
Committee Date:	07/08/2014	Application Number:	2014/04309/PA
Accepted:	17/06/2014	Application Type:	Householder
Target Date:	12/08/2014		
Ward:	Edgbaston		

11 Harrisons Road, Edgbaston, Birmingham, B15 3QR

Erection of single storey extension to rear, detached garage with accommodation in roof space to rear and installation of dormer window with juliette balcony to rear

Applicant:	Mr Steve Gregory 11 Harrisons Road, Edgbaston, Birmingham, B15 3QR
Agent:	Knight Homes Ltd 272 Kings Road, Tyseley, Birmingham, B11 2AB

Recommendation

Approve Subject To Conditions

1. Proposal

- 1.1. Consent is sought for the proposed erection of a single storey extension to rear, the installation of a dormer window with juliette balcony to rear and the erection of a detached garage including the installation of two dormer windows to the rear of the site. The proposed development would involve a reconfiguration of the internal space of the property at ground floor to provide an enlarged kitchen and dining area and a new orangery. At second floor level the proposed rear dormer window would provide an enlarged bedroom with an en-suite. The proposed detached building to the rear of the site would provide a double garage with storage space and a games room in the roof space above.
- 1.2. The proposed single storey rear extension would be divided into two elements: the proposed dining room extension and the proposed orangery. The proposed dining room extension would have a width of 1.8m and a depth of 2.9m and would project to the side of the original rear wing of the property. The proposal would have a ridge height of 3.2m and an eaves height 2.5m. The roof would be glazed with a mono pitch design. This section of the proposed rear extension would replace an existing conservatory which it is proposed would be demolished as part of the works.
- 1.3. The proposed orangery extension would be located where the existing single storey rear wing is currently and would have a depth of 4.9m and a width of 5.6m. The proposal would have a height of 3.1m with a flat roof design and three equally sized roof lanterns.
- 1.4. The proposed rear dormer window would be centrally located within the roof space with a pitched roof design and a width of 2.4m. The development would be set up from the eaves by 2.3m. The proposal would have a Juliette style balcony across the opening windows.

- 1.5. The proposed outbuilding would have a depth of 6.6m and a width of 5.65m. The proposed structure would have a half hipped roof design. The proposal would have a ridge height of 5.05m and an eaves height of 2.5m. The two dormer windows in the rear elevation of the proposed outbuilding facing towards Crofters Close would have a width of 1.2m each and a flat roof design.

[Proposed Layout and Elevation Plan](#)

[Proposed Garage Layout and Elevation Plan](#)

[Existing Layout and Elevation Plan](#)

2. Site & Surroundings

- 2.1. The application site consists of a semi detached property with a gable end roof design and a two storey rear wing. The property is located within a predominantly residential area with similar properties within the immediate locality. The property has an existing conservatory to the rear. The dormer window has already been installed although without the proposed Juliette balcony. The rear amenity area of the site is partially paved with an existing garage to the rear. The rear boundary with No.13 is defined by a 2.2m high brick wall. The front boundary of the site is defined by a low level brick wall as the case for the majority of properties within the street scene.

[Site Location](#)

[Street View](#)

3. Planning History

- 3.1. 20/05/1965 – 25190000 – Permission granted for garage.

4. Consultation/PP Responses

- 4.1. Neighbours were consulted for the statutory period of 21 days. Letters of objection were received from the owners of 2 properties in Harrisons Road. The objections were raised on the following grounds:
- Loss of privacy.
 - The scale of the proposed outbuilding to the rear.

5. Policy Context

- 5.1. The following local policies are applicable:
- Birmingham Unitary Development Plan 2005.
 - Draft Birmingham Development Plan (2013).
 - Places For Living 2001.
 - Extending Your Home 2007.
 - 45 Degree Code SPD.
- 5.2. The following national policies are applicable:

- National Planning Policy Framework.
- National Planning Policy Guidance.

