

Supplementary Planning Document

**House Extension
Guidelines**

Solihull MBC House Extensions Guidelines – Draft SPD

INTRODUCTION

PPS1 ‘Delivering Sustainable Development and the Solihull UDP advise that good design is a key element in achieving sustainable development that is of high quality. This guidance also seeks to promote and reinforce local distinctiveness based on an assessment of the character of the surrounding built environment.

The House Extension Guidelines have been reviewed in light of Proposal ENV2/2 - Protection and Enhancement of Amenity of the Solihull UDP. The guidelines offer advice for householders and professionals on the main principles of extending a dwelling, without unduly affecting neighbours and respecting the character of the area and existing property. The advice outlines the main considerations taken into account by the Council when assessing applications for extensions. Due to the diversity of dwelling types and styles throughout the Borough, it is neither possible nor desirable to include every eventuality. However, general principles can be applied in the majority of cases.

PERMITTED DEVELOPMENT RIGHTS

Permitted Development rights are afforded to most households to enable owners to carry out certain works without planning permission. It is important to check with Planning Services to ensure your property has these rights before carrying out any of the work detailed below. The contact details for Planning Services are given on Page 17.

Many of the works described here and throughout this booklet may require Building Regulations approval. Building Control can be contacted for confirmation of the requirements for all the works discussed herein via the details on page 17.

Permitted Development Rights Allow a Householder to construct certain extensions to their property without planning permission. The guide below is intended to show you what can be done without planning permission by householders whose properties have permitted development rights in place, based upon the General Permitted Development Order 2008, which came into force on 1st October 2008. If you are in any doubt contact the planning department using the contact details on page 17 or alternatively further guidance is provided on the Planning Portal web-site at www.planningportal.gov.uk . It should be noted that the rules are complex and subject to interpretation and exceptions, for instance in Conservation Areas and therefore, it is recommended that you discuss your proposal with the Planning Department before any works commence.

EXAMPLE



FURTHER EXAMPLES





A single storey extension must be no higher than 4 metres in total.

The depth of a single storey extension cannot exceed 3 metres for an attached house or 4 metres for a detached house.

The enlarged or extended part of the dwellinghouse, if within 2 metres of a boundary, must have an eaves height of no greater than 3 metres.

Two-storey rear extensions must not exceed 3 metres in depth, including the ground floor, for all dwellings. The extension must also be at least 7 metres from the boundary opposite the rear wall of the dwellinghouse.



Where the enlarged part of the dwellinghouse has more than one storey, so far as is practicable, the roof pitch shall match that of the original dwelling house.

The height of the part of the dwellinghouse being extended, improved or altered must be no higher than the highest part of the existing dwellinghouse. The eaves height of the proposed extension, improvement or alteration must also be less than the eaves height of the existing dwellinghouse.

In addition any extension must occupy less than 50% of the available garden space.

Any extension should also be constructed using similar materials that match the existing dwelling.

No verandas, raised platforms (above 30cm) or balconies are now permitted without planning permission.

Any upper-floor windows located on a side elevation are required to be obscurely glazed, and to be non-opening unless the opening parts of the window are installed at least 1.7 metres above the floor level of the room in which they are installed.

In designated areas, such as those listed on page 18, rear extensions of more than one storey require planning permission, as do side extensions. Properties in designated areas also require permission to clad any part of the exterior of a dwellinghouse with stone, artificial stone, pebbledash, render, timber, plastic or tiles.

Porches

The addition of a porch to the front of a property is treated separately from other extensions, and whether planning permission is required or not is judged on a separate set of rules. Planning permission would not be required for a porch providing:

- The ground area (measured externally) of the structure would measure less than 3 square metres.
- No part of the structure is more than 3 metres above ground level.
- No part of the structure would be within 2 metres of any boundary of the curtilage of the dwelling house with a highway (including footpaths, pavements and roads).

Dormer Windows

Dormer windows can generally be constructed without the need for planning permission. For a dormer window to be considered permitted development, and therefore not require planning permission, the dormer window must: -

- Not exceed the highest part of the existing roof.
- Not extend beyond the plane of any existing roof slope that fronts a highway and forms the principal elevation of the property.
- The cubic content of the resulting roof space would not exceed more than 40 cubic metres for a terrace property, or 50 cubic metres for any other property.
- Not consist of the construction or provision of a veranda, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

Dormer windows are not permitted without planning permission in Conservation Areas, as listed on page 18.

