
Committee Date:	09/07/2015	Application Number:	2015/03668/PA
Accepted:	20/05/2015	Application Type:	Householder
Target Date:	15/07/2015		
Ward:	Sutton Trinity		

36 Upper Clifton Road, Sutton Coldfield, Birmingham, B73 6BP

Erection of single storey rear extension, installation of front and rear dormers, alterations to front elevation including replacement windows and alterations to existing access to include resurfacing of front drive

Applicant: Miss K Moloney
36 Upper Clifton Road, Sutton Coldfield, Birmingham, B73 6BP
Agent:

Recommendation

Approve Subject To Conditions

1. Proposal

- 1.1. Consent is sought for a single storey rear extension, installation of front & rear dormers, alterations to front elevation including replacement windows and alterations to existing access including resurfacing of front drive.
- 1.2. The proposed rear extension would extend across the full width of the property at 4 metres deep. It would be of a contemporary design with bi fold glass doors and a flat roof at a height of 3 metres.
- 1.3. The proposed rear dormer would be 3.1 metres deep and 5.7 metres wide; it would be tile hung to match the main roof of the property.
- 1.4. The proposed alterations to the front elevation of the property include a tile-hung front dormer of the same design and width as the existing dormer and installation of new timber frame windows. The existing side garage is to be converted into a habitable room and the original front bay window is to be rebuilt in identical materials.
- 1.5. Part of the existing front boundary wall is to be removed in order to widen the existing access to the front driveway; a new stone pier will be re-built in salvaged stone. A replacement block-paved drive is proposed using permeable materials with a soft planting area to the side.
- 1.6. The application is reported to the Planning Committee as the applicant is related to a member of staff.
- 1.7. [Link to Documents](#)

2. Site & Surroundings

- 2.1. The application site consists of a semi-detached property with cat slide roof to the front and half hipped design to the main roof. There is a two storey forward gable feature with ground floor bay window and an existing front dormer window sited within the cat slide roof.
- 2.2. The application site is located in a residential area comprising of predominantly three-storey Victorian semi-detached and terraced dwellings. The ground level rises along Upper Clifton Road with the neighbouring property No. 34 Upper Clifton Road on a higher ground level.
- 2.3. The property is located within the Sutton High Street Conservation Area, and is covered by an Article 4(2) directive.
- 2.4. The front garden is currently block-paved with a 1 metre high stone wall adjacent to the highway. The property benefits from a long rear garden which is predominantly laid to lawn. The boundary with No. 34 Upper Clifton Road comprises of a 2 metre high wooden fence with mature hedging/planting in excess of 3 metres. A 2.5 metre high boundary wall defines the boundary with No 38.
- 2.5. The neighbouring property No. 34 Upper Clifton Road is a 3 storey Victorian property on a significantly higher ground level than the application site. The nearest habitable window is to a ground floor rear dining room.
- 2.6. The neighbouring property No. 38 Upper Clifton Road is the other half of the pair of semis and is a mirror image of the application property. It has been previously extended with a first floor side extension and has undertaken various alterations to the front and rear elevations including a large dormer window to the rear. Patio doors to a rear lounge form the nearest habitable window opening to this neighbouring property.

[Site Location](#)

3. Planning History

- 3.1. No planning history.

4. Consultation/PP Responses

- 4.1. Neighbouring properties and local ward members have been consulted for the statutory 21 days, with a Site & Press notice displayed – no responses received.
- 4.2. BCC Transportation – no objection.

5. Policy Context

- 5.1. The following local policies are applicable:
 - Birmingham Unitary Development Plan 2005
 - Draft Birmingham Development Plan (2013)
 - Places for Living (Adopted Supplementary Planning Guidance 2001)
 - Extending your Home (2007)
 - The 45 Degree Code (Adopted Supplementary Planning Guidance 1996)

- High Street Sutton Coldfield Conservation Area

The following national policy is applicable:

- NPPF – National Planning Policy Framework (2012)

6. Planning Considerations

- 6.1. The main considerations are the scale and design of the proposed development, the impact upon the character and appearance of the conservation area and the impact upon the amenities of occupiers of the neighbouring dwellings.
- 6.2. I consider the scale and design of the proposed development to be acceptable; the proposed development would not detract from the character or architectural appearance of the existing property or wider Conservation Area. It would be in accordance with the principles contained within 'Extending Your Home' Design Guide.
- 6.3. My City Design Team have raised no objections to the proposal; minor changes to the single storey rear extension have been made in line with their comments.
- 6.4. While the proposed single storey rear extension would technically breach your Committee's 45 Degree Code to the nearest habitable window of the neighbouring property No. 34 Upper Clifton Road by 0.4 metres, the existing ground level differences and boundary treatment between the properties would mitigate any impact on the light and outlook to this neighbouring property. In addition, the proposed rear extension with a flat roof would not project above the height of the existing screening. The proposed development would comply with the 45 Degree Code in regard to No. 38 Upper Clifton Road.
- 6.5. Numerical guidelines set out in 'Places for Living' and 'Extending Your Home' would be met; as a result there would be no detrimental impact on neighbours light, outlook or privacy.
- 6.6. Transportation have raised no concerns in regard to the alterations to the front access and confirm that the proposal will have no implications on highway safety.

