

# Report to Planning Committee

**4 September 2024**

<b>Application reference</b>	DC/23/68527
<b>Application address</b>	340 Thimblemill Road, Smethwick B67 6PU
<b>Application description</b>	Proposed two storey side and single storey front and rear extensions.
<b>Application received</b>	31 July 2023
<b>Ward</b>	Smethwick
<b>Contact officer</b>	Carl Mercer <a href="mailto:carl_mercer@sandwell.gov.uk">carl_mercer@sandwell.gov.uk</a>

## 1 Recommendations

That planning permission is granted subject to the following conditions relating to:

- i) External material; and
- ii) Provision and retention of parking.

## 2 Reasons for Recommendations

- 2.1 The extension would cause no significant harm to the amenity of surrounding residents and the design would be proportionate in scale to the existing property.

### 3 How does this deliver objectives of the Council Plan?

Living in Sandwell	Increasing housing opportunities and options for residents.
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#### 4 Context

- 4.1 The application is being reported to Planning Committee as the agent is an employee of the council's Urban Design and Building Services department.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[340 Thimblemill Road, Smethwick](#)

#### 5 Key Considerations

- 5.1 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.
- 5.2 The material planning considerations which are relevant to this application are:
- Government policy (NPPF);
  - Amenity – overlooking/loss of privacy, loss of light and/or outlook and overshadowing;
  - Design - appearance and materials, layout and density of building, wider visual amenity and overdevelopment;
  - Highways considerations - parking

## **6. The Application Site**

- 6.1 The application property is a semi-detached dwelling situated on the corner of Thimblemill Road and Blackthorne Road, Smethwick. The character of the area is residential.

## **7. Planning History**

- 7.1 None relevant.

## **8. Application Details**

- 8.1 The applicant proposes two-storey side and single storey front and rear extensions. The extensions would provide enlarged lounge and kitchen areas at ground floor and two additional bedrooms at first floor, which would result in the property having five bedrooms in total.
- 8.2 Amended plans have been received which reduce the massing and scale of the extensions as originally proposed.

## **9. Publicity**

- 9.1 The application has been publicised by three neighbour notification letters. One objection has been received which raises structural issues which would be dealt with under building regulations.

## **10. Consultee responses**

None received.

## **11. National Planning Policy Framework (NPPF)**

- 11.1 The NPPF sets out government's planning policies for England and how these are expected to be applied. Of relevance to this application, the framework refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and

layouts. As no design concerns are raised, the proposal is considered to be compliant with the framework.

## **12. Development Plan Policy**

12.1 The following policies of the council's development plan are relevant:

### **Black Country Core Strategy (BCCS)**

ENV3 – Design Quality

### **Site Allocations and Delivery Development Plan Document – (SADD)**

SAD EOS 9 - Urban Design Principles

12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments and, as required by design guidance contained within the council's Revised Residential Design Guide 2014 SPD, extensions should be subservient to the existing property. The proposed layout and design are acceptable and amended plans demonstrate that the extension would be proportionate and subordinate to the existing property and would thereby have no detrimental impact on the character of the property or the visual amenity of the wider area.

## **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 Amenity**

The extensions would be of sufficient distance from neighbouring properties as to raise no significant concerns in respect of the impact of the proposal on light, outlook and privacy.

### 13.3 Design

As stated above, the amendments to the proposal have ensured that the proposal would be in accordance with council design guidance and thereby compliant with policy.

### 13.4 Highways – parking

Council design guidance requires three spaces for a five-bedroom property. These spaces are shown on the site plan.

## 14. Conclusion and planning balance

14.1 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.

## 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 policies and there are no material considerations that would justify refusal.

## 16 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.

## **17. Appendices**

### **17.1 Plans for consideration**

Context plan

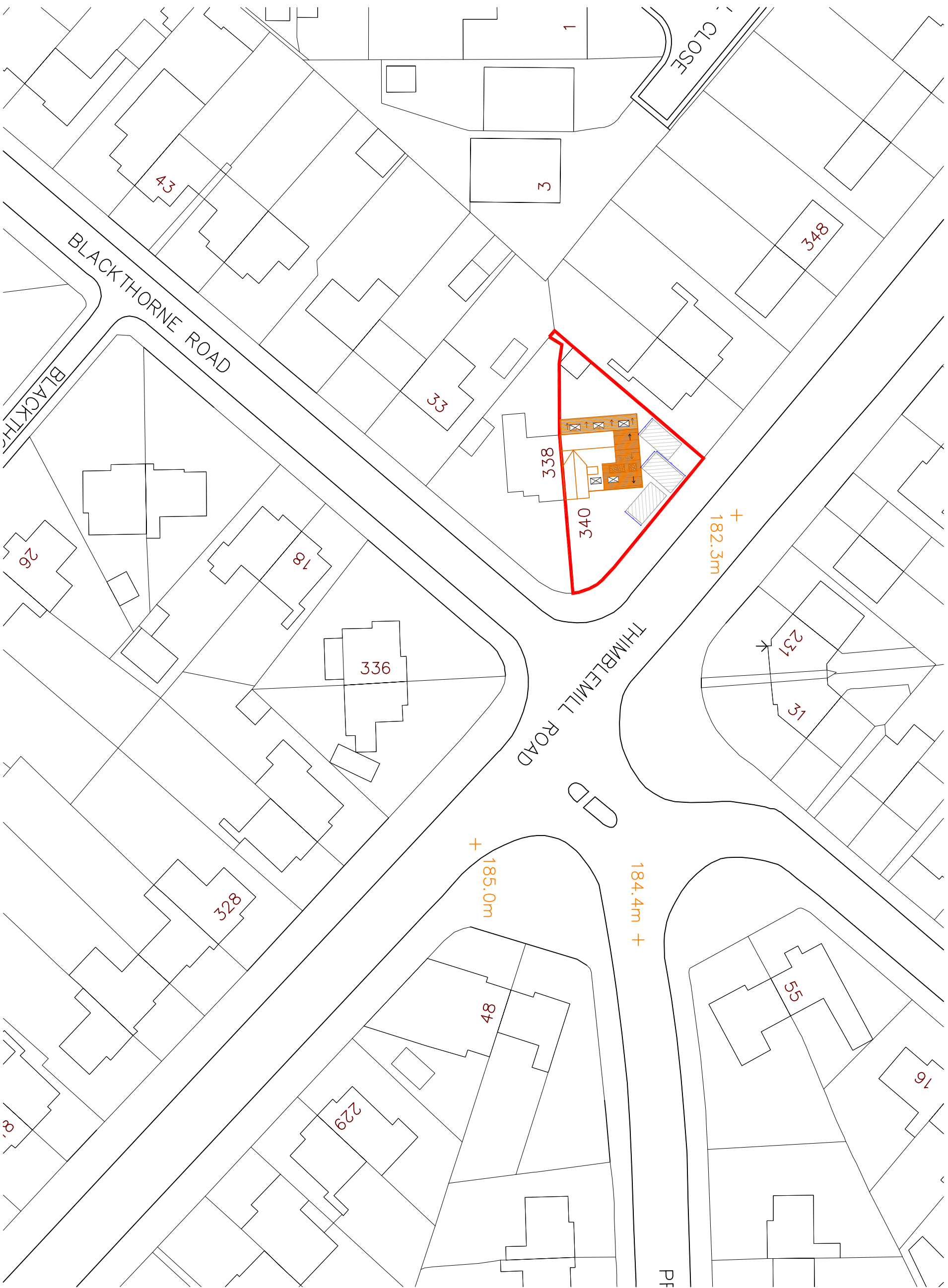
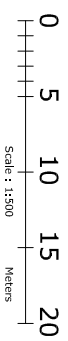
2023-02 REV 03

