



Appeal Decision

Site visit made on 18 May 2022

by David Reed BSc DipTP DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 May 2022

Appeal Ref: APP/P4605/D/22/3295415

141 Raddlebarn Farm Drive, Birmingham B29 6UN

- 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 Wayne Fleary against the decision of Birmingham City Council.
 - The application Ref 2021/09967/PA, dated 22 November 2021, was refused by notice dated 14 January 2022.
 - The development proposed is a single storey front extension.
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Decision

1. The appeal is allowed and permission is granted for a single storey front extension at 141 Raddlebarn Farm Drive, Birmingham B29 6UN, in accordance with the terms of the application, Ref 2021/09967/PA, dated 22 November 2021, subject to the attached schedule of conditions.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the street scene.

Reasons

3. The proposal is for a modest single storey extension to the front elevation of No 141, a detached house at the end of Raddlebarn Farm Drive, a modern estate of detached and semi-detached properties. The extension would square off the front of the house, bringing the living room forward by about 1.5 m to sit alongside the projecting porch and integral garage. These were part of an earlier part-two/part-single storey extension to the property.
4. Whilst the proposal would result in a full width single storey extension across the front of the property and there are no other examples in the vicinity, the house is set well back from the road behind a grass verge next to a projecting garage attached to the adjacent semi-detached house. In this context the proposal would not appear intrusive or out of place and as a detached property no discordant lack of symmetry would arise. In fact the front elevation of the house would appear a more unified design.
5. One common design characteristic of the estate is the series of distinctive four panel front bay windows to the ground floor living rooms. In this setting the proposal would include an incongruous three panel bay window but the details of the window could be reconsidered by attaching a suitable condition.

6. For these reasons the proposal would not adversely affect the character and appearance of the street scene and would comply with Policy PG3 of the Birmingham Development Plan 2017 and Policy DM2 of the Development Management in Birmingham DPD 2021. These require new development to demonstrate high design quality, reinforcing a sense of place, and to be appropriate to its location. The proposal would also comply with the Extending Your Home SPD 2007 by improving the appearance of the house.
7. The Council suggested three conditions should the appeal be allowed. In addition to the standard time limit for commencement, conditions are required to define the approved plans in the interests of certainty and to control the external materials to ensure the satisfactory appearance of the development. A further condition is required to control the details of the front bay window for the reasons given above.

Conclusion

8. Having regard to the above the appeal should be allowed.

David Reed

INSPECTOR

Schedule of conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing Site & Block Plan ED21-066-EB Rev A
Proposed Site & Block Plan ED21-066-PB Rev A
Existing Ground Floor Plan ED21-066-02 Rev A
Proposed Ground Floor Plan ED21-066-03 Rev A
Existing Elevations ED21-066-02 Rev A
Proposed Elevations ED21-066-04 Rev A
- 3) Notwithstanding the approved plans, the design and construction details of the bay window shall be submitted to and approved in writing by the local planning authority prior to its installation. The bay window shall then be implemented in accordance with the approved details.
- 4) 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.