Committee Date: 18/09/2014  
Application Number: 2014/05292/PA

Accepted: 23/07/2014  
Application Type: Householder

Target Date: 17/09/2014  
Ward: Bournville

124 Middleton Hall Road, Kings Norton, Birmingham, B30 1DH

Erection of single storey rear extension.

Applicant: Ms Ros Boyne  
108 Station Road, Kings Norton, Birmingham, B30 1DB

Agent: Barnsley Bate  
The Old Registry, 80 Riland Road, Sutton Coldfield, Birmingham, B75 7AU

Recommendation

Approve Subject To Conditions

1. Proposal

1.1. Consent is sought for the erection of a single storey rear extension.

1.2. The extension would replace the existing kitchen and would extend 6.1m from the original rear elevation of the property. The extension would be 6m wide with a gable roof over and would be constructed from materials to match the original property. Internally, a replacement kitchen and new dining area would be provided.

Existing plans  
Proposed plans

2. Site & Surroundings

2.1. The application site comprises a large detached dwelling house situated within a spacious plot. The application property has brick elevations with a gable roof over. To the rear there is a two and single storey wing. There is a large garage and outbuilding located along the side boundary with No.122 Middleton Hall Road.

2.2. The application site benefits from a large rear garden which contains mature landscaping and is largely enclosed by 2m high fencing. No. 122 Middleton Hall Road is a similar scale Victorian property. To the Western boundary of the site is Birch Court, a modern three storey block of flats with a flat roof over.

Site location  
Street view

3. Planning History

3.1. There is no planning history.
4. Consultation/PP Responses

4.1. Neighbouring properties and local ward councillors have been consulted. One objection was received from an occupier of Birch Court, on the grounds of loss of light and overlooking.

5. Policy Context

5.1. The following local policies are applicable:
- Birmingham Unitary Development Plan (2005)
- Draft BDP (2013)
- Places for Living (Supplementary Planning Guidance, 2001),
- Extending Your Home (Supplementary Planning Document, 2007),
- The 45 Degree Code

5.2. The following national policy is applicable:

6. Planning Considerations

6.1. I consider that the design of the proposal and impact on the residential amenities of the neighbouring occupiers are the principal matters for consideration.

6.2. The proposal would comply with your Committee’s 45 Degree Code. I note that the separation guideline of 12.5m would not be met with respect to the ground floor windows in the adjacent flats. Notwithstanding this, given the existing boundary treatment, I do not consider that the impact on the light, outlook and privacy of the ground floor properties would be sufficient to sustain a refusal of this application. The proposal would meet with the remaining guidelines contained within ‘Places for Living’ and ‘Extending your Home’.

6.3. I consider that the design of the proposal is acceptable and sufficient garden amenity space would be retained. The proposal would have an acceptable impact on the appearance of the property and the overall proposal meets with the principles contained within the design guide ‘Extending your Home’.

6.4. Notwithstanding the objection raised, I consider that the proposal would have an acceptable impact on the existing light amenity of the neighbouring occupiers and not compromise privacy.

7. Conclusion

7.1. This application is recommended for approval as the proposal complies with the objectives of the policies as set out above.

8. Recommendation

8.1. Approve subject to conditions

1. Requires that the materials used match the main building

2. Requires the scheme to be in accordance with the listed approved plans
3. Limits the approval to 3 years (Full)

Case Officer: Kerry Challoner
Figure 1. Rear elevation.

Figure 2. Rear boundary with Birch Court.