2023-04 REV 04

2023-05 REV 04

# Site Plan - Proposed

Scale 1:500

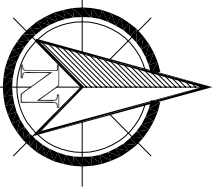


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## REVISIONS

DRG NO.	REV.	Paper
2024-02/	03	A3
DATE: Aug' 2024	SCALE: 1:500	



## CLIENT:

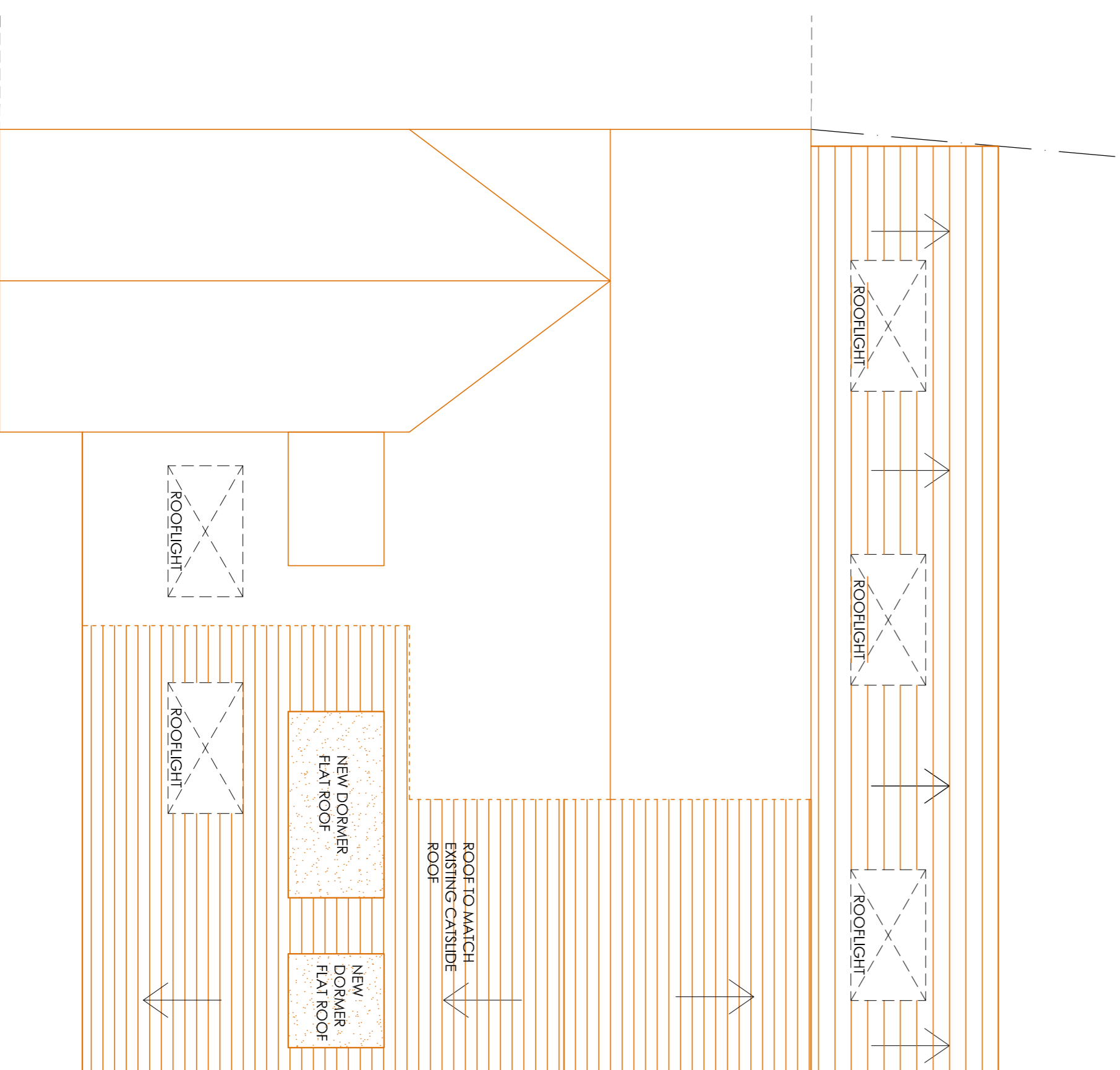
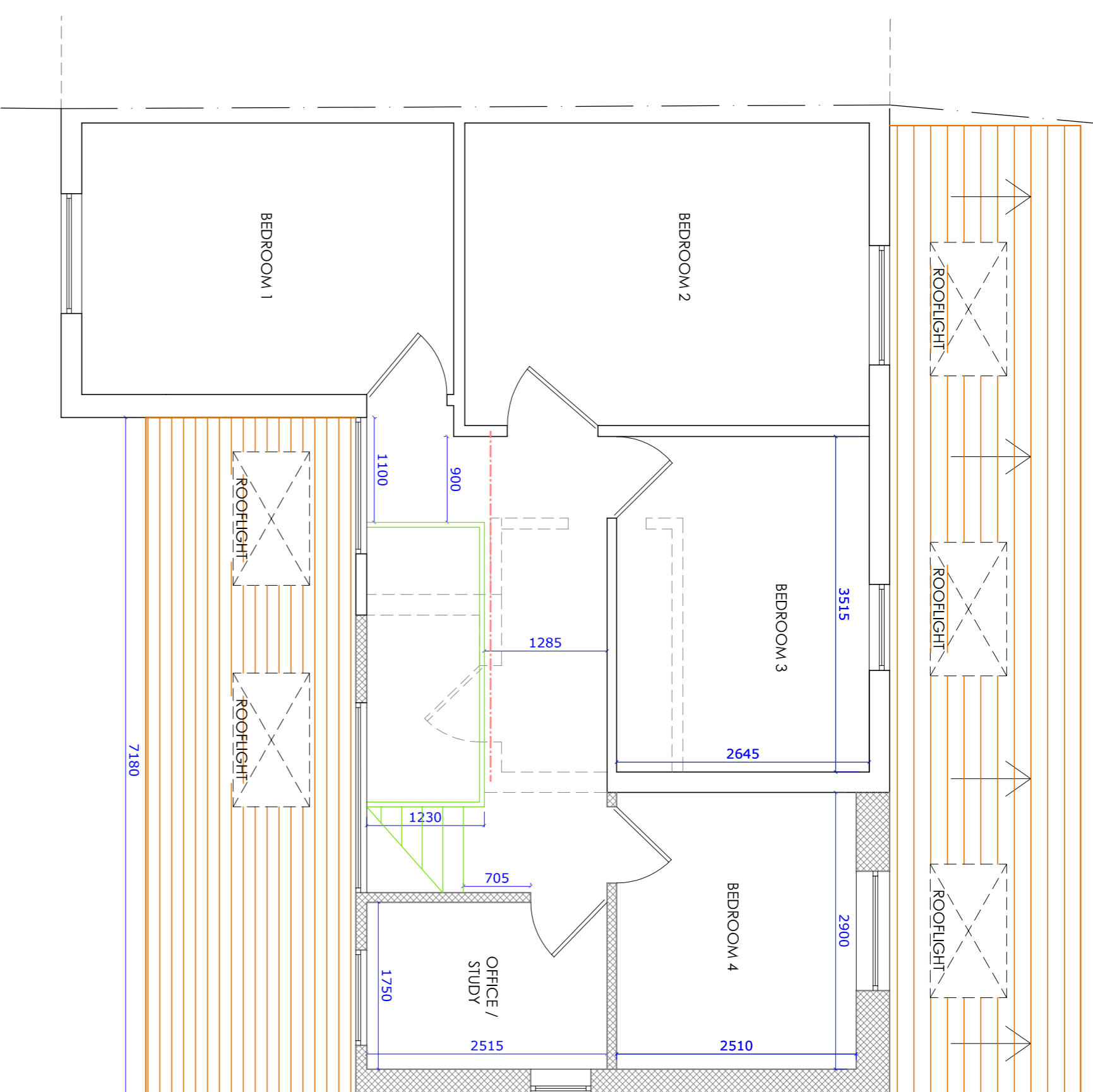
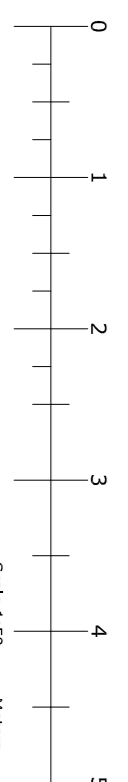
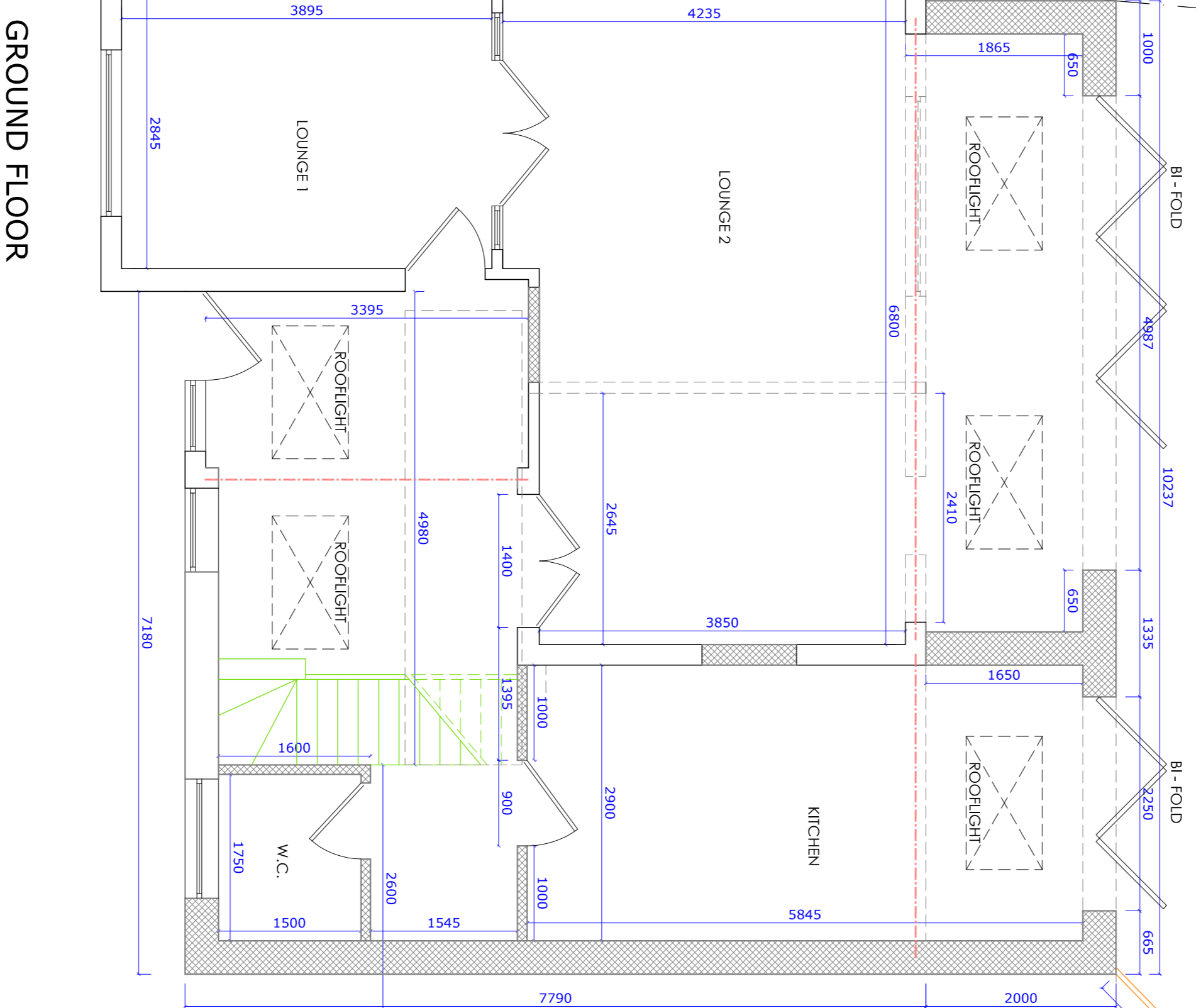
Mr. Waseem Anjum Khan

