
Committee Date:	23/07/2015	Application Number:	2015/03811/PA
Accepted:	13/05/2015	Application Type:	Householder
Target Date:	08/07/2015		
Ward:	Bournville		

4 Linden Road, Bournville, Birmingham, B30 1JS

Erection of single and two storey side extension and single storey rear extension.

Applicant: Mr Giles Tinsley
4 Linden Road, Bournville, Birmingham, B30 1JS
Agent:

Recommendation

Approve Subject To Conditions

1. Proposal

- 1.1. Consent is sought for a two and single storey side and a single storey rear extension.
- 1.2. The side extension would be set back from the main frontage of the property by 1.05m, and would be 6m in width at ground floor and 3.5m at first floor. The single storey side element would have a flat roof with a parapet over, whilst the two storey roof would be a gable to match the main property. The proposed fenestration details would match the existing, with a dormer window to the first floor front.
- 1.3. The proposed single storey rear extension would be 2.8m in depth and the full width of the original application dwelling. The extension would have a single pitched roof over.
- 1.4. [Link to Documents](#)

2. Site & Surroundings

- 2.1. The application site comprises a traditional semi detached property within the Bournville Conservation Area. The site fronts onto Linden Road, with Oak Tree Lane to the rear. The surrounding area is residential in character.
- 2.2. The application property has brick elevations with a gable roof over. To the rear there is an existing conservatory adjacent to the boundary with No.6 Linden Road (to be replaced by this proposal). The frontage of the site contains an existing driveway and is enclosed by 1.4m high privet hedging. The rear garden of the application site contains mature landscaping and slopes away from a raised patio area down to the rear boundary with Oak Tree Lane. The rear boundaries are marked by 1.8m high close board fencing. There are mature shrubs and small trees along the rear boundary with Oak Tree Lane, and there is a large mature Yew Tree

located adjacent to the boundary of the application site with No's 135 and 137 Oak Tree Lane.

- 2.3. The adjoining property No.6 Linden Road has an existing two and single storey side extension and single storey rear extension similar to this proposal. No's 135 and 137 Oak Tree Lane and No.2 Linden Road form a terrace which is set perpendicular to the application site, fronting the junction between Oak Tree Lane and Linden Road. These properties are two storey traditional dwelling houses with single storey rear wings.

Site Location

3. Planning History

- 3.1. 2015/01244/PA- Erection of a two and single storey side and single storey rear extension- Withdrawn by the applicant.

4. Consultation/PP Responses

- 4.1. City Design and Conservation Team were consulted; no objections were raised to the principle of the proposal.
- 4.2. My Tree Officer has raised no objections, subject to a tree protection condition.
- 4.3. Neighbouring properties and local ward members have been consulted for the statutory 21 days, with a Site & Press notice displayed – one response was received from No.135 Oak Tree Lane: comments made rather than objection provided that reassurance can be provided on the following concerns: potential loss of light to rooms and garden, pruning, blocking of an existing access way during works.

5. Policy Context

- 5.1. The following local policies are applicable:
- Birmingham Unitary Development Plan (2005)
 - Places for Living (Supplementary Planning Guidance, 2001),
 - Extending Your Home (Supplementary Planning Document, 2007),
 - The 45 Degree Code (Supplementary Planning Guidance 1996)
 - Draft Birmingham Development Plan (2013)
 - Bournville Conservation Area Design Guide (1997)
- 5.2. The following national policy is applicable:
- NPPF - National Planning Policy Framework (2012)

6. Planning Considerations

- 6.1. This application should be assessed against the objectives of the policies as set out above. I consider that the design of the proposal and the impact upon residential amenities and the character of the area are the principal matters for consideration.
- 6.2. This application has been submitted following a recently withdrawn application. The earlier application was withdrawn by the applicant to allow for a tree survey to be carried out in order to fully assess any potential impact on existing trees within the site.

- 6.3. The proposal would comply with your Committees 45 Degree Code. The proposal would comply with the Code to the rear of No.6 Linden Road when taking into account the existing extension to the rear of this property.
- 6.4. Places for Living (SPG) and Extending Your Home (SPG) require a distance of 12.5m between windowed elevations and opposing one and two storey flank walls. A distance of 16m currently exists between the side flank wall of the application property and the rear windows of No.135 Oak Tree Lane and 2 Linden Road. This would be reduced to a distance of 10m at single storey and 12.4m at two storey following the proposed development. Although there would be a shortfall as a result of the proposed development, when taking into account the current arrangement, including the presence of the existing 1.8m high boundary fence, existing timber structure in the rear garden of No.2 and the flat roof design over the single storey element of the proposal, I do not consider that the impact on the neighbouring occupiers in terms of light and outlook would be sufficiently detrimental in order to sustain a refusal of the application.
- 6.5. Although the windows in the side elevation of the proposal would not meet with the separation guideline of 5m per storey to the rear boundaries of No's 135 Oak Tree Lane and 2 Linden Road, a condition is attached in order to ensure that the windows in the side elevation are obscurely glazed in order to protect the existing privacy of the neighbours. In addition, 'Permitted Development' rights should be removed by way of a condition in order to further protect the neighbouring occupiers future privacy. All other distance separation guidelines contained within 'Places for Living' and 'Extending Your Home' would be met.
- 6.6. The overall scale and design of the proposal is acceptable and would not compromise the existing character or architectural appearance of the existing property. The proposal is similar to an existing extension to the adjoining property No.6 Linden Road and as such would cause no unacceptable detriment to the Bournville Conservation Area or the surrounding street scene. The proposal would comply with the general design principles within Extending Your Home (SPD).
- 6.7. My Tree Officer has confirmed that the Arboricultural report, method statement and tree protection plan as submitted would ensure the protection of the mature Yew Tree within the site. Further to this, it is considered that the replacement of two Conifer Trees in the frontage of the site would be an improvement to visual amenity within the street scene. A condition is attached in order to ensure that the development is implemented in accordance with the information submitted.
- 6.8. Notwithstanding the concerns raised by the neighbouring occupiers; I consider that the impact on existing light and outlook would not be sufficiently detrimental in order to sustain a refusal of the application. Disruption during works and the use of the existing alleyway to the side of the application site would be covered by separate civil legislation.

7. Conclusion

- 7.1. While there is a breach of the guideline separation distance for the single-storey, flat-roofed extension, it would be minor in effect, In-the-round, the proposal is well-designed and meets with objectives of the policies as set out above.

8. Recommendation

8.1. Approve subject to the following conditions:

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- 1 Requires the prior submission of sample materials
 - 2 Requires the scheme to be in accordance with the listed approved plans
 - 3 Limits the approval to 3 years (Full)
 - 4 Requires the prior submission details obscure glazing for specific areas of the approved building
 - 5 Removes PD rights for new windows
 - 6 Arboricultural Method Statement and Tree Protection Plan - Implementation
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Case Officer: Kerry Challoner

Photo(s)



Figure 1. No.4 Linden Road



Figure 2. Frontage between No.4 Linden Road and No.2 Linden Road/ 135 Oak Tree Lane.

Location Plan



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