

From: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>
Sent: 23 Jan 2023 08:01:58
To: NewPlan2@bromsgroveandredditch.gov.uk
Cc:
Subject: FW: 22/01487/FUL - 61 Segbourne Road, Rubery
Attachments: 61 Segbourne Road (Planning)b.pdf

From: carl@whymoveimprove.com <carl@whymoveimprove.com>
Sent: 16 January 2023 11:02
To: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>
Cc:
Subject: RE: 22/01487/FUL - 61 Segbourne Road, Rubery

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Good morning David.

I hope you are well.

I have now had chance to sit down with my clients to run through the designs for 61 Segbourne Road.

I am pleased to say that they are in approval of them, can you please accept the drawings that are attached to this E-mail and attach them to the application ref. 22/01487/FUL and commence the consultation.

As always, Please let me know if you need anything further.

Kind Regards

Carl Jenkins
07865047278

From: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>
Sent: 09 January 2023 12:10
To: carl@whymoveimprove.com
Subject: RE: 22/01487/FUL - 61 Segbourne Road, Rubery

That's fine with me Carl

David Edmonds
Principal Planning Officer
Bromsgrove District and Redditch Borough Councils

Telephone 01527 881345

David.Edmonds@bromsgroveandredditch.gov.uk

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From: carl@whymoveimprove.com <carl@whymoveimprove.com>
Sent: 09 January 2023 12:08
To: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>
Subject: RE: 22/01487/FUL - 61 Segbourne Road, Rubery

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Thanks David.

I have arranged a sit down with my clients Saturday 14th to run through the amended design.

I will be able to confirm to you the drawings Monday 16th.

Hope this is OK.

Carl.

From: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>

Sent: 06 January 2023 17:33

To: carl@whymoveimprove.com

Subject: RE: 22/01487/FUL - 61 Segbourne Road, Rubery

Dear Carl Jenkins

I refer to our exchange of e-mails and telephone conference today regarding my concerns about the original design, my suggested alternative and your proposed further alternative which you have now illustrated in these potential amended drawings.

I understand you lack of enthusiasm for drawing up amended plans proposing an enlarged cat slide roof side and rear extension given the tapering side boundary which is particularly narrow at the front making a cat slide side extension challenging in terms of feasibility and visually.

Your further alternative has some planning merits in that although it would not recreate a cat slide roof it would remove the awkward juxtaposition of the single storey flat roofed and two storey gable ended side extensions and would have a side hip to match the angle of those on the host dwelling. Given the planning history of the application site – the extant planning permission for a first storey hipped roof side extension I consider this further potential amendment is potentially supportable provided the gabled rear two storey extension is changed to one having a hipped roof. This initial opinion is given without prejudice to the conclusions made following the publication of the application and the consideration of any representations arising.

Given the time lost to get to this stage and the need to get your client's approval to submit formally an amended plans can you please agree a 7-week extension of time – up to 24th February 2023

Yours sincerely

David Edmonds
Principal Planning Officer
Bromsgrove District and Redditch Borough Councils

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From: carl@whymoveimprove.com <carl@whymoveimprove.com>

Sent: 06 January 2023 16:24

To: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>

Subject: RE: 22/01487/FUL - 61 Segbourne Road, Rubery

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Good afternoon David,

As discussed, Please find attached the amended drawings which now has the ground floor front single storey element removed, I have also hipped the proposed 2 storey roof into the main roof line which I think looks more in keeping with the rest of the road.

I have also shown the neighbouring property in more detail to allow you to get a balanced feel of the two sides.

Let me know your thoughts and I will approach my clients with the idea.