## JOB:

340 Thimblemill Road,  
Smethwick, B67 6PU

## DRG TITLE:

Site Plan - Proposed



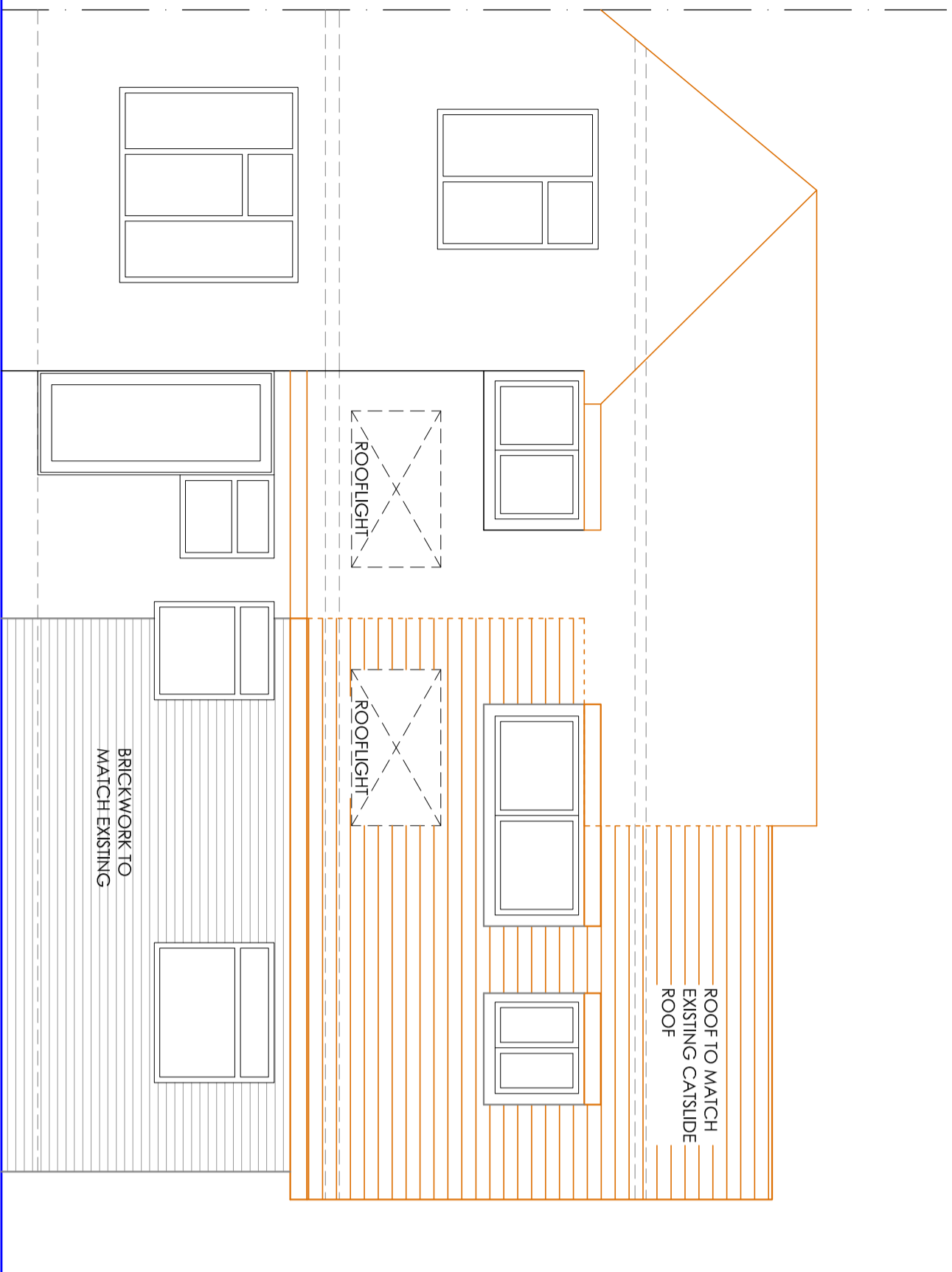
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**REVISIONS**

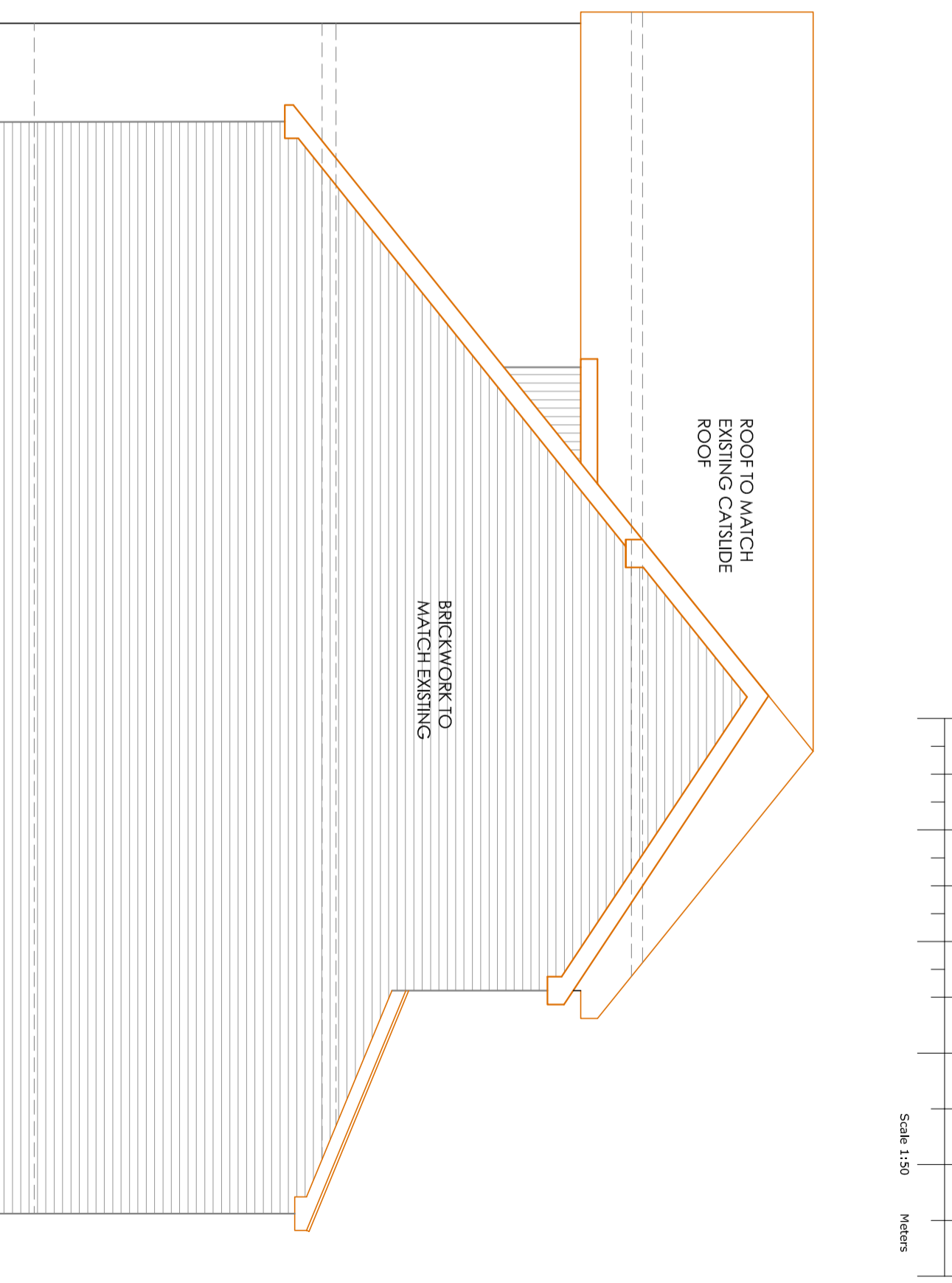
**CLIENT:**  
 Mr. Waseem Anjum Khan  
**JOB:**  
 340 Thimblemill Road,  
 Smeethwick, B67 6PU  
**DRG TITLE:**  
 Proposed Plans

DRG NO.	REV.	Paper
2024-04/	04	A1
DATE: Aug '24	SCALE: 1:50	

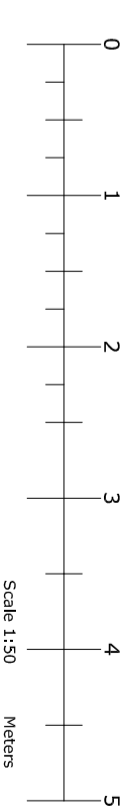




Front Elevation

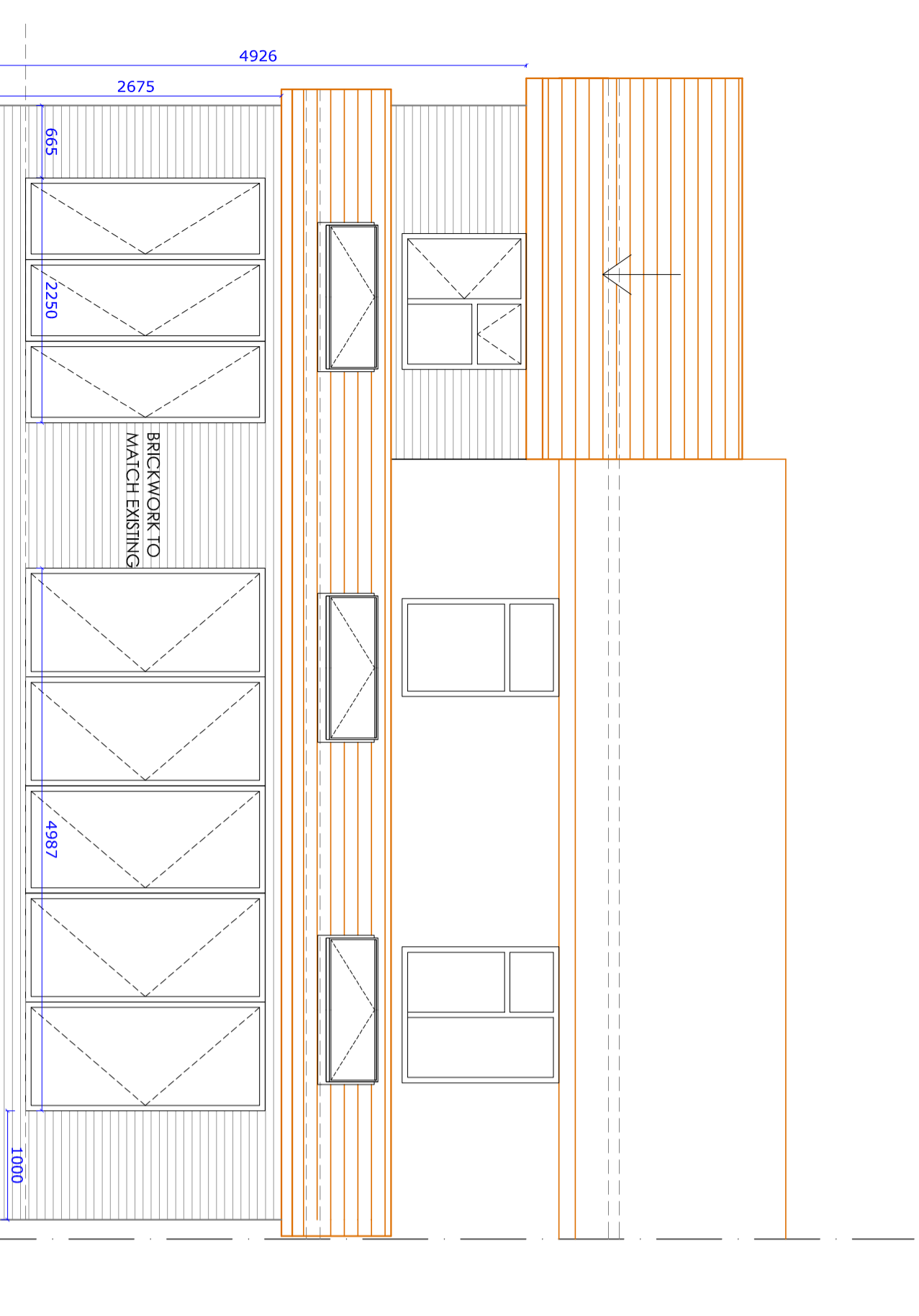


Side Elevation

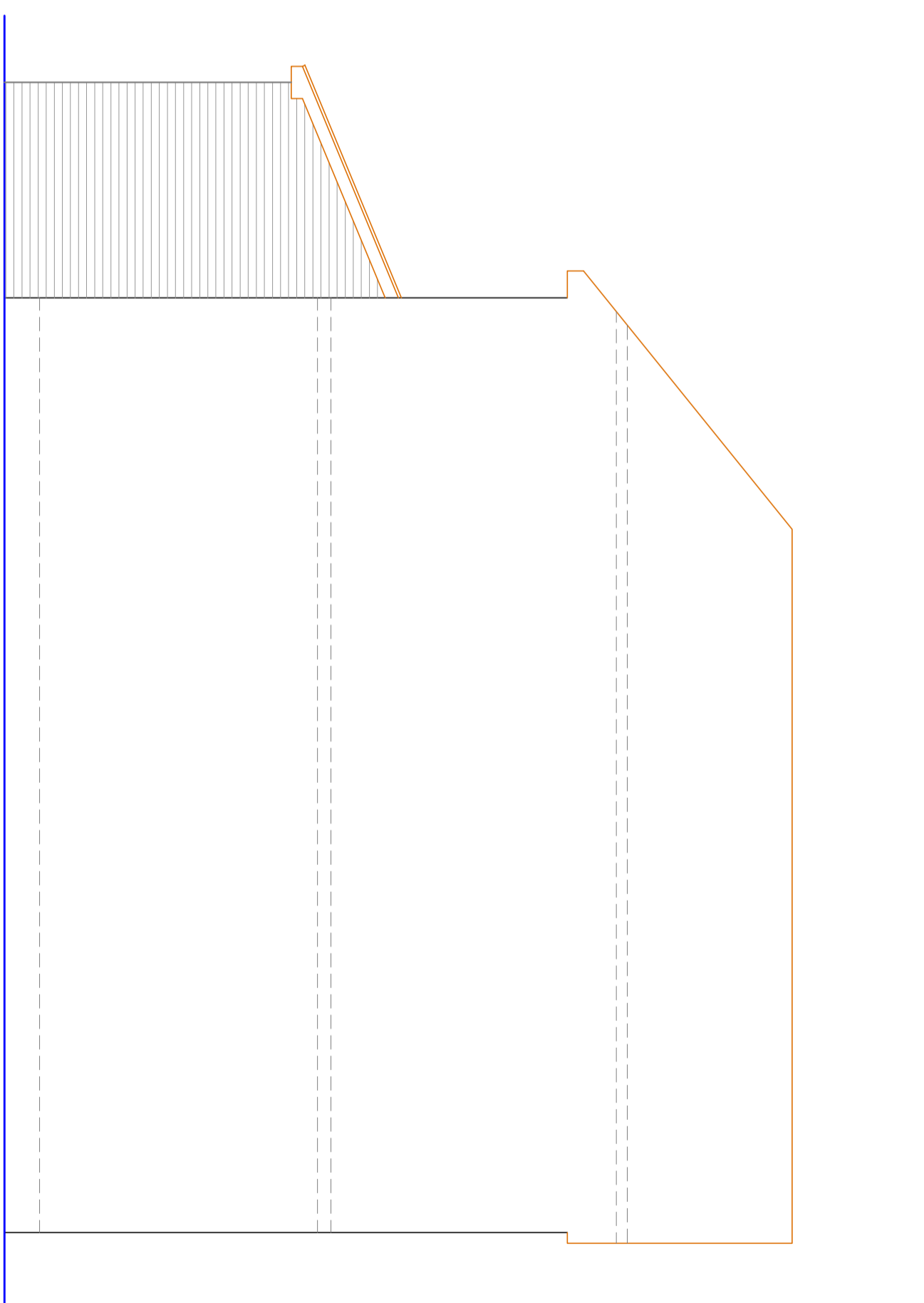


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**REVISIONS**



Rear Elevation



Side Elevation

**CLIENT:**  
 Mr. Waseem Anjum Khan  
**JOB:**  
 340 Thimblemill Road,  
 Smeethwick, B67 6PU  
**DRG TITLE:**  
 Proposed Elevations

DRG NO.	REV.	Paper
2023-05/	04	A2
DATE: Aug' 24 SCALE: 1:50		

## **DC/23/68527**

### List of conditions

- 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.
- iv) The development shall not be occupied or brought into use until the space shown on the submitted plan for the parking and manoeuvring of vehicles has been provided. When provided the space for the parking and manoeuvring of vehicles shall be thereafter retained.