

Report to Planning Committee

23 July 2025

Application reference	DC/25/70341
Application address	42 Valley Road, Great Barr, B43 5DL
Application description	Proposed first floor rear extension.
Application received	28 February 2025
Ward	Newton
Contact officer	Dave Paine david_paine@sandwell.gov.uk

1. Recommendations

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

- i) External materials; and
- ii) Obscure glazing on the proposed bathroom.

2. Reasons for Recommendations

- 2.1 The proposal is acceptable as it has no significant impact on the amenity of the occupiers of the adjacent properties and the design and scale is appropriate to existing property and the surrounding area.

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

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

- 4.1 The application is being reported to Planning Committee as three material planning objections have been received.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[42 Valley Road](#)

5. Key Considerations

- 5.1 The site is not allocated in the development plan.
- 5.2 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.
- 5.3 The material planning considerations which are relevant to this application are:
- Government policy (NPPF);
 - Planning history;
 - Amenity concerns – overlooking/loss of privacy, loss of light and/or outlook and overshadowing; and
 - Design concerns - appearance and materials, layout and density of building, wider visual amenity and overdevelopment.

6. The Application Site

- 6.1 This application relates to a semi-detached dwelling situated on the north side of Valley Road. The area is predominantly residential in nature and is characterised by mid-20th Century semi-detached dwelling and short terraces. The site is significantly sloping with lower elevation to the west and higher elevation to the east.

7. Planning History

- 7.1 An application was submitted in 2024 to enquire as to whether prior approval was needed for a single storey rear extension measuring 6.0m deep and 3.0m high. No objections were received so it was determined that prior approval was not required.
- 7.2 Relevant planning applications are as follows:

PD/24/02786	Proposed single storey rear extension measuring: 6.00m L x 3.00m H (2.90m to eaves)	Prior approval not required. 01.11.2024
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8. Application Details

- 8.1 The applicant is proposing to construct a first-floor rear extension above the previously approved ground floor rear extension.
- 8.2 The proposed rear extension would measure 3.0m deep by 7.3m wide by 7.2m high and would create an additional 4th bedroom along with an enlarged 3rd bedroom and a new bathroom. The existing bathroom is shown to be a study of insufficient size to be considered a bedroom.

9. Publicity

9.1 The application has been publicised by two neighbour notification letters resulting in three objections being received.

9.2 Objections have been received on the following grounds:

- i) The proposal represents a substantial overdevelopment of the site,
- ii) The proposed development is poorly integrated into its context and surroundings,
- iii) Loss of privacy,
- iv) Loss of light and outlook, and,
- v) The proposal would have an overbearing impact on neighbours.

These objections will be addressed under paragraph 13 (Material Considerations).

9.3 Non-material objections have been raised regarding loss of property value and that the proposal would impact on an existing retaining wall, which is not designed to support the proposed structure. The retaining wall exists to support the neighbouring ground due to the levels difference.

10. Consultee responses

10.1 Highways

Highways have raised no objections. They noted that the number bedrooms would increase from three to four. Sandwell guidance is that four bedroom dwellings require off-street parking provision for two vehicles, which is already provided at the property.

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.

- 11.2 The framework refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts.
- 11.3 I believe 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.

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 refer to well-designed schemes that provide quality living environments. The proposed design is considered to be acceptable in terms of its massing and scale in relation to the property and the surrounding 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:

Amenity concerns – loss of privacy, light and outlook

- 13.2 The rear extension proposed would not cross the 45-degree line from any relevant neighbouring window serving a habitable room. The two closest, first-floor, rear facing windows on the property to the west do not serve habitable rooms. There would be minimal impact on the first-floor window which serves a bedroom. (Photo 1 below).
- 13.3 The ground floor windows on the property to the west are substantially impacted by an existing rear extension/lean-to and retaining wall which creates the majority of the shading and impact on outlook to the ground floor windows. (Photo 2 below).
- 13.4 The proposed extension does not cross any 45-degree line from any relevant window on the property to the east.
- 13.5 The only window which could impact on neighbour's privacy would be a small side facing window serving a bathroom. I recommend a condition be imposed to ensure this is obscure glazed and non-opening below 1.7m above floor level.
- 13.6 It is noted that there is a significant change in level between the applicant's property and the neighbour to the west, however the additional impact resulting from this change in level is predominantly caused by the neighbour's existing rear extension/lean-to, the existing retaining wall and the previously approved single-storey rear extension. I do not consider that the additional of the proposed first-floor extension would substantially increase the impact to neighbours.
- 13.7 I am satisfied that no significant loss of light, outlook or privacy would be caused to neighbours by the proposed development.



Photo 1



Photo 2

Design concerns - appearance and materials, layout and density of building, wider visual amenity and overdevelopment, development is poorly integrated and overbearing.

- 13.8 Plans for a large single-storey rear extension have been already been approved under the Larger Homes application (see point 7.2 above). The current application includes a rear extension with a depth of 3m. This is of a modest scale and the rear extension would be stepped away from the boundary with the property to the east and angled away from the property to the west. These measures would ensure that the design would not unduly dominate or be overbearing towards the neighbouring properties and in being located to the rear, would not impact in the street-scene or wider visual amenity.
- 13.9 The plot size of the development site is sufficient to comfortably accommodate the proposed rear extension, retaining sufficient private amenity space and off-street parking provision.
- 13.10 I recommend any approval includes a condition to ensure the materials used match with the existing dwelling.

14. Conclusion and planning balance

- 14.1 All decisions on planning applications should be based on an objective balancing exercise. This is known as applying the 'planning balance'. To summarise: the proposal should be approved unless any adverse impacts of granting the permission would significantly and demonstrably outweigh the benefits when assessed against development plan policies or, where those policies are out of date, the NPPF as a whole. Where national policy takes precedence over the development plan, this has been highlighted in paragraph 11 (National Planning Policy Framework).

14.2 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.

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

Resources:	There are no direct implications in terms of the Council's strategic resources. If the Planning Inspectorate overturns the Committee's decision and grants consent, the Council may be required to pay the costs of such an appeal, for which there is no designated budget.
Legal and Governance:	The Planning Committee has delegated powers to determine planning applications within current Council policy. Section 78 of the Town and Country Planning Act 1990 gives applicants a right to appeal when they disagree with the local authority's decision on their application, or where the local authority has failed to determine the application within the statutory timeframe
Risk:	There are no risks associated with this report.
Equality:	There are no equality implications associated with this report.
Health and Wellbeing:	There are no health and wellbeing implications associated with this report.
Social Value	There are no implications linked to social value with this report.
Corporate Parenting	None.

17. Appendices

17.1 Plans for consideration

ANS/369/04. REV B – Location plan, existing and proposed floorplans, existing and proposed elevations.