

## DECISION DOCUMENT

**APPLICATION NUMBER: 2024/07689/PA**

### **TOWN AND COUNTRY PLANNING ACT 1990**

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

Remodelling of existing dwelling to include external alterations to front, rear and side elevations and erection of two storey rear and side extensions

at

14 Harrisons Road, Edgbaston, Birmingham, B15 3QP

#### **Conditions that affect this development or use**

- |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Implement within 3 years (Full)<br>The development hereby permitted shall be begun before the expiration of (3) years from the date of this permission.<br>Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and the National Planning Policy Framework.                                                                                                                                                                                                                                                           |
| 2 | Requires the scheme to be in accordance with the listed approved plans<br>The development hereby approved shall be implemented in accordance with the details submitted with the application and shown on drawing numbers PP-13611793v1, 13.001, 12.002 C, 12.001 A, 11.004 B, 11.003 D, 11.001 D, 02.004, 02.003, 02.002, 02.001, 01.003, 01.002, 01.001, 01.000 and 00.001 ('the approved plans')<br>Reason: In order to define the permission in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework. |
| 3 | Requires the submission of sample materials<br>Samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.<br>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 | Removes PD rights for new windows<br>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and/or re-enacting that order with or without modification), no windows shall be inserted or constructed other than those expressly authorised by this permission.<br>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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Simon Delahunty-Forrest

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

**INFORMATIVE NOTE(S) (if any)**

It is noted that the applicant dwelling is located within the Calthorpe Estate, which sets its own requirements in relation to development and design, meaning that additional approval should be sought from the Estate, in addition to this Consent.

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In arriving at this decision, Birmingham City Council has endeavoured to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework, paragraph 38.

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If you want to appeal this decision and to use the inquiry procedure, you now need to tell us, and the Planning Inspectorate, at least 10 working days in advance of appeal submission by emailing [inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk) and [planning.appeals@birmingham.gov.uk](mailto:planning.appeals@birmingham.gov.uk) of your intention. More information on this and a template to attach to your email can be found at <https://www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal>. Information and links to making any appeal can be found at <https://www.gov.uk/appeal-planning-decision>.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply. In this case that the development is subject of a householder application.