

Committee:	Planning Committee
Date of Meeting	7 January 2026
Application Reference	DC/25/71073
Application Description	Retrospective demolition of building, and proposed erection of 8. no self-contained flats.
Application Received	1 October 2025
Application Address	Doctors Surgery, 33 Newton Road, Great Barr, Birmingham, B43 6AA
Report Author	Douglas Eardley
Lead Officer	Tammy Stokes
Ward	Great Barr With Yew Tree
Appendices (if any)	<ol style="list-style-type: none"> 1. Location plan - 1066-01 2. Block Plan - 1066-02 3. Prop General Layout/Elevation/Roof Plan - 1066-04 4. Parking Layout Plan - 1066-05 5. Floor Plan - Existing and Proposed - 1066-06 6. Demolition Plan - 1066-07

1. Application Summary

1.1 The application is being reported to Planning Committee because ten material planning objections have been received.

1.2 To assist members with site context, links to Google Maps is provided below:

[33 Newton Road, Great Barr](#)

2. Recommendations

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

- i) External materials,
- ii) Boundary treatments,
- iii) Landscaping,
- iv) Drainage,
- v) Secure cycle storage details,
- vi) Waste storage details'

- vii) Waste management strategy,
- viii) External lighting,
- ix) Provision/retention of parking,
- x) Details of foundations adjacent to the highway,
- xi) Dropped kerb,
- xii) Site investigation/remediation,
- xiii) Construction management plan to include a dust Management method statement and hours of construction,
- xiv) Car parking Signage (no reversing), and
- xv) Noise assessment

3. Reasons for the recommendation and conditions

- 3.1 The retrospective demolition of the original building, and proposed erection of eight self-contained flats would be acceptable in this location as it is considered that the proposal meets the requirements of national and local policy, whilst having a limited impact on the character of the area, highways and on the amenity of neighbouring properties.

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:
- Planning history,
 - Highways considerations - traffic generation, highway safety, and parking,
 - Storage of bins,
 - Over development of site, and
 - Out of character with surrounding area.
- 4.4 Non-material planning considerations have been received relating to the following:

- Affects property value, and
- Hearsay that the flats would be turned into an HMO, which could result in anti-social behaviour issues

5. The Application Site

5.1 The application relates to a vacant site on the northern side of Newton Road, Great Barr. The character of the immediate surrounding area is residential.

5.2 Planning History

Planning permission was historically granted (DC/24/69366) for proposed change of use to eight self-contained flats, two storey front extension, single and two storey side extension, loft conversion with dormers to front and side in 2024 and no objections were received; however, during works on site, the applicant entirely demolished the existing building (Doctors' Surgery) and hence approval is now sought for demolition and construction of a new building for the same number of flats. A full list of the planning history is provided below:

DC/25/70632	Proposed amendment to approved planning permission DC/24/69366 (proposed change of use to 8 No. self-contained flats, two storey front extension, single and two storey side extension, loft conversion with dormers to front and side) to include Juliet balcony doors with glass balustrades to dormer windows.	Withdrawn 02/07/2025
DC/24/69366	Proposed change of use to 8 No. self-contained flats, two storey front extension, single and two storey side extension, loft conversion with dormers to front and side.	Granted with Conditions 16/09/2024
DC/31969	Single storey extension to existing doctors surgery,	Grant Permission with external materials 19/01/1996

	extended porch & internal alterations	
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6. Application Details

- 6.1 The proposed eight self-contained flats would consist of five flats (one bed, one person flats), two studio flats (one bed, one person studio flats) and one flat (one bed, two persons flat). Pedestrian and vehicular access/egress from the site would be via Pages Lane, and eight off street parking spaces would be provided along with cycle and bin storage. The table below from the submitted plan (1066 – 04) indicates the internal floor areas of the flats, which accord with national standards:

Apt number	Type	Bedrooms	Area
Apt 01	1b 1p	1 bed apt	38.0
Apt 02	1b 1p	1 bed Apt	37.1
Apt 03	1b 1p	1 bed studio	37.0
Apt 04	1b 1p	1 bed studio	37.0
Apt 05	1b 1p	1 bed Apt	42.8
Apt 06	1b 1p	1 bed Apt	42.2
Apt 07	1b 1p	1 bed Apt	48.7
Apt 08	1b 2p	1 bed Apt	52.1

7. Publicity

- 7.1 The application has been publicised by 38 neighbour notification letters and by site notice. Ten objections have been received and are summarised below:
- Concerns have been raised that the existing traffic and parking on Pages Lane is bad, and that the proposal could make this worse.
 - The issue of bin storage on the site has been raised as a concern.
 - Concerns have been raised that the proposal would be out of character with surrounding area.
 - Concerns have been raised that the proposal would constitute an overdevelopment of the site.