Carl

From: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>

Sent: 06 January 2023 14:09

To: carl@whymoveimprove.com

Subject: RE: 22/01487/FUL - 61 Segbourne Road, Rubery

Dear Carl Jenkins

I have just called to try to discuss and clarify the idea for a re design which I set out in the e-mail. It is difficult to explain in words I am around today although intend to break for lunch now but will be back at 2 pm

Yours sincerely

David Edmonds
Principal Planning Officer

Telephone 01527 881345

David.Edmonds@bromsgroveandredditch.gov.uk

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From: carl@whymoveimprove.com <carl@whymoveimprove.com>

Sent: 06 January 2023 09:56

To: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>

Subject: RE: 22/01487/FUL - 61 Segbourne Road, Rubery

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Thanks David.

Would it be OK if I were to call you quickly about this? Or you could call me any time after 12.00?

I think things are getting "lost in translation" a bit regarding this one.

Many thanks

Carl.
07865047278

From: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>

Sent: 05 January 2023 10:38

To: carl@whymoveimprove.com

Subject: RE: 22/01487/FUL - 61 Segbourne Road, Rubery

Dear Carl Jenkins

Happy new year to you. I had a reasonable good Christmas and hope you did too.

By way of clarification the SPD advises that extensions should be subordinate in scale and not the central feature – paragraphs 3.15, 3.16, and for side extensions – 3.1.1 and 3.1.2 and the roof form (type and angle of pitch) should match the original dwelling – paragraph 3.1.8 of the SPD.

I accept that what was permitted under planning permission 21/01252/FUL and that this is a possible fall-back position. Although the assessment was brief and general and does not address the specific issue, I would surmise that since the scale of the proposed extension – just a first-floor side is relatively modest and that whilst the cat slide type of roof would be changed at least the proposed roof pitch angle would be the same as the other half of the pair of semi's. This can be distinguished from the current proposals which would have somewhat mismatched combination of single storey side flat roofed and two storey side gabled extension and two storey rear gabled extensions

I was trying to suggest the creation of a cat slide roof albeit with a modest set back instead of a single storey flat roofed side extension in front of the ridgeline of the house, rather than the retention of the existing cat slide roof. This would result in a wider bedroom 3 than is being proposed. The cat slide then could continue into the rear part of the proposed side extension to form an asymmetrical projecting rear extension. Part of the two-storey rear extension could project from the proposed ensuite par of bedroom 4. which would enable a full height for a reconfigured proposed fourth bedroom. Also having a cat slide rear extension would result in less loss of afternoon sunshine for no 59. If this idea is not clear, we could perhaps explore it in a teams meeting where we could share screens?

Regarding the comparisons with previous designs, I consider there 3 examples of first floor extensions and loss of cat slide roof shape in the immediate vicinity which can be seen from the application property to the north-east, the other two, to the east would be out of sight of the crescent alignment of this part of Segbourne Road. It is noteworthy that they all pre-date the current SPD and being first storey side rather than two storey and first storey side and rear they smaller than what is proposed in the current application. This would represent 3 out of 17 properties within the same vision field with the large majority having a cat slide type roof intact.

Yours sincerely

David Edmonds
Principal Planning Officer
Bromsgrove District and Redditch Borough Councils

Telephone 01527 881345

David.Edmonds@bromsgroveandredditch.gov.uk

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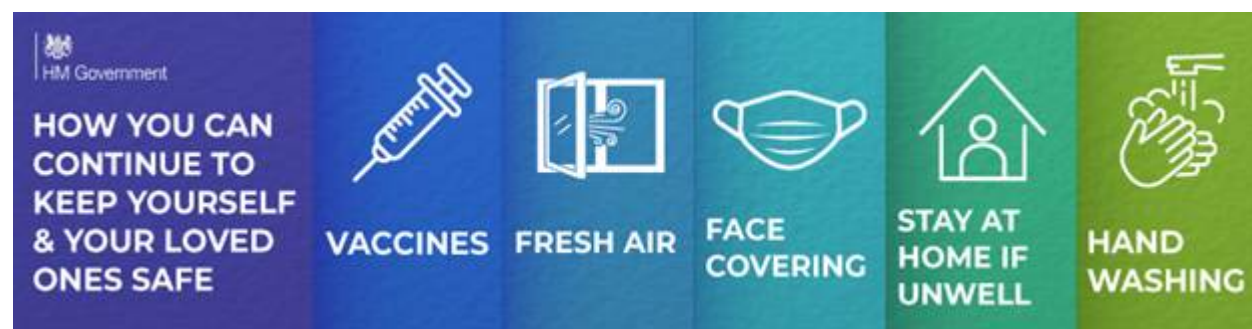
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From: carl@whymoveimprove.com <carl@whymoveimprove.com>
Sent: 04 January 2023 17:11
To: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>
Cc:
Subject: RE: 22/01487/FUL - 61 Segbourne Road, Rubery

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Good afternoon David,

Hope you had a nice Christmas and new year.

Apologies that it has taken me a week or two to reply, I have had a slightly elongated break over Christmas this year.

Many thanks for the E-mail below.

I am glad that you feel that the application hits all of the planning guidelines concerning the set down and set back of the proposed side extension, I am a little confused regarding your objection to the roof design however.

It seems your main concerns were to the removal of the existing Cat Slide roof, as you thought it would interrupt the Rhythm, symmetry and the local character of the estate. I'm not sure that you are aware but this application is actually a variation of a previous application ref 21/01252/FUL that was approved by Tara Usher in August 2021. If you refer to the attached drawings and Decision notice, you will notice that the removal of the "cat slide" roof was permitted and a 2 hipped replacement was deemed appropriate by the council only 18 Months ago. I realise that that application didn't show the additional two storey side extension but given that the precedent of the removal of the cat slide roof has already been established on this property and various other nearby properties I can't see how your concerns can be justified.

My clients were initially trying to retain the cat slide roof as this significantly reduced the cost of the project but the impact this roof had on bedroom 3 meant that the room was not fit for purpose and could only be used when combined with the proposed office. My clients wish to convert their property into a long term family home and require the extra bedroom to support their growing family requirements.

I have researched the local area (immediate vicinity) and have listed below examples of properties that all have the exact same house styles with removed "cat slide" roof details.

- 61 Segbourne Road – 21/01252/FULL
- 49 Segbourne Road – B/2007/0440
- 33 Segbourne Road – 14/0167
- 31 – Segbourne Road – B2002/1127
- 32 – Segbourne Road - Can't find application ref.
- 40 – Segbourne Road – Can't find application ref.
- 36 – Segbourne Road – Can't find application ref.

No 49,40,36 and No. 32 are all visible from my clients house and all the others listed are within 200 yards of the property. Refer to image below for locations.



I appreciate your help and time you have given to this application so far, I wonder if given the information above you could review your initial comments and let me know accordingly.

As always please let me know if you need anything to help.

Kind regards

Carl Jenkins
07865047278

From: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>
Sent: 22 December 2022 16:19
To: carl@whymoveimprove.com
Subject: 22/01487/FUL - 61 Segbourne Road, Rubery

Dear Carl Jenkins

Please accept my apologies for the delay in progressing this application. I continue to have a backlog situation related to the sustained higher than normal numbers of new applications in the last couple of years without a commensurate increase in staff resources. We mention that delays are occurring generally in the Development Management part of the Council's web site and as a footer in outgoing e-mails.

However, I have now had a good initial look at the application whilst checking for completeness (it is a valid application). In terms of planning merits I consider there are positives and negatives of the proposed design. On the positive side the proposed first floor of the two storey side extension is set substantially back – 2.7 metres and the roof ridge is set substantially down – 0.9 metres and at the front the width is relatively modest, such that it would be clearly subordinate. However on the negative side the proposed roof shape – the combination of flat roofed single storey and side gable ended two storey side and gabled ended two storey rear extensions would not complement the distinctive house type characterised by the long cat slide roof to the side. It seems to me that there is scope for an acceptable design involving retaining the front part of the cat slide roof and having hipped roofed first floor side extension emerging from that part of the house broadly to the rear of the ridgeline and two storey hipped roof rear extension. This would also maintain first floor space in that part of the house in front of the ridgeline,