For further details regarding the provision of a hard surface at a property, alterations to a roof and the provision of an outbuilding please contact Planning Services using the contact details provided on page 17.

If your proposed scheme does not fall into the categories detailed above, or your house does not have permitted development rights, you will need to apply for planning permission. The following advice will help you prepare your scheme.

PREPARING YOUR PLANNING APPLICATION

DESIGN

□ Why does design matter?

So that the character and appearance of your home, and the streetscene in general, is not spoiled. A well-designed extension will actually enhance the appearance of your property and the neighbourhood.

□ So, what general design points need to be considered?

- The need to harmonise with the general character and appearance of the streetscene;
- The particular style of your home;
- The space around the dwelling;
- The roof and window design; and
- The effect upon neighbours.

CONSIDERATIONS TO BE TAKEN INTO ACCOUNT

The Council and planning officers will need to balance a large number of factors in considering whether planning permission should be granted for any extensions. The list below is not comprehensive and each factor will need to be given appropriate weight: -

- Extent of overlooking / loss of privacy;
- Dominance of extension over neighbours;
- Impact of proposal on streetscene;
- Terracing;
- Impact on design and appearance of dwelling;
- Daylighting and the 45° rule – see later;
- Impact on trees or other landscape features;
- Access and highway safety;
- Space and amenity standards; and
- Window and door details.

WHAT DO I NEED TO DO FIRST?

Have a general idea of what you want to do. It is advisable to seek professional help in drawing up plans but that choice is up to you.

When you have a firm idea of what you want to do it is always good practice to go and see your neighbours – try to avoid your extension affecting their privacy or dominating their home. Be prepared to compromise. If planning permission is required, the Council will automatically consult neighbouring householders and will take into account their views.

You may consult with the Council before submitting your planning application to see if your proposal is likely to be acceptable and avoid any unnecessary delays at the application stage. This advice will be given in the spirit of helpfulness and without prejudice to consideration of any formal application, which may be submitted.

Successful planning applications will need to obtain Building Regulations approval where appropriate; if it is required you should submit a formal application or Building Notice before commencing work. Contacts for Building Control are located at the end of this document.

FRONT EXTENSIONS

Extensions to the front of your house or any elevation that fronts a highway can often be obtrusive and such proposals are unlikely to be given planning permission where they introduce a prominent addition, detract from the overall appearance of the dwelling or unbalance existing harmony in the case of semi-detached and terraced properties. Front building lines are not necessarily sacrosanct and in some instances, where space allows, there may be scope for subservient and well designed extensions at the front of individually designed houses. This may include extensions to properties that are set substantially back from the highway or on staggered building lines, that take due account of the characteristics of the plot and the area in general.

- **Detached Garages**

The construction of garages and other detached buildings between the house and the road are not normally acceptable unless the building can be accommodated in an unobtrusive position that will not form a prominent feature or impinge on neighbours' amenity. In such instances where plot size is sufficient to accommodate a detached building a landscaping scheme may be required to screen/soften built form.

- **Porches**

It should normally be possible to design a porch to meet basic shelter requirements within permitted development allowances detailed on page 4. All porches should be well proportioned and integrate with the style and character of the existing dwelling, using matching facing materials and fenestration detail.

- **Parking Provision**

To avoid parked vehicles overhanging the pedestrian footpath extensions to the front of a dwelling should normally be able to retain **6** metres of usable driveway length. A minimum distance of **4.8** metres may be acceptable where a vehicle will not be parked in front of a garage door. Before converting a garage to a habitable room consideration should be given to loss of vehicle parking and storage space. Planning permission may not be granted where there is insufficient parking on the property frontage. Additional kerb side parking may compromise road capacity and traffic safety.

- **Boundary Treatments**

Boundary walls and fences adjacent to the road should harmonise with the character and local distinctiveness of the streetscene. Where there is a prevailing character the proposed wall should normally follow the height, style and facing materials within the streetscene to avoid introducing a prominent, hard landscaping feature.

It will not normally be acceptable to erect a front boundary wall/fence in areas of the borough characterised by an open plan layout. Particular care is needed when proposing side garden walls/fences on corner plots in order to avoid over prominence within the streetscene.

Some modern estates within the borough are characterised by an “open plan” approach and many properties have covenants within their deeds that prohibit such boundary walls and fences to be erected. This will include areas of open space on road corners and alongside properties. Such areas are very important to the appearance of the area and the Council will generally not allow them to be incorporated into a scheme for the extension of the property in their entirety, although some limited encroachment may be acceptable for a suitably designed scheme.

In instances where high level walls and pillars are acceptable, consideration must be given to available visibility when exiting the driveway to safeguard traffic and pedestrian safety. Gates with vehicle access should normally be set **5.5** metres from the back of the pavement and open inwards to ensure waiting vehicles do not obstruct pedestrian and traffic movements. There may, however be instances where this requirement can be relaxed depending on the location of the vehicle access crossing and local traffic conditions.

Landscaping features should, wherever possible, be retained. Alternatively the use of soft landscaping, such as shrubs and hedges, maintained to an appropriate height can provide an effective boundary that will enhance the green character of a suburban street.

SINGLE STOREY SIDE EXTENSIONS

- Single storey side extensions should be designed to integrate with the style and character of the existing dwelling, with consideration given to matching facing materials, fenestration and roof details. The single storey side extension’s ridge height should normally be below the eaves level of a two-storey house to give clear definition between single-storey and two-storey elements.
- Where space permits the retention of a passageway between the side extension and common boundary should be considered. This will enable access for maintenance purposes, allow transportation of refuse and garden waste, without passing through habitable rooms and give the dwelling setting within its own plot.

FIRST FLOOR/TWO STOREY SIDE EXTENSIONS

The space around a dwelling and the gap(s) (if any) to the boundary usually make a very important contribution to the appearance of the house and the character of your neighbourhood.

First floor extensions are therefore of particular concern, and the Council is anxious that such gaps are protected so that detached and semi detached homes do not appear to be terraced, cramped, or unreasonably 'squeezed' into the plot. In some cases, in roads characterised by spacious settings, the gap to the boundary should never be filled, or the space to the boundary may need to be more generous. This is to protect the spacious character of the area and not necessarily to prevent terracing.

Many roads in the Borough contain semi-detached houses linked at ground level by garages three metres or so wide. To erect a usable first floor extension over the garage usually means building to the boundary unless an alternative acceptable siting can be found. This has the potential for a terracing effect, which the Council will normally resist.

The following criteria will apply to first floor extensions: -

- Any terracing effect between dwellings is to be avoided. A reasonable gap to the boundary must be retained of at least 1-metre in most cases. A larger gap will be necessary for properties in spacious settings. This will also apply, where appropriate, to rear extensions. It should also be noted that extensions that occur behind the main building line should not close off the reasonable gap.



✗ Terracing effect and loss of gap between properties originally built as semi-detached

- The space on corner plots between the dwelling and the road makes an important contribution to the open and green character of suburban areas and often emphasises a road junction. As each corner plot is unique, a side or indeed rear extension will need to be considered in context with the surrounding area, the building line to the rear of the plot and any existing landscaping features. Side extensions should not compromise road safety or visibility splays. A side extension must be in proportion to the existing dwelling and a generous gap should normally be retained to preserve the openness of the corner plot.
- To ensure the extension is well proportioned its width should normally be significantly less than the width of the original dwelling. The cumulative effects of extensions to the property will be considered.
- In instances where the side boundary tapers away from the dwelling the extension should be parallel to the dwelling and not follow the boundary. This is to ensure integration with the host dwelling and a simple roof design.
- Some modern estates within the borough are characterised by an “open plan” approach. This will include areas of open space on road corners and alongside properties. Such areas are very important to the appearance of the area and the Council will generally not allow them to be incorporated into a scheme for the extension of the property in their entirety, although some limited encroachment may be acceptable for a suitably designed scheme.
- Most first floor extensions should be subservient to the existing dwelling in design and external appearance, with a lower ridge height and set back from the front main wall of the house by a minimum of 1 metre. The Council will seek to ensure extensions are subservient for the following reasons:
 - To create a visual break in the ridge line and front main wall;
 - To retain the original proportions of the dwelling;
 - To retain symmetry between semi-detached dwellings;
 - To ensure the extension does not visually compete with the main dwelling;
 - To minimise the impact upon the open space between dwellings;
 - To reduce prominence within the streetscene; and
 - To help with bonding and matching materials.

The Council will consider the merits of each proposal and its context within the streetscene. There will be instances where an extension will require a greater level of subservience or it may be more appropriate to extend to a non-subservient design. Particular house types are detailed below: -

- **Detached dwellings** should have a subservient first floor extension with a lower ridge height and should be set back from the front main wall of the house by a minimum of 1 metre. In certain circumstances gable-end dwellings, particularly of narrow width or properties with a prominent forward gable projection may be considered with a non-subservient extension. However, the extension should remain proportionate and retain a balanced appearance to the dwelling. Nevertheless an adequate gap to the side boundary must be maintained.