8. Consultee Responses

The following consultee responses have been received:

8.1 West Midlands Police:

No objections.

8.2 Pollution Control (Air Quality):

They have recommended the imposition of condition pertaining to a dust management method statement.

8.3 Pollution Control (Noise and Lighting):

They have recommended the imposition of conditions pertaining to a noise assessment and construction hours, the latter can be conditioned as part of a construction management plan, and this can also include dust management in line with the comments in 8.2 above.

8.4 Highways:

No objections, but they have recommended the imposition of conditions pertaining to provision/retention of parking, details of footings, and a dropped kerb.

8.5 Pollution Control (Contaminated Land):

They have recommended the imposition of conditions pertaining to site investigation and remediation.

8.6 Council's Ecology Officer:

Has confirmed the proposal is exempt from Biodiversity Net Gain.

8.7 Private Sector Housing:

Their comments relate to building control matters, and the Agent is aware of their comments.

9. Relevant Planning Policy Considerations

9.1 National Planning Policy Framework (NPPF)

The NPPF sets out government's planning policies for England and how these are expected to be applied.

Design

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

The scheme is of suitable scale and incorporates materials that complement the surrounding area.

Highway safety

The framework promotes sustainable transport options for development proposal and states that developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway

safety, or the residual cumulative impacts on the road network would be severe. The development provides adequate parking provision and is situated within a sustainable location.

9.2 Development Plan Policy

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

Black Country Core Strategy (BCCS)

CSP4 – Place Making – The Development would contribute to the residential nature of the area due to the scale, proportions, and design of the scheme proposed.

DEL1 – Infrastructure Provision – The development is liable for the community infrastructure levy which will support infrastructure and community projects in the borough.

HOU1 - Delivering Sustainable Housing Growth – Sandwell currently has a shortfall of housing provision to meet the needs of the borough. The proposal would assist in delivering sustainable housing growth within the borough.

HOU2 – Housing Density, Type and Accessibility - Relates to providing a range of house types, levels of accessibility and high quality design. The proposal is providing a mix of flat types, is served by a bus route and is designed to return along Newton Road and Pages Lane to provide interest on this primary frontage.

TRAN2 – Managing Transport Impacts of New Developments – requires development to provide an acceptable level of accessibility and safety by all modes of transport including walking, cycling and public transport. The proposed development includes well connected pedestrian routes to the frontages and rear car park, include cycle provision and is situated in a sustainable location with good access to transport links.

TRAN4 - Creating Coherent Networks for Cycling and for Walking - Requires development proposals to address networks for cycling and walking. The development provides good pedestrian links and cycle parking is provided on site with final details conditioned.

ENV3 – Design Quality - Refers to well-designed schemes that provide quality living environments. The proposed layout and design would meet national standards for studio and 1 bed flats and provides well-appointed access points and a mix of window design and materials to add interest with the street scene

ENV5 – Flood Risk, Sustainable Drainage Systems / Urban Heat Island – A condition would be imposed to ensure that suitable drainage is provided.

ENV8 – Air Quality – In line with the comments from Pollution Control (Air Quality) above (paragraph 8.2), a condition pertaining to a dust management method statement condition would be imposed and incorporated into a Construction management plan.

Site Allocations and Delivery Development Plan Document – (SADD)

SAD H2 - Housing Windfalls – This policy is applicable as the site is unallocated. SAD H2 allows housing windfalls to come forward on previously developed land where the proposals would not lead to an unacceptable reduction in the supply of employment land and the use is compatible with other development plan policies; the proposal is considered to align with this policy.

SAD TRAN3 – Car Parking - Requires development proposals to address car parking. The submitted plans show provision has been made for off street car parking; The Councils Highways team has raised no objections.