The immediate vicinity – the cul de sac of Sedgemoor Road is characterised by the regular blocks of semi-detached houses with cat slide roofs to the sides such that having the proposed design would interrupt the rhythm and symmetry. Whilst I don't doubt there might be the odd example of a similar design on this house type within the housing estate as a whole this would not necessarily be the immediate vicinity which is defined in paragraph 1.4 of the Bromsgrove High Quality Design SPD as 'what is in your vision field'. Also if you are going to refer me to examples elsewhere in Rubery I consider it should be supported by some background like when it was granted planning permission and the nature of location. In saying this you would be aware that part of the purpose of the SPD is to raise design standards and not be stuck with basing proposed extensions on non-complementary designs for extensions from the past.

Therefore, my initial opinion is that the proposed design is not supportable, in these circumstances following the Council's custom and practice we have a period of negotiations before publicising the application.

I hope this is useful

Yours sincerely

David Edmonds
Principal Planning Officer
Bromsgrove District and Redditch Borough Councils

Telephone 01527 881345

David.Edmonds@bromsgroveandredditch.gov.uk

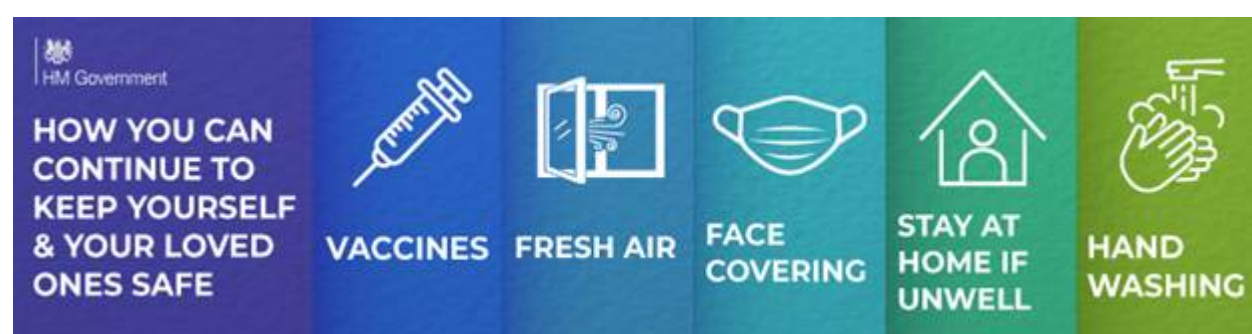
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From: Newplan <newplan@bromsgroveandredditch.gov.uk>
Sent: 22 December 2022 12:27
To: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>
Cc: Helena Plant - Development Management Manager <h.plant@bromsgroveandredditch.gov.uk>
Subject: FW: 61 Segbourne Road, Rubery, Birmingham, Worcestershire

Good Afternoon David,

Please see the email below, please could an update be provided. I have passed you details onto the customer for future contact.

Kind regards,

Ashleigh Johnson-Warburton
Planning Support Officer
Planning & Regeneration
Bromsgrove District Council and Redditch Borough Council
Tel: 01527 881770
Email: planninghistories@bromsgroveandredditch.gov.uk

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Please note: As you will appreciate the comments detailed in the response are my informal views only and are purely without prejudice to any formal consideration of this matter by the Council.

From: carl@whymoveimprove.com <carl@whymoveimprove.com>
Sent: 22 December 2022 11:30
To: Newplan <newplan@bromsgroveandredditch.gov.uk>
Cc: james.lees12@hotmail.co.uk
Subject: 61 Segbourne Road, Rubery, Birmingham, Worcestershire

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Hi,

I wonder if you can give me a quick update relating to this application.

We received an acknowledgement on 18th November 2022 but have not received anything since, I have checked the portal also and found it not to have been uploaded yet.

If you can please let me know the respective planning officer I will contact them directly.

Kind Regards

Carl Jenkins

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