6. Planning Considerations

- 6.1. The principal matters for consideration are the scale, design and siting of the proposed development, and the impact on the architectural appearance of the property, the general street scene and neighbouring properties amenities.
- 6.2. The proposed scheme originally submitted included the proposed erection of a pier with the installation of a pedestrian gate and railings to the front boundary. These proposed works have now been omitted from the scheme by the agent.
- 6.3. The proposed orangery extension would breach your Committee's 45 Degree Code Policy with regard to the dining room window at No.13 Harrisons Road. However, the existing rear wing of the property already breaches the code to this window. Whilst the proposed orangery extension would project closer to the shared boundary between the properties than the existing wing, there would be a gap of 7.5m retained between the proposed extension and the adjacent window. In addition to this, the neighbouring window is not the sole source of light to the open plan dining room/kitchen with additional windows in the rear wing of No.13. With these mitigating factors taken into account, I do not consider that the proposed development would have a significantly harmful impact upon the occupiers of the neighbouring dwellings in terms of loss of light.
- 6.4. The glazed doors and windows in the side elevation of the proposed single storey rear extension fail to meet with the required 5m separation distance as contained within 'Places For Living' and 'Extending Your Home' from the boundary with No.13 Harrisons Road by 3m. However, with the presence of the existing 2.2m high boundary wall the proposed development would not have a harmful impact upon the occupiers of the adjacent property in terms of loss of privacy.
- 6.5. Concerns have been raised by a neighbour in relation to the proposed dormer window and Juliette style balcony. However, the dormer window complies with the required 15m separation distance as contained within 'Places For Living' and 'Extending Your Home'. A condition shall be added requiring that the proposed Juliette balcony shall be fitted with inward opening doors and a safety balustrade with no external standing room and maintained as such.
- 6.6. Concerns have also been raised by neighbours with regard to the proposed rooflights in the detached garage to the rear of the site. These rooflight also comply with the minimum separation distances as contained within 'Places For Living' and 'Extending Your Home' and serve a proposed games room. A condition is attached ensuring that the outbuilding will remain incidental to the main house.
- 6.7. The scale, mass and design of the proposal is acceptable. Although the proposed single storey rear extension is wider than the existing rear wing I do not consider that the proposed development would detract from the architectural appearance of the property or the visual quality of the surrounding area. There are examples of similar rear wing extensions at other properties within the immediate locality. As the proposed development would be sited to the rear of the property there would be no impact upon the street scene. The rear dormer window would not dominate the appearance of the roofline to the rear which is in accordance with the design guidance contained within 'Extending Your Home'.

6.8. The proposed detached garage to the rear is relatively sizeable within the context of the application site. Notwithstanding this issue I do not consider that the impact of the proposed development could be considered to be significantly detrimental to sustain a refusal of the application on these grounds alone. The proposed development would be of a similar size in terms of its footprint and height to existing detached garages to the rear of both No.7 and No.9 Harrisons Road. With these other examples taken into account the proposed development would not be out of keeping with the character and appearance of the area.

7. Conclusion

7.1. Notwithstanding the objections raised by the neighbouring occupiers, the proposal meets with the objectives of the planning policies set out above. I therefore consider that the proposal is a sustainable form of development which does not harm the amenities of surrounding property. Therefore the application is recommended for approval.

8. Recommendation

8.1. Approval is recommended subject to the following conditions:

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- 1 Requires the Juliette balconies to be inward opening
 - 2 Requires that the materials used match the main building
 - 3 Requires the scheme to be in accordance with the listed approved plans
 - 4 Requires that the approved scheme is incidental to the main use
 - 5 Limits the approval to 3 years (Full)
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Case Officer: George Baker

Photo(s)



Figure 1 – 11 Harrison's Road rear elevation and boundary with No.13



Figure 2 – Rear garden of 11 Harrison's Road and detached outbuilding to rear of No.9

Location Plan



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