✗ Overdominant/unbalancing



✓ Subservient

- **Semi-detached dwellings** are normally designed as a pair and in order not to upset the symmetry of the architectural unit a first floor side extension must be subservient. The minimum set back from the front main wall should be 1 metre.
- On semi-detached dwellings with a side cat-slide roof that creates a distinctive ‘v’ shape between each architectural unit the set back should be a minimum of 1-metre to help retain the original proportions of the front main wall and cat-slide roof.



Distinctive ‘V’ shape between dwellings



✓ Subservient

- A subservient ridge height will not normally be required on detached, gable-fronted dwellings, which have a shallow roof pitch. Nevertheless a 1 metre set back from the front main wall of the dwelling will be required to retain the dwelling’s original proportions.
- An end of **terrace building** will normally be required to have a subservient extension with a minimum 1 metre set back, unless space allows the proposed extension to follow the design, rhythm and proportions of the existing terraced block. An adequate gap between the extension and the boundary should still be retained.

- Where there is a 1m wide joint passageway between otherwise closely related dwellings or where there is little likelihood of the gap to the boundary of the adjacent dwelling being filled, that space may be considered sufficient to prevent terracing. In such instances the extension must be made subservient with a minimum 1-metre set back from the front main wall of the house, minimising the impact on the remaining gap between dwellings.



Closely related dwellings with a shared access

REAR EXTENSIONS

- As with all extensions, a rear extension should be designed to integrate with the style and character of the existing dwelling, with consideration given to matching facing materials and fenestration.
- Flat roofs may be acceptable only on single storey extensions when they are not visible from public views, however the Council considers pitch roofs to be a better design solution and easier for future maintenance. First floor rear extensions should have an integrating roof that respects the existing pitches of the main house.
- First floor side facing windows on rear projections located close to the adjoining boundary can cause overlooking or the perception of overlooking and will not be permitted where they face directly onto private rear garden areas. Smaller non-habitable windows may be acceptable where they have obscure glazing and top-opening lights or opening restrictors. Obscure glaze refers to patterned or frosted glass/glazing materials which let in light but restrict clear vision.
- Particular care is needed where balconies are proposed. The Council's main priority is to retain privacy to neighbours' habitable rooms and private gardens. Where overlooking will occur balconies will normally be resisted.
- Conservatories and extensions which have predominantly glazed elevations located close to the adjoining boundary should have obscure glazed top lights as the higher internal level may enable overlooking onto a neighbouring rear garden or windows. It may also be appropriate

to require boundary fencing to be increased in height or retained by condition to ensure that neighbouring privacy is not compromised.

- It should normally be possible to erect a detached garden building, such as a shed or garage, under permitted development allowances. For details of the permitted development allowances relating to garden structures and outbuildings please contact planning services using the contact details on page 17. Garden structures should aim to reflect the style of the dwelling and an adequate level of amenity space must be retained in the back garden. Consider carefully the location of detached garden buildings.

ROOFS & CHIMNEY STACKS

- Avoid flat roofs – they are prone to long term maintenance problems and often look ugly, unless they respect the prevailing character of the area.



✗ Flat roof – poor integration, unsightly, future maintenance problems

- Use a pitched or hipped roof dependent on the character of the home
- Normally the roof extension should respect the pitch and ridge heights of the main house
- Avoid clumsy junctions between new and old guttering.
- Use tiles from the back of the house on the front to help improve integration of the extension.
- Chimneystacks make an important contribution to the character and appearance of your home, the streetscene and the skyline. Extensions and roof alterations should



not result in the loss of a dwelling's chimneystack and the Council will ensure, wherever practical, that a feature chimney is retained.

DORMER WINDOWS

In certain circumstances dormer window extensions may be constructed under permitted development allowances detailed on page 5, however Building Regulation approval will be required. The following criteria will apply for dormer window extensions:

- Dormer windows should be modest, well proportioned and in keeping with the vertical proportions of the main elevations.
- Dormer windows should sit exclusively within the roof plane they are located on, away from the edges of the roof. Wrap around dormers will not be permitted.
- Dormer windows should be set below the main ridge so as not to dominate the existing roof. The bottom edge of any dormer should be set above the eaves line of the existing roof unless the style of the property requires otherwise, for example a cottage style property with dormers breaking the eaves line.
- Avoid large box dormers on rear elevations.
- Planning permission is automatically required for dormer windows located on a roof slope fronting a highway. Due to their prominence such dormers will normally be resisted unless they are an established part of the character of the streetscene, particularly well designed and unobtrusive.

