

DECISION DOCUMENT

APPLICATION NUMBER: 2018/02813/PA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICANT

Dr R Nandakumar
1 Chesterwood
Walsall
WS9 0PT

AGENT (if used)

Ben Parsons Design Limited
15 Moor Hall Drive
Sutton Coldfield
Birmingham
B75 6LP

BIRMINGHAM CITY COUNCIL GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS FOR THE FOLLOWING DEVELOPMENT IN ACCORDANCE WITH THE PLANS AND APPLICATION AS NUMBERED ABOVE:

Demolition of existing and erection of a replacement dwellinghouse

at

66 Westfield Road, Edgbaston, Birmingham, B15 3QQ

Conditions that affect this development or use

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- 1 Implement within 3 years (Full)
The development hereby permitted shall be begun before the expiration of (3) years from the date of this permission.
Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and the National Planning Policy Framework.
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- 2 Requires the scheme to be in accordance with the listed approved plans
The development hereby approved shall be implemented in accordance with the details submitted with the application and shown on drawing numbers: DWG. NO.1 - Existing Location Plan; DWG. NO.2 Rev. B - Proposed Block Plan; DWG. NO.3 Rev. B - Proposed Basement and Ground Floor Plans; DWG. NO.4 Rev. B - Proposed First Floor and Loft Floor Plans; DWG. NO.5 Rev. B - Proposed Front and Rear Elevations; DWG. NO.6 Rev. B - Proposed East and Wwest Flank Elevations; and DWG. NO.101 Rev. C - Proposed Hard and Soft Landscaping Plan and Front Elevation ('the approved plans')
Reason: In order to define the permission in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
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- 3 Requires the prior submission of sample materials
No development shall take place until samples of the materials to be used in the construction of the external surfaces of the dwellinghouse hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

- 4 No-Dig Specification required
No development shall take place until details for the proposed hard standing/access road/driveway located under the canopy of any tree to be retained have been submitted to and approved in writing by the Local Planning Authority. The hardstanding/access road/driveway hereby approved shall be constructed to a no-dig specification and above existing ground levels. The development shall be undertaken and maintained in accordance with the approved details.
Reason: In order to secure the satisfactory development of the application site in accordance with Policies PG3 and TP7 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
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- 5 Requires obscure glazing for specific areas of the approved building
All ground floor and first floor window(s) in the east and west flank elevations shall be installed with obscure glazing (to an equivalent of 'Pilkington 3' or greater) and thereafter retained as such.
Reason: In order to safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017, Places for Living SPG, Extending Your Home SPD and the National Planning Policy Framework.
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- 6 Landscape Plan - Details of hard and/or soft landscape details
The development shall be undertaken and maintained in accordance with the submitted Proposed Hard and Soft Landscaping Plan and Front Elevation (DWG. No. 101 Rev. C, dated June 2018) and installed prior to occupation.
Reason: In order to secure the satisfactory development of the application site, ensure a high quality of external environment and reinforce local landscape character in accordance with Policies PG3, TP3 and TP7 of the Birmingham Development Plan 2017 and saved Paragraph 3.14 of the Birmingham UDP 2005.
Reason: In order to secure the satisfactory development of the application site in accordance with Policies PG3 and TP7 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
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- 7 Requires the prior submission of boundary treatment details
No development shall take place until full details of the proposed front boundary treatment of the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include plans showing the locations of existing, retained and proposed new boundary treatments and scaled drawings indicating the positions, height, design, materials, type and colour of proposed new front boundary treatments. The approved scheme shall be implemented before occupation of the dwellinghouse hereby permitted and shall be retained thereafter.
Reason: In order to secure the satisfactory development of the application site in accordance with Policies PG3 and TP7 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
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- 8 Requires the Juliette balconies to be inward opening
The Juliette Balconies at first floor level at the rear elevation to serve the master bedroom and bedroom 4 hereby approved shall be fitted with inward opening doors and a safety balustrade with no external standing room prior to the first occupation of the dwellinghouse and thereafter maintained as such.
Reason: In order to safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017, Places for Living SPG and the National Planning Policy Framework.
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- 9 Requires Walk-out Balcony to be Retained
The walk-out balcony at first floor level at the rear elevation to serve bedroom 3 hereby approved shall be fitted with a safety balustrade and not enlarged and thereafter maintained as such.
Reason: In order to safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017, Places for Living SPG and the National Planning Policy Framework.

- 10 Redundant footway crossing to be reinstated to City specification at the applicants expense. Pedestrian visibility splay of 3.3m x 3.3m x 600mm high to be incorporated into the access. Reason: In order to ensure the safe movement of pedestrians using the adjacent highway in accordance with Policies PG3 and TP44 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.

Date: Friday 14th September 2018



Waheed Nazir, Corporate Director, Economy

P.O. BOX 28, Birmingham B1 1TU

**Please note
This is not a building regulation approval**

INFORMATIVE NOTE

Water supplies for fire fighting should be in accordance with the "National Guidance Document on the Provision for Fire Fighting" published by Local Government Association and WaterUK

Please ensure that you visit the following link before commencing any development:
<http://www.water.org.uk/home/policy/publications/archive/industry-guidance/national-guidance-document/national-guidance-document-on-water-for-ffg-final.pdf>

For further information please contact the West Midlands Fire Service Water Office at
water.officer@wmfs.net