Committee Date: 30/04/2015 Application Number: 2015/01821/PA
Accepted: 11/03/2015 Application Type: Householder
Target Date: 06/05/2015 Ward: Longbridge

213 Leach Green Lane, Rednal, Birmingham, B45 8EB

Erection of two storey rear and single storey side extension, and alterations to front porch

Applicant: Mr & Mrs O'Neill
213 Leach Green Lane, Rednal, Birmingham, B45 8EB
Agent: Loveridge Design Limited
367 Old Birmingham Road, Lickey, Birmingham, B45 8EU

Recommendation
Approve Subject To Conditions

1. Proposal

1.1. Consent is sought for the erection of a two storey rear and single storey side extension. It is also proposed to rebuild an existing front porch to the same footprint incorporating a new pitched roof. The proposed development forms an amendment to a recently approved application for a similar scheme. Building works have commenced.

1.2. This application seeks to increase the depth of the lounge and bedroom 2 extension by 1.5m, in order to align with the proposed kitchen extension. In addition to this a wide glazed bay feature with bifold doors to the proposed kitchen extension has been omitted.

1.3. At ground floor the proposed single storey side extension will replace an existing side garage extension, forming a garage/store; play room and utility room. The height to its flat roof would increase from the existing 2.09m, to 3.14m. The proposed two storey rear extension will form an enlarged kitchen and lounge at ground floor, and two additional bedrooms with ensuite at first floor level.

1.4. The single storey side extension would be set back 400mm from the main front elevation of the house and would be 2.45m wide extending along the full depth of the existing house, projecting 3.3m beyond the existing main rear elevation of the property. The extension would have a flat roof design together with a dummy pitch roof feature to the front elevation.

1.5. The two storey rear extension spans the whole rear elevation of the house projecting to a depth of 4.4m. The extension would have a gable roof design to match the existing roof, and wide glazed bifold doors to the proposed kitchen & lounge extension. Part of the extension would be built up in order to accommodate sloping ground levels. Materials would match the existing property: brick, render and roof tiles.
1.6. The application is reported to Planning Committee as the applicant is a Planning & Regeneration employee.

1.7. Link to Documents

2. Site & Surroundings

2.1. The application site comprises a two storey detached property that has a gable roof design with a forward projecting gable roof feature, and 1/2 render 1/2 brick elevations. The property is set behind a deep frontage at a lower level in relation to the highway and properties either side. There is a large rear garden area that slopes down from the back of the house, which is enclosed by 1.8m high fencing and landscaping. There was previously an existing glazed single storey rear extension, and a side garage extension both of which are being replaced by the proposed development. There is a raised patio area to the rear of the house, and a Willow tree situated within the rear garden. There is a detached garden shed situated adjacent to the side boundary with No. 215.

2.2. The surrounding area is predominantly residential and is characterised by detached and semi detached dwellings of varied styles, a number of which have been extended. There is a small residential development of detached dwellings adjoining the NW boundary of the site (TPO 976 covers this site).

2.3. No. 215 Leach Green Lane is a different style detached dwelling that has a pedestrian access way adjacent to the side boundary with the application site. The ground level of this property is set at a slightly higher level in relation to No. 213. This property has non habitable windows and a door in the side elevation facing the application site.

2.4. No. 1 Ashbridge Court is a dwelling which forms part of the adjacent residential development site. This property is set at a higher level in relation to No. 213. There are no side facing windows.

Site location plan

Street view

3. Planning History


3.2. 23/1/2015 – 2014/07751/PA – Erection of single storey side, and two storey rear extension. Approved with conditions.

4. Consultation/PP Responses

4.1. Adjoining residents, and local ward councillors notified. No responses received.

5. Policy Context
5.1. The following local policies are applicable:
• Birmingham UDP (2005).
• Draft Birmingham Development Plan (2013).
• Places For Living (Adopted Supplementary Planning Guidance 2001).
• The 45 Degree Code (Adopted Supplementary Planning Guidance 1996).
• Extending your Home (Supplementary Planning Document 2007).

5.2. The following national policies are applicable:
• NPPF- Delivering Sustainable Development (2012).

6. Planning Considerations

6.1. The application has been assessed against the objectives of the policies as set out above. 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 development complies with your Committee’s 45 Degree Code Policy. It complies with minimum distance separation guidelines contained within ‘Places for Living’ and ‘Extending Your Home’, apart from: The proposed ensuite windows in the side elevation facing the boundary with No. 215 Leach Green Lane would fail to meet the separation distance guideline of 10m in relation to this neighbouring property. Subject to a condition for these windows to be obscurely glazed I consider that there would be no overlooking/privacy issue.

6.3. I note the increase in height of the proposed single storey side extension in relation to the side facing windows of No. 215. However these are not habitable room windows, and as such the light and outlook to these windows cannot be protected.

6.4. The scale, mass and design of the proposal is acceptable. Although the additional floor area of the proposed development is relatively sizeable I do not consider that the proposed development would have a harmful impact upon the architectural appearance of the property and the visual amenity of the surrounding area. The bulk of the proposed development is to the rear of the property, and would therefore have a limited impact on the visual amenity of the surrounding area. The resulting building would not be out of scale or character with other dwellings. The design of the proposal reflects the character of the original dwelling, and would be in accordance with the principles contained within ‘Extending Your Home’ Supplementary Planning Document.

6.5. My Tree Officer has raised no objections to the proposal.

7. Conclusion

7.1. I consider that the scale and design of the proposed development is acceptable, it would not have undue effect on neighbours’ amenities, and it complies with the objectives of the policies outlined above. As such the application should be approved.

8. Recommendation
8.1. Approve subject to the following conditions.

1. Requires the scheme to be in accordance with the listed approved plans

2. Requires the prior submission details obscure glazing for specific areas of the approved building

3. Requires that the materials used match the main building

Case Officer: Zoe Langfield
Photo(s)

Photo 1: Front elevation

Photo 2: Front elevation of existing garage and No. 215
Location Plan

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