
Appeal Decision

Site visit made on 4 September 2023

by Rebecca McAndrew, BA Hons, MSc, PG Dip Urban Design, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 September 2023

Appeal Ref: APP/P4605/D/23/3326768

18 Crosbie Road, Birmingham B17 9BE

- 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 and Mrs Savage against the decision of Birmingham City Council.
 - The application Ref 2023/03628/PA, dated 30 May 2023, was refused by notice dated 24 July 2023.
 - The development proposed is the erection of a two-storey side extension with associated internal and external alterations.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host dwelling and surrounding area.

Reasons

3. Crosbie Road is characterised by a variety of dwelling types, with a mixture of hipped and gable roof designs. The appeal property retains the original hipped roof design, and the adjoining semi-detached house includes an extension with a hipped roof. Whilst I recognise that the neighbour's extension is not set down, the roof form of that structure respects the original design of this pair of semi-detached houses.
4. The proposed extension would introduce a gable end roof design to the host property which would fail to respond to this hipped roof context. I recognise that the extension would be set down from the main ridge height and set back from the principal elevation. However, the gable roof design would still give rise to a bulky structure which would not appear subservient to the existing dwelling. It would imbalance the pair of semi-detached homes and would appear overly dominant.
5. In view of the above, the proposed extension would unduly harm the character and appearance of the host property and area. It would therefore be contrary to Policy PG3 of the Birmingham Development Plan 2031 (2017), Birmingham Design Guide SPD 2022, Policy DM2 of the Development Management in Birmingham DPD 2021 and the National Planning Policy Framework.

Other Matters

6. In reaching my decision I have considered all matters raised by the appellant in support of the proposal. I recognise that the scheme proposes to retain the catslide roof feature, which has been lost on the adjoining property. Also, the proposals would retain a separation from the shared boundary with No 16 Crosbie Road to prevent terracing. I note that the gable roof design would secure a better standard, and a greater level, of internal space than a hipped roof design, which would be an efficient use of land. However, none of these matters outweigh the harm I have described.

Conclusion

7. For the reasons given, the appeal is dismissed.

Rebecca McAndrew

INSPECTOR