



Appeal Decision

Site visit made on 7 January 2026

by Timothy Parton BA(Hons) MPLAN MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 February 2026

Appeal Ref: APP/P4605/W/25/3375186

57 Woodington Road, Sutton Coldfield B75 7PZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Navraj Kular against Birmingham City Council.
 - The application Ref is 2025/03392/PA.
 - The development is the erection of 3-bed dwellinghouse (Use Class C3).
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The appeal relates to a planning application that was not determined by the Council within the prescribed period. The Council has not since provided an indication of what decision it would have made on the application and has not provided a statement of case. Despite that, upon a review of the case file, I am content that I have enough information to determine the case based on the evidence in front of me.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

4. The appeal site is within the garden of a semi-detached dwelling located on the corner of Woodington Road and Leigh Road. The existing dwelling is one of six semi-detached dwellings in this area of Woodington Road, positioned in a symmetrical curved pattern of development surrounding a grassed open space area. As a corner plot, the garden of 57 Woodington Road extends to the front and sides of the property. Vehicular access is from Woodington Road, where there is a driveway at the front of the property within the existing garden. The existing dwelling has a pitched roof, and is designed with five small windows on the front elevation and larger windows on the side elevations.
5. The existing dwelling is oriented at a right angle to the adjoining attached property. The front of the existing dwelling, where the main access to the property is located, therefore faces southwest towards the Woodington Road and Leigh Road junction. This provides the property with a prominent position in the streetscape. This

perpendicular positioning of semi-detached dwellings is a common design feature throughout the estate, often used at the end of rows and at road junctions.

6. The site is within a large housing estate which contains dwellings of varying sizes and designs. Opposite the site there are bungalows and two storey flats, and to the rear of the site on Leigh Road there is a diagonal row of attached dwellings. The estate has an open and spacious appearance, with generous front gardens and driveways for many properties, and large grassed open space areas at the front of properties and at road junctions. These public spaces typically incorporate street furniture, footpaths to surrounding areas, and vehicular access to properties.
7. The proposed development would be in the front garden of 57 Woodington Road, adjacent to the front elevation of the existing property. The proposed two-storey dwelling would face southwest towards the Woodington Road and Leigh Road junction, with additional access off Woodington Road for a driveway at the front of the proposed property. A separate driveway for the existing dwelling would be located diagonally adjacent to the southeastern side of the proposed dwelling, with a garden for the proposed dwelling positioned in the northwestern area of the site.
8. The proposed dwelling would have a modern design unlike the style of the existing dwelling on the site and the majority of dwellings within the surrounding estate. In comparison to the existing dwelling, the proposal would have larger side and front proportions, and an alternative arrangement of windows inconsistent with that of surrounding properties. As there is a range of housing types and designs on Woodington Road and Leigh Road, the design of the dwelling would not be detrimental to the wider overall streetscape. However, the lack of consistency between the design of the proposed development and existing dwellings immediately northeast of the proposed dwelling, including the existing dwelling on the site, results in harm to the character and appearance of this particular section of Woodington Road.
9. As a result of the limited size of the appeal site, the proposed dwelling and the existing dwelling would have less garden space and surrounding areas of landscaping than other dwellings in the surrounding area. The front and side aspects of the proposed property, and the side aspect of the existing property facing Woodington Road, would almost entirely consist of the two driveways and associated car parking. This would be inconsistent with the open and spacious character and appearance of existing development throughout the surrounding area.
10. The positioning of the proposed dwelling on the site would entirely block the front façade of the existing dwelling, leaving only the side elevation visible from the street. This would dissolve the current symmetrical pattern of development observed across the semi-detached dwellings in this area of Woodington Road, and would visibly block the perpendicular layout characteristic of many end of row properties throughout the surrounding estate. The close proximity of the proposed dwelling to the front façade of the existing dwelling, and the smaller provision of garden space and surrounding landscaping in comparison to surrounding properties, would result in a contrived and cramped layout inconsistent with the character and appearance of the surrounding area.
11. The design and layout of the proposed development would have a detrimental effect on the character and appearance of the area. This would conflict with Policy

PG3 of the Birmingham Development Plan 2017 which, amongst other things, requires new development to demonstrate high design quality which responds to site conditions and the local area context.

12. In addition, the design of the proposed development and its effect on the character and appearance of the area would conflict with Design Principle 2 and City Notes LW-6 and LW-7 of the Birmingham Design Guide Supplementary Planning Document 2022 which, amongst other things, recommends that the design of new development should be informed by a clear understanding of the character of the surrounding area and adjacent buildings, to help a building knit into and positively add to its surroundings.
13. In failing to achieve a high-quality design outcome, the proposed development would also be contrary to the design related requirements of the National Planning Policy Framework.

Conclusion

14. For the reasons given above, the planning application should be refused and the appeal should be dismissed.

Timothy Parton

INSPECTOR