
Appeal Decision

Site visit made on 03 June 2025

by V Simpson BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 July 2025

Appeal Ref: APP/P4605/D/25/3363318

Proposal: Demolition of existing extension and erection of new single storey extension to the rear of existing dwelling at 6 Carmel Grove, Birmingham B32 3PL.

Application Ref: 2025/00497/PA.

This decision is issued in accordance with section 56 (2) of the Planning and Compulsory Purchase Act 2004 as amended and supersedes that issued on 4 July 2025.

Decision – Planning permission granted.

Reasons

Issue – effect on the living conditions of the occupiers of 8 Carmel Grove (no. 8), with particular regard to light and outlook

- 1) In the rear of the house at no 8, and close to that property's shared boundary with the appeal site, is a sizable rear-garden facing, ground-floor window. I observed that this window serves an open-plan living/dining room, and, that this room also has a large front-facing window with an open aspect. As such, and even though the development would encroach beyond a line drawn at a 45-degree angle from the rear-facing window, it would still be possible to secure reasonable levels of sunlight and daylight in the living/dining room at no 8.
- 2) Although the development would be very close to the rear of the house at no. 8, the eaves of the extension would be only slightly higher than the tall close-boarded fencing and the well-established hedgerow that are on or close to the shared boundary between these 2 properties. Furthermore, the roof of the extension would slope gently up and away from this shared boundary. As such, the rear-facing window that serves the living/dining room of no.8. would continue to provide users of this room with a reasonable outlook over and above the rear garden of the property.
- 3) Consequently, the development would not harm the living conditions of the occupiers of no. 8, with particular regard to light and outlook, and accords with the policies cited in the decision notice.

Conclusion

- 4) The proposal complies with the development plan as a whole and nothing indicates a decision otherwise.

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 accordance with drawing nos; 2874 B – 07 rev B, 2874 B – 02 rev B, 2874 B – 03 rev B, 2874 B - 05 rev B, and 2874 B – 06 rev B.
Reason: Certainty
- 3) The external materials of the extension hereby permitted shall match those used in the existing building.
Reason: Protect character and appearance of area

V Simpson

INSPECTOR