

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	HH/2017/0122
<b>Site:</b>	25 North Avenue
<b>Ward:</b>	Lower Stoke
<b>Applicant:</b>	Mr Gaffer
<b>Proposal:</b>	Erection of side/rear extension and conversion of kitchen diner into bedroom and wetroom
<b>Case Officer:</b>	Alan Lynch

### ***SUMMARY***

The application proposes to erect an extension which is to be used as a bedroom and a wet room for a disabled person.

### ***KEY FACTS***

<b>Reason for report to committee:</b>	Representations from more than 5 properties
<b>Current use of site:</b>	Residential

### ***RECOMMENDATION***

Planning committee are recommended to grant planning permission subject to conditions

### ***REASON FOR DECISION***

4. The proposal is high quality design improving the character of the area
5. The proposal will not adversely impact upon highway safety
6. The proposal will not adversely impact upon the amenity of neighbours
7. The proposal accords with Policies BE 2 BE 9 and AM22 of the Coventry Development Plan 2001, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

The application proposes to erect an extension which is to be used as a bedroom and a wet room for a disabled person. The proposal modifies an existing planning permission (HH/2014/3530) which was to provide additional living accommodation into a bedroom for a disabled person and a carer sharing the same room. The proposals additional built form is to provide a wet room for the disabled person.

The proposed side extension would measure 6.2m wide, 12.8m deep with a 4m projection beyond the rear building line. The wet room would project 3.0m from the rear of the extension and would be 2.6m wide. The roof above the main part of the extension would be 6m high at the ridgeline and 2.5m at the eaves to align with the ridge and eaves of the existing bungalow. The wet rooms' ridge would be 3.7m high. The side extension would replace the existing garage, although it would be 1.4m wider than the existing garage. The side boundary is angled and the extension would be set between 0.6m and 2.8m off the boundary.

An arboriculture impact assessment and tree protection method statement has been submitted with the application to assess the impact on the nearby trees.

A very similar extension was granted permission by the Planning Committee on the 6<sup>th</sup> March 2015 and this permission is still extant.

### **SITE DESCRIPTION**

The application site is a 1960's bungalow within the Stoke Green Conservation Area. The bungalow is located on a substantial plot of land on the south-eastern corner of Central Avenue and North Avenue. The bungalow is constructed of red bricks with grey interlocking roof tiles to the pitched roof. The application site adjoins the boundaries with Nos.19 and 21 Central Avenue to the south (rear) and No.27 North Avenue to the east. The Stoke Green Conservation Area comprises dwellings of various designs ranging from Victorian, Edwardian through to modern bungalows and houses.

### **PLANNING HISTORY**

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
HH / 2016 / 2653	Rear extension on to bungalow	Withdrawn because of effect on tree protected by a TPO
HH/ 2014 / 3530	Single storey side and rear extension	Approved at committee 6/3/2015

## ***POLICY***

### **National Policy Guidance**

National Planning Policy Framework (NPPF). The NPPF published in March 2012 sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this adds further context to the NPPF and it is intended that the two documents are read together.

### **Local Policy Guidance**

The current local policy is provided within the Coventry Development Plan 2001 (CDP) relevant policy relating to this application is:

OS4 – Creating a more sustainable city

### **Emerging Policy Guidance**

The Draft Local Plan 2016 to 2031 has been submitted to the Inspectorate, examination hearings are currently underway. Whilst the policies do not hold significant weight at this time, they will gain weight as the local plan continues through the process. Policies within the draft local plan that are relevant include:

Policy DE1 – Ensuring High Quality Design

### **Supplementary Planning Guidance/ Documents (SPG/ SPD):**

SPG Design Guidelines for New Residential Development

SPD Delivering a more sustainable city

## **CONSULTATION**

No Objections subject to conditions received from:

Tree protection officer (CCC)

No objections have been received from:

Conservation (CCC).

Ecology have requested that informatives be added to any decision.

Immediate neighbours and local councillors have been notified; a site notice was posted on 25 Jan 2017. A press notice was displayed in the Coventry Telegraph on 26/01/2017.

6 letters of objection have been received, raising the following material planning considerations:

- a) Building will be too large for its plot
- b) Will not retain sufficiently large garden
- c) Encroaches too far onto root system of trees
- d) Property would look out of balance
- e) Encroach too much on neighbours properties
- f) Amenities of street scene and Stoke Park conversation area would be harmed

- g) Three trees felled
- h) Extension blocks sun light into garden

2 letters of support have been received, raising the following material planning considerations:

- i) Only amendment to original
- j) Provides help to disabled person

Within the letters received the following non material planning considerations were raised, these cannot be given due consideration in the planning process:

Risk of house becoming HIMO

Any further comments received will be reported within late representations.

### ***APPRAISAL***

The main issues in determining this application are principle of development, impact on Conservation Area, impact upon neighbouring amenity and effect on trees protected by a TPO.

#### ***Principle of development***

The proposed extension of a residential house inside its own curtilage is acceptable in principle.

#### ***Impact on the Conservation Area***

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires that, in considering development proposals in or adjacent a Conservation Area, the local planning authority have a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. There is a strong presumption against proposals which conflict with this objective. Therefore, all proposals for development within the Conservation Area must respect its character and appearance, and at the very least demonstrate that they will not result in harm.

Policy BE9 of the Coventry Development Plan 2001 indicates that "development within, or affecting the setting of, a Conservation Area will only be permitted if it would preserve or enhance the character or appearance of the Area". Policy BE9 also states "the acceptability of development will be determined on the basis of the scale, massing, siting, design and materials of any new building or structure". Any proposal must also be assessed against the advice within the Supplementary Planning Guidance 'Extending Your Home – A Design Guide' prepared in accordance with H4 and BE2 of the adopted CDP.

The SPG 'The Stoke Green Conservation Area Control Plan' gives design guidance for new developments, some of which relate to this proposal:

- A substantial hedge should be provided along the road frontage of sites, close to the back of the footway;
- Breaks in existing or new hedges at the front of sites should be minimised.
- A suitable vision splay will be required in the interest of road safety;

- Buildings should normally be set back from the road by at least 5m or follow the existing building line of adjacent houses;
- Buildings and extensions should reflect and complement the historic character of the area, which dates from the late Victorian period.
- Appropriate design materials and detailing will be required;
- The provision of car parking should not result in the substantial loss of garden areas.

The existing bungalow is not a traditional design within the Conservation Area and has a flat roofed garage. The proposed side extension, with a ridged roof, would create a balanced frontage which would have a positive impact on the street scene and the appearance of the Conservation Area. The SPG for Stoke Green Conservation Area requires the retention of the mature hedgerow that characterises the Conservation Area and for vehicular accesses to be kept to a minimum. The side boundary is angled and the extension would be set between 0.6m and 2.8m off the boundary. This proposal does not involve the removal of the hedgerow and does not seek to extend the vehicular access into the site. Although three small trees will be removed from the site as a result of the proposal, these trees have limited visibility from public areas and minimal amenity value and, therefore, it would not be prudent to impose tree protection orders on them. In order to safeguard the other nearby trees and hedgerow, a tree survey was carried out as part of the planning application. The subsequent report/tree protