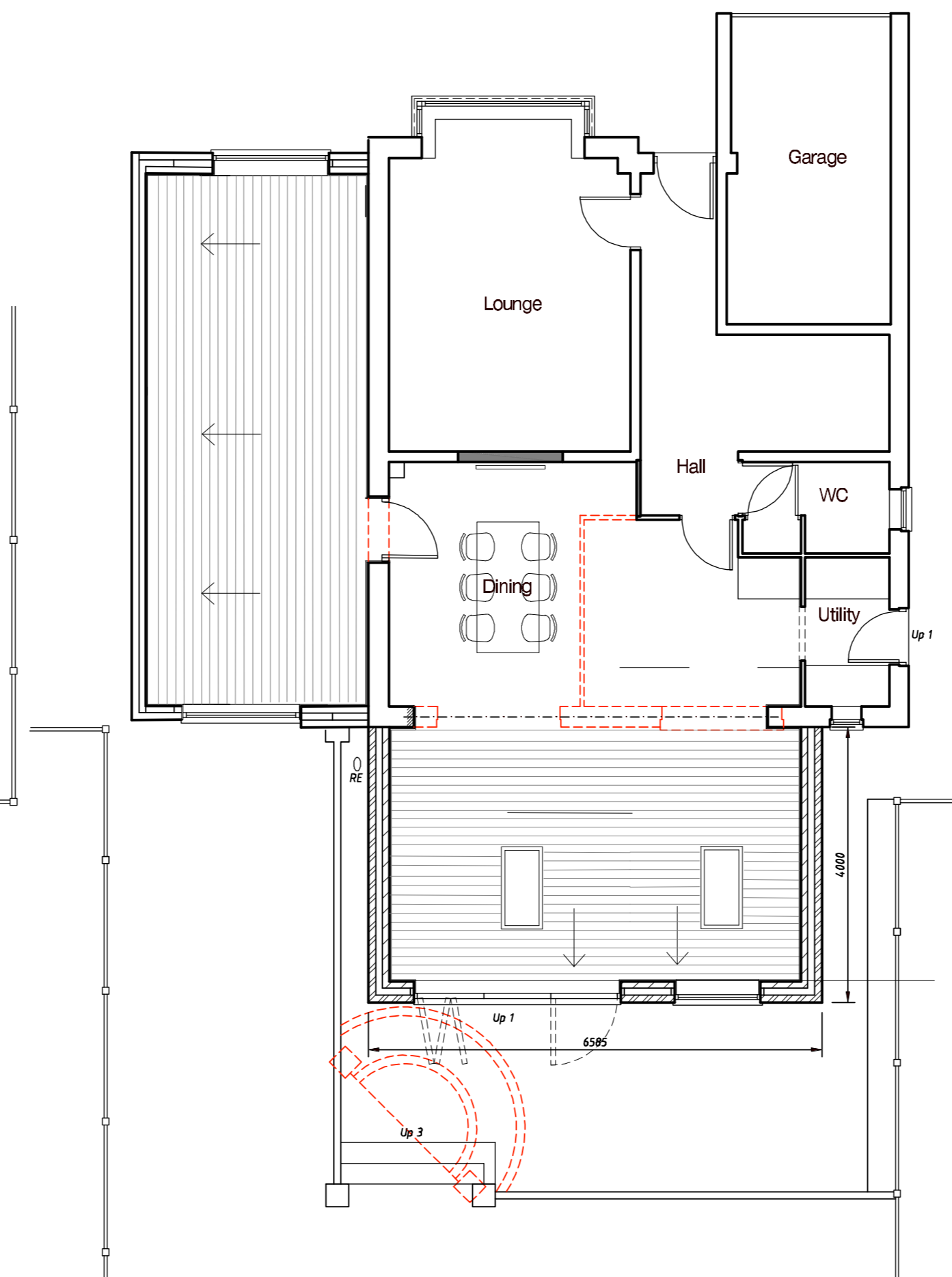
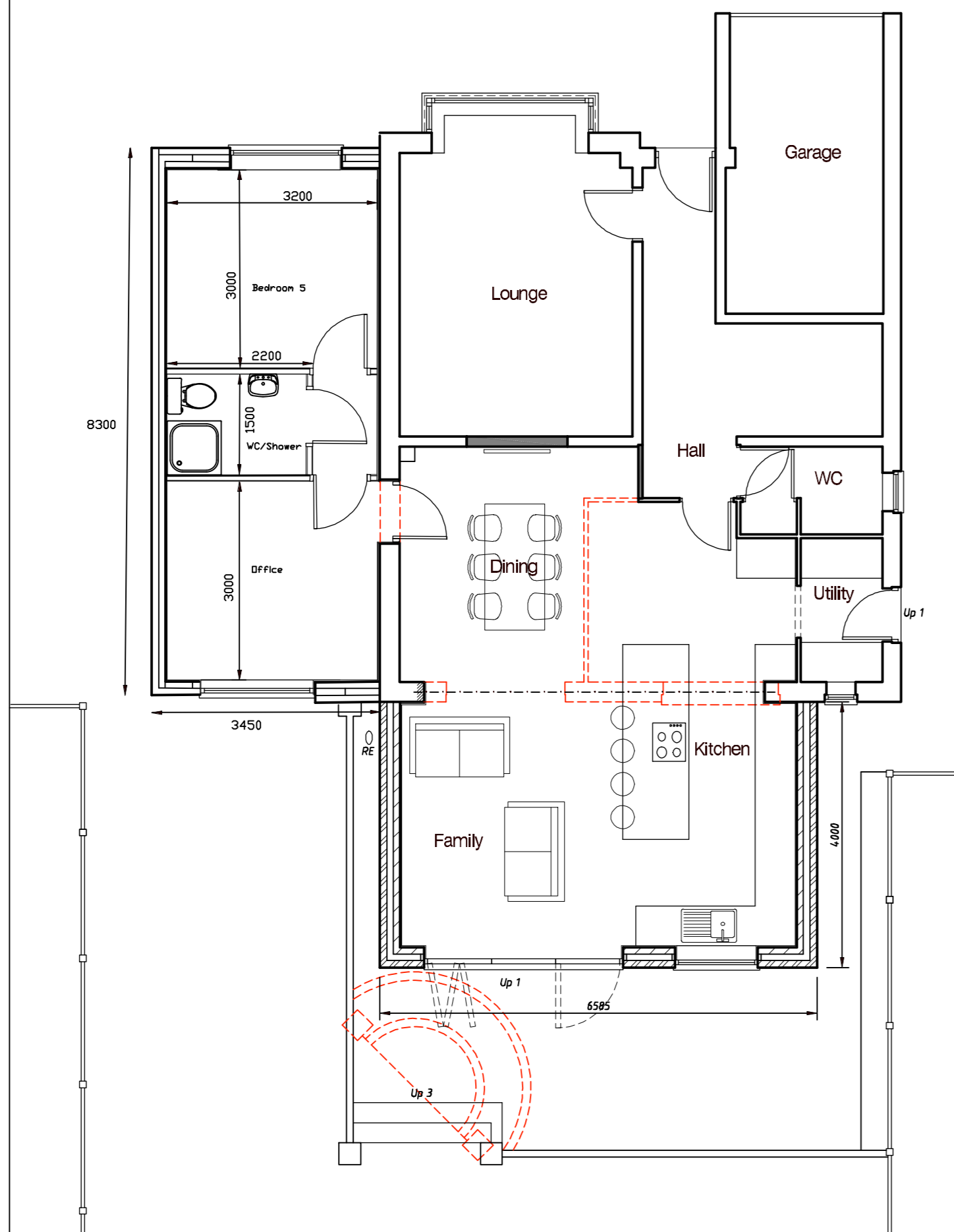
**FRONT ELEVATION 1:75**



**SIDE ELEVATION 1:75**



**REAR ELEVATION 1:75**



**SIDE ELEVATION 1:75**

Proposed Floor and Elevation Plans  
 5 Pepperbox Drive  
 Tipton  
 DY4 8TR  
 Apr 2024  
 As Proposed

List of conditions – DC/24/69335

- i) The development must conform with the terms of and the plans accompanying the application for permission and must remain in conformity with such terms and plans, save as may be otherwise required by (any of) the following condition(s), or approved amendment(s).
- ii) The development must be begun not later than the expiration of 3 years from the date of this permission.
- iii) The external materials used in the development hereby permitted shall match in colour, form, and texture those of the existing building unless otherwise agreed in writing by the Local Planning Authority.