SAD EOS 9 - Urban Design Principles – The proposal is considered to be acceptable in terms of scale being a two storey block with additional rooms provided in the roof which assimilates within the Newton Road frontage which includes a variety of two storey and three storey properties and is therefore appropriate to the location in terms of scale and design. In addition, materials include a combination of brick and render which is also present in the locality.

10. Material Considerations

10.1 Planning history

Planning permission has already been granted by DC/24/69366 ‘proposed change of use to eight self-contained flats, two storey front extension, single and two storey side extension, loft conversion with dormers to front and side’. Whilst this application did not include demolition the scale of development is largely the same.

10.2 Highways considerations - traffic generation, highway safety, and parking.

Highways have reviewed the application and have raised no objections to the application. The submitted parking plan indicates the provision of 8 parking spaces and demonstrates that access and egress to and from the site can be accommodated in a forward gear. In addition, a condition is recommended requiring ‘Do not reverse onto the highway’ signage and for this to be retained as such.

Furthermore, the concerns regarding increased traffic relating to the proposal, do not reflect the sites historic use as a doctors’ surgery. The previous use as a doctors’ surgery would have generated significantly higher daily traffic movements, with multiple patient visits throughout the day, in addition to staff, deliveries and healthcare related transport. In comparison this proposal would result in materially lower levels of vehicular movements compared to the previous use as a doctors’ surgery; therefore, it is considered that the proposal would be a betterment for the site.

The site is also located in a sustainable location with good access to transport links. To conclude, it is considered that there would not be significant planning justification to warrant refusal on the highway grounds.

10.3 Storage of bins

The refuse storage area has been indicated within the car park to the frontage of the site. This would have capacity for at least three 1100 litre bins, which would be satisfactory for the development proposed. Furthermore, conditions would be imposed to ensure that satisfactory waste storage enclosure details and a waste management strategy to serve the development is provided.

10.4 Over development of site

Aside from the feature gable projections, the footprint of the proposed building is essentially identical to the previous doctors' surgery. The principal increase in built form is the extension over what was the single storey element of the former doctors' surgery. The actual height of the proposed is comparable to the former doctors' surgery too. The internal floor areas of the proposed flats would accord with the standards of the *Technical Housing Standards* – nationally described space standard. Therefore, it is considered that the proposal would not be an overdevelopment of the site and would harmonise with the existing built form of the surrounding area.

10.5 Out of character with surrounding area

Pages Lane and the surrounding area contains a variety of residential building types, which include large, detached houses and flats. Nearby examples include Pages Court and the flats opposite the application site on Meadowside Close. Materials proposed also compliment the surrounding area. In my opinion the development would significantly improve this prominent corner frontage from the dated previous doctor's surgery that had limited architectural merit.

11 Conclusion

- 11.1 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, and the NPPF as a whole. Where national policy takes precedence over the development plan, this has been highlighted in paragraph 9 (National Planning Policy Framework).

- 11.2 With the above in mind, the council cannot currently meet its five-year housing need as it has a shortfall of deliverable housing sites. With reference to the NPPF, this means that all local policies concerned with the supply and location of new housing must be considered out-of-date and the 'tilted balance' is engaged. If the tilted balance applies, planning permission should normally be granted unless the negative impacts 'significantly and demonstrably' outweigh the positive impacts.
- 11.3 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.

12. Legal and Governance Implications

- 12.1 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.

13. Other Relevant Implications

- 13.1 Crime and Disorder Act 1998 – The proposal had undergone consultation with West Midlands Police and they have no objections to the proposal.

14. Background Documents

- 14.1 None.

15. How does this deliver the objectives of the Strategic Themes

- 15.1 The development will provide good homes that are well connected and will contribute towards improving the local environment with a focus on cleanliness, ensuring that the community takes pride in its surroundings.

Relevance Check**Budget Reduction/Service Area:****Service Lead: Tammy Stokes****Date: 9 December 2025**

In what ways does this Budget reduction have an impact on an outward facing service? How will the service feel different to your customers or potential customers?

N/A

If not, how does it impact on staff e.g. redundancies, pay grades, working conditions? Why are you confident that these staff changes will not affect the service that you provide?

N/A

Is a Customer Impact Assessment needed? No