7. Conclusion

- 7.1. The development complies with the objectives of the policies outlined above and is of an acceptable design. I therefore recommend approval.

8. Recommendation

- 8.1. Approve subject to conditions

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| 1 | Requires the scheme to be in accordance with the listed approved plans |
| 2 | Requires the prior submission of sample materials |
| 3 | Limits the approval to 3 years (Full) |
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Case Officer: Ricky Chima

Photo(s)



Figure 1: Front Elevation



Figure 2: Rear Elevation

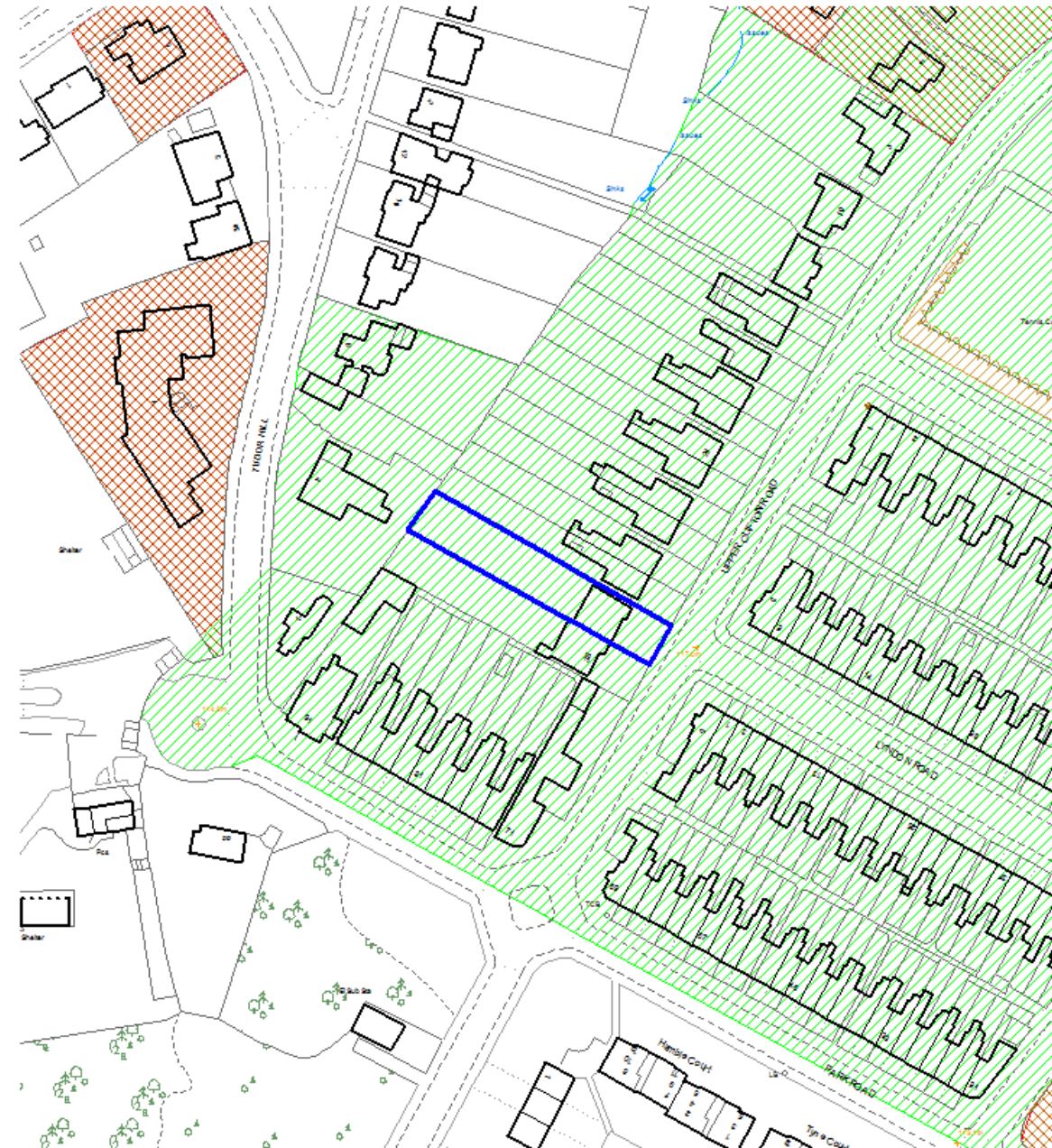


Figure 3: Front Elevation of No. 38 Upper Clifton Road



Figure 4: Street Scene

Location Plan



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