



Appeal Decision

Site visit made on 3 October 2017

by Stephen Roscoe BEng MSc CEng MICE

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 11th October 2017

Appeal Ref: APP/P4605/D/17/3178966

124 Willmott Road, Sutton Coldfield B75 5NW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs F Begum against the decision of Birmingham City Council.
 - The application Ref 2017/00186/PA, dated 10 January 2017, was refused by notice dated 6th April 2017.
 - The development proposed is the retention of an existing rear extension with alterations to the roof and the side wall to include clerestory glazing.
-

Decision

1. The appeal is dismissed

Reasons

2. The main issue in this case is the effect of the appeal development on the character and appearance of the appeal property. The appeal property is a semi-detached house which has the benefit of a two storey flat roofed side extension and the appeal extension, which has already been constructed. The appeal extension has been the subject of an enforcement notice and an appeal, Ref APP/P4605/C/14/2223298, that was dismissed.
3. The depth of the appeal extension is generally equivalent to that of the original house. The width of the extension is greater than that of the original house but slightly less than the extended house, and the height of its pitched roof reaches the first floor window sill level on the original house. The rear elevation of the appeal extension is gabled, and the area of this gabled rear facing elevation is much greater than 50% of the area of the rectangular rear elevation of the original house.
4. The appeal extension therefore comprises a significant depth, height and volume in relation to the house, and this is out of scale with, and indeed dominates, the form and appearance of the whole house. The effect is accentuated by the pitched roof and the light render finish of the appeal extension and its gable. This contrasts with the brickwork on the original house and makes the extension visually more important than the remainder of the house. The effect is also compounded by the fact that the presence of the two story side extension has already reduced the strength of the form of the existing house. Other single storey extensions on nearby houses are not of the scale of the appeal development, and I consider that its size is evident from nearby gardens.

5. As a result of all of the above points, I consider that the appeal development does not respond to or respect its surroundings and local conditions in terms of its scale and design. This is in conflict with Birmingham Development Plan¹ (BDP) Policy PG3, UDP² Saved paras 3.14 C to D and the Council's Supplementary Planning Document³ (SPD).
6. The planning application which is the subject of this appeal includes a proposed alteration to the extension to glaze part of the roof and the upper side wall to improve living conditions in a neighbouring property. This would not however materially influence the form of the extension or reduce its dominance. I have also taken into account that the appeal extension added to a former extension and replaced a conservatory that generally occupied the footprint of the extension.
7. I therefore conclude that the appeal development has, and as altered would have, a harmful effect on the character and appearance of the appeal property. I further conclude that it thus conflicts with BDP Policy PG3, UDP Saved paras 3.14 C to D and the Council's SPD.
8. I recognise that the additional glazing would avoid harm to the living conditions of the adjacent occupiers, but this would not outweigh the harm that I have identified.
9. Having taken into account all other matters raised, none carry sufficient weight to alter the decision, and my conclusion is based on the evidence before me in terms of policy as a whole. For the reasons given above, I conclude that the appeal should be dismissed.

Stephen Roscoe

INSPECTOR

¹ Birmingham City Council: Birmingham Development Plan: January 2017

² Birmingham City Council: Birmingham Unitary Development Plan 2005: October 2005

³ Birmingham City Council: Extending Your Home - Home Extensions Design Guide: Supplementary Planning Document: March 2007