



Appeal Decision

Site visit made on 12 April 2022

by P D Sedgwick BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 April 2022

Appeal Ref: APP/P4605/D/22/3291757

107 Wake Green Road, Birmingham, B13 9US

- 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 Mr Murad Mohammed against the decision of Birmingham City Council.
 - The application Ref 2021/10062/PA, dated 24 November 2021, was refused by notice dated 20 January 2022.
 - The development proposed is erection of first floor rear extension and installation of dormer window to rear, rooflights to front and side and installation and replacement of windows to the rear.
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Decision

1. The appeal is allowed and planning permission is granted for erection of first floor rear extension and installation of dormer window to rear, rooflights to front and side and installation and replacement of windows to the rear at 107 Wake Green Road, Birmingham, B13 9US, in accordance with the terms of the application, Ref: 2021/10062/PA, dated 24 November 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in strict accordance with the following approved plans: Dwg Nos: 1392-01, 1392-02, 1392-03, 1392-04, 1392-05, 1392-06, 1392-07.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Preliminary Matter

2. In the interests of clarity, in the banner heading above I have referred to the description of the proposal given by the Council in their decision notice as this gives a clear description of the type of development proposed.

Main Issue

3. The main issue is the effect of the proposed development upon the character and appearance of the existing house and the surrounding area.

Reasons

4. The appeal property is a detached house set back from the pavement behind a lawn and paved drive. In common with other properties nearby it has 2 storey pitched roof gable projections on the front and rear elevations, a hipped roof, covered porch and tall brick chimney stacks. There is an existing rear dormer which is substantially larger than on most other houses nearby. Mature trees along the rear boundary of back gardens at the appeal property and neighbouring houses obscure views between them and the rear of houses on Mackenzie Road which back on to them.
5. According to the Council's Officer Report, planning permission has already been granted for a two storey rear extension, single storey rear extension and a front dormer. The proposed two storey rear extension would mirror the design of the existing rear gable projection adding symmetry to the rear elevation and is acceptable. The changes to rear windows and additional rooflights are minor changes which would not affect the character and appearance of the house or wider area. The Council's concern is that the proposed rear dormer would appear dominant and out of keeping with surrounding development.
6. The proposed rear dormer would sit between the existing and proposed rear projecting wings which would extend forward of it. The flat roof would be slightly higher than the ridge of the rear wings, but it would be well below the main roof ridge and above eaves level. As a result, despite the proposed dormer's size, the character of the roof would be retained. The proposed dormer windows would have a vertical emphasis reflecting that of other windows on the rear elevation and would be a similar size to those on the existing rear gable. The proposed dormer's recessed position, in relation to the projecting wings either side, would partly obscure views of it from neighbouring houses. Existing trees would prevent views of it from properties to the rear for most of the year and at other times its recessed position and the angle of view would prevent it appearing dominant. Therefore, in the context of the existing large dormer and given its limited visibility from most views, the proposed dormer would not appear dominant or out of character with the host property or harm the character or appearance of the wider area.
7. Overall, I conclude that the proposed development would not conflict with the aims of Policy PG3 of the Birmingham Development Plan (2017), Policy DM2 of the Development Management in Birmingham Development Plan Document (2021), Extending Your Home - Home Extensions Design Guide Supplementary Planning Document (2007) and the National Planning Policy Framework (2021) which require high quality design that responds to site conditions and the local area context and that rear dormer windows should not dominate a roof.

Conclusion and Conditions

8. For the reasons given above I conclude that the appeal should be allowed.
9. I have attached the standard time limit condition and a plans condition as this provides certainty. I have also added a condition concerning materials to ensure a satisfactory appearance.

P D Sedgwick

INSPECTOR