

Sandwell Metropolitan Borough Council
Development Management Section
P.O. Box 2374
Council House
Freeth Street, Oldbury
West Midlands. B69 3DE



Application No.DC/12/54840

SANDWELL METROPOLITAN BOROUGH COUNCIL

**PLANNING PERMISSION
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

THE TOWN AND COUNTRY PLANNING (APPLICATIONS) REGULATIONS 1988

Name and Address of Applicant

Name and Address of Agent

Mr Jason Williams
Rhodia
PO Box 80
Trinity Street
Oldbury
B69 4LN

Site: PO Box 80 Rhodia Limited Trinity Street Oldbury

Particulars of Development: Construction of two storm porches to recreation club.

Valid application received on: 18th July 2012 amended on 21st August 2012

The Borough Council of Sandwell as local planning authority hereby **GRANT PLANNING PERMISSION** for the above described development proposed in the application numbered as shown above and in the plans and drawings approved as listed overleaf, subject to the following condition(s):-

Conditions

1. 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).

2. The development must be begun not later than the expiration of 3 years from the date of this permission.

Reasons

1. To ensure that any development undertaken under this permission shall not be otherwise than in accordance with the terms of the application, on the basis of which permission is being granted, except in so far as other conditions may so require.
2. Pursuant to section 91 of the Town and Country Planning Act 1990

Date 24 AUG 2012

Signature 

Area Director - Regeneration and Economy

N.B.

1. **THIS IS A PLANNING PERMISSION ONLY. IT IS NOT AN APPROVAL:-**
(A) UNDER THE BUILDING REGULATIONS (WORK WHICH REQUIRES SUCH APPROVAL MUST NOT START UNTIL IT HAS BEEN OBTAINED): OR
(B) UNDER ANY OTHER STATUTORY PROVISION
2. **YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF.**

REASON FOR DECISION

The proposed porches are of a suitable design according with policy Env 3 Design Quality of the Black Country Core Strategy. Furthermore, the proposal would not result in any significant harm to neighbouring amenity.

APPROVED PLANS AND DRAWINGS:-

Plan Description	Reference	Version
Prop General Layout/Elevation/Roof Plan	7044	2

NOTE FOR APPLICANT

The following Policies And Proposals Contained Within Sandwell Council's Development Plan Are Relevant to the Determination of this Application:

ENV3 Design Quality**Policy**

Each place in the Black Country is distinct and successful place-making will depend on understanding and responding to the identity of each place with high quality design proposals. Development proposals across the Black Country will deliver a successful urban renaissance through high quality design that stimulates economic, social and environmental benefits by demonstrating that the following aspects of design have been addressed through Design and Access Statements reflecting their particular Black Country and local context:

1. Implementation of the principles of "By Design" to ensure the provision of a high quality network of streets, buildings and spaces;
2. Implementation of the principles of "Manual for Streets" to ensure urban streets and spaces are designed to provide a high quality public realm and an attractive, safe and permeable movement network;
3. Use of the Building for Life criteria for new housing developments, to demonstrate a commitment to strive for the highest possible design standards, good place making and sustainable development, given local circumstances;

4. Meeting Code for Sustainable Homes Level 3 or above for residential development and Building Research Establishment Environmental Assessment Method (BREEAM) Very Good or above for other development, or the national requirement at the time of submitting the proposal for planning permission, to demonstrate a commitment to achieving high quality sustainable design;

5. Consideration of crime prevention measures and Secured By Design principles.

6. Including design features to reduce the urban heat island effect such as tree cover, green roofs and the inclusion of green space in development.

NOTES

Unstable or Contaminated Land

Responsibility and subsequent liability for safe development and secure occupation rests with the developer and/or landowner. Although the local planning authority has used its best endeavours to determine the application on the basis of the information available to it, this does not mean that the land is free from instability or contamination.

In cases where the question of stability or contamination has been a material consideration, resolution of this issue does not necessarily imply that the requirements of any other controlling authority would be satisfied, and the **granting of planning permission does not give a warranty of support or stability or of freedom from contamination.**