Most side dormers that afford access to loft conversions invariably look very clumsy and should be avoided. Wrap-around dormers or dormers above the ridge height will almost always be refused, as they are rarely so unobtrusive as to be acceptable. The dwelling may not be suitable for a loft conversion if the dormer window cannot comply with the above guidance.



× Wrong



× wrong



✓ Right

STYLE AND CHARACTER

Try to follow the style, character and appearance of your original home. Extensions should appear as an integral but subservient part of the existing house, and not something ‘tacked on’ as a later addition. Eaves lines and fenestration should follow through. Ensuring this will help to maintain the character of your house and retain an appealing streetscene.

MATERIALS

- Match the colour and texture of the facing brick or render of the existing house
- Try to match the brick size, bonding and mortar colour
- Continue string courses or any other special features
- Use the same colour, pattern, texture and type of tiles

WINDOWS AND DOORS

- Use the same pattern of windows and doors as on the existing house carrying through the line of sills and lintels. Ensure that the proportions of the window and door modules are replicated to maintain a balanced appearance. First floor windows are often used for fire escapes and minimum sizes may need to be applied to meet Building Regulations approval.
- Use the same shape and alignment of materials as the existing house.

IMPACT ON YOUR NEIGHBOURS

- **How might your extension affect neighbours?**

The main impact upon neighbours is through loss of direct sunlight or general daylight; a general overbearing or dominating effect from an extension that is too large or too close to the adjacent property and unreasonable loss of privacy from overlooking windows, particularly at first floor level. In order to safeguard the amenity of occupiers of neighbouring dwellings the Council will normally apply the following standards:

- **The 45-Degree Rule of Thumb**

The Council will apply the 45-degree rule (see following sketch) to what is likely to be acceptable when drawing up an extension. First floor extensions are usually the cause of most neighbours' concerns as they can have a greater effect upon outlook and light levels than single storey extensions. A first floor extension that breaches the 45-degree rule will normally be unacceptable. Single storey extensions are usually considered with greater flexibility given that permitted development rights allow a terraced/semi detached property to extend to the rear by 3 metre extension and a detached by 4 metres. The 45-degree rule will not always be appropriate and in certain cases there will be other factors that will carry as much and potentially more weight, such as orientation, and changes in levels..

The 45-degree angle is calculated from the centre point of the nearest main habitable room window (bow, bay or flush-fitting) on the neighbouring property and any extension that breaches that angle can reasonably be expected to affect outlook and light to neighbouring properties.

- Side facing windows, which are secondary to a rear-facing window, will not normally be considered.
- If your neighbour has an existing extension adjoining the boundary the calculation will be taken from the centre point of the nearest habitable room window in that extension.
- If your neighbour has a predominantly glazed extension, such as a conservatory, the calculation will be taken from the original window opening in the main wall of the house to which the conservatory is attached.
- Side facing kitchen windows will not receive the same amount of protection of daylight standards.

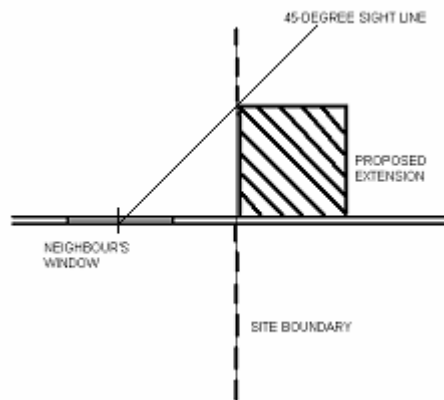
What is a habitable room?

Habitable rooms include:

- Kitchens
- Living rooms
- Dining rooms
- Main bedrooms
- Small bedrooms/box rooms

Non-habitable rooms include:

- Garages
- Bathrooms
- Halls and landings
- Utility Rooms



How the 45-degree rule is measured

YOUR NEIGHBOUR'S PROPERTY

Sometimes the construction of an extension on or close to your neighbour's property means that the eaves or gutters will overhang the boundary, or the foundations need to encroach onto your neighbour's land. This can often lead to a neighbour dispute and it is usually best to design the extension so that all works are within the boundary of your own property.

If your extension does encroach, we advise that you discuss the matter with your neighbours first and obtain their permission: your planning application will need to confirm that you have served due legal notice on your neighbours. You also have a duty to resolve matters under the Party Wall Act with them, should this be relevant to your proposal. A leaflet explaining this Act is available from Planning Services.

EXTENSIONS IN THE GREEN BELT

Properties which fall inside the Green Belt have tighter restrictions placed on them in terms of development. In order to preserve the openness of the Green Belt, there is a presumption against inappropriate development, and as such the Council seeks to limit extensions to dwellings to ensure that they are not disproportionate.

Most householders are able to perform a certain level of extensions without planning permission under permitted development rights (see pages 2-5), however extensions further to those detailed on pages 2-5 will require planning permission.

As well as ensuring that the external appearance and design of any extensions are appropriate to their surroundings, it is the concern of the Council to ensure that extensions should not turn small houses or cottages into mansions within the Green Belt. The cumulative effect of previous extensions will be taken into account.

For this reason the Council will limit extensions to any property to no more than 40% of the original habitable floor space (original being the habitable floor space when the property was built, or as it was in 1947 if built before this date). These restrictions apply to all properties outside settlements in the Green Belt. The policy will not be applicable to properties within established ribbons of development, but will be applicable to those properties on the ends of ribbons of development. A ribbon of development is a run of 10 or more dwellings, which closely relate to one another and are not sporadic. The 40% permissible is inclusive of any extensions carried out under permitted development rights, any unimplemented approvals. All measurements are taken externally.

When calculating permissible floor area any buildings within 5 metres or extensions that are to be demolished can be deducted from the allowable floor area of the proposal, so, if a property has a floor area of 100m², the permissible increase would be up to an additional 40m². If the original 100m² dwelling included a 10m² extension that was to be taken down, this area could be added to the allowed increase, allowing for a 40m² increase. The applicant may revoke unimplemented prior permissions in order to allow for increases in floor space to dwellings with the approval of the local authority.

In all cases the Council will require a detailed survey, which shows the curtilage, dwelling and its outbuildings.

Proposals falling within the 40% tolerance detailed above will not automatically be granted permission, as the application will be subject to the same considerations as detailed in the rest of this document.

GENERAL MATTERS

Planning application forms are available on our website: www.solihull.gov.uk or at www.planningportal.gov.uk. These set out details of the plans that need to be submitted together with details of the proposal, a certificate of ownership and fee details.

SECURED BY DESIGN

Extensions should not compromise the security of your own or neighbouring premises. If you destroy natural surveillance, you may be creating an environment in which the criminal can work unhindered.

If you wish to discuss security any further, talk to the Crime Prevention Officer at your local police station.

CAN I OBTAIN FURTHER ADVICE FROM THE COUNCIL?

Yes. If having read these guidelines you would like to discuss your ideas with the Council before proceeding, please contact a Planning Officer who will be pleased to assist: we want to help you to get your application right first time.

Solihull Metropolitan Borough Council Planning Services

Address:

Head of Planning Services,

PO Box 11652,

Council House,

Solihull

B91 9YA

Telephone Enquiries: 0121 704 6373.

Building Control can be contacted via our main switchboard on 0121 704 6000.

DESIGNATED AREAS

Designated areas, where further permitted development restrictions apply as detailed on pages 4-5 are as follows:

Conservation Areas

There are 18 Conservation Areas in the Borough of Solihull. These are areas that have particular local historical or architectural merit. This list details the conservation areas in the borough. The exact locations covered by the conservation areas can be obtained by contacting the planning department via the contact details on page 17.

The 18 Solihull Conservation Areas are:

- Ashleigh Road Conservation Area
- Barston Conservation Area
- Berkswell Conservation Area
- Bickenhill Conservation Area
- Castle Bromwich Conservation Area
- Grove Avenue Conservation Area
- Granville Road Conservation Area
- Hampton-In-Arden Conservation Area
- Knowle Conservation Area
- Malvern Hall / Brueton Avenue Conservation Area
- Malvern Park Farm Conservation Area
- Meriden Green Conservation Area
- Meriden Hill Conservation Area
- Olton Conservation Area
- Solihull Town Centre Conservation Area
- Station Approach, Dorridge Conservation Area
- Temple Balsall Conservation Area
- Walsall End Conservation Area
- Warwick Road Conservation Area
- White House Way Conservation Area

Listed Buildings

Listed buildings, and properties within the curtilage of a listed building, are subject to more strict legislation with development that can and cannot take place. Please contact the Planning department for further advice.