

MOSELEY SOCIETY POLICY TO GUIDE RESPONSES TO PLANNING AND LICENSING APPLICATIONS – 2026

Since 1979, when The Society was founded, we have witnessed many changes. Change to national planning policies, including the relaxation of controls on 'permitted development', has combined with the increasing popularity of Moseley as a place to live, to increase pressure to improve and enlarge properties. As the recognised Amenity Society, we have the standard charitable objectives to promote high standards of planning and architecture; educate the public in the geography, history, natural history and architecture of the area of benefit; secure the preservation, protection, development and improvement of features of historic or public interest.

Our planning sub-group includes representatives, some with relevant professional backgrounds, from the Moseley Regeneration Group and some residents' associations, and it meets regularly to consider all planning and licensing applications in or affecting Moseley. In addition to national and city-wide policies (including the Birmingham Development Plan and the Birmingham Design Guide) we pay special attention to:

- Moseley Plan Supplementary Planning Document 2014
- Moseley Shop Front Design Guide
- The Conservation Area Character Appraisal and Management Plans for the two Conservation Areas – Moseley and St Agnes.

In responding to planning applications, our objective is to protect the architectural heritage of Moseley, and encourage the enhancement of its environment, both built and natural, by:

- Supporting well thought out extensions to properties that maintain or enhance the original character and opposing extensions that are out of character, over-large and unsympathetic. We will not normally support extensions which propose to fill the entire width of a site nor those with over-sized windows that are likely to increase light pollution and reduce energy efficiency.
- Supporting changes to frontages which maintain front gardens, include permeable surfaces and traditional front boundary treatments that comply with the statutory maximum height of 1m.
- Opposing development on sites with inadequate access, parking, or provision for bin storage and collection.
- Supporting developments which improve the built environment, the carbon footprint and sustainability of buildings, enhance vitality of the shopping centre and increase daytime footfall.

MEMBERS ARE ADVISED:

- Although The Moseley Society aims to liaise with Residents' Associations about applications in their areas, we rely on Members and Residents' Associations to contact the Society if they want their views on a particular application to be considered by the planning sub-group.
- We learn about applications from the Council's website or by notification from The Planning Department of 'significant' applications. Since 2013 Permitted Development (PD) rights have continued to be relaxed. If you have a concern about a property which you think may be the subject of planning applications/exercise of PD rights, you should contact: Planning and Regeneration, P.O. Box 28, Birmingham, B1 1TU; or email planning.registration@birmingham.gov.uk You can report an issue to Planning Enforcement officers, for example if you think a development that has been given permission is not being built to the design or measurements that were approved, using the online form here: https://www.birmingham.gov.uk/info/20160/planning_applications/23/planning_enforcement
- A useful tool to discover if permission is needed is via the national Planning Portal <https://www.planningportal.co.uk/permission/interactive-guidance>
- Custom and practice over many years dictates that the overwhelming majority of planning applications are dealt with by planning officers to whom the Council's Planning Committee has delegated authority. You can request that an application be considered by the full Committee, but normally this will only happen if the application is significant because of its scale, impact on the community, or consequences for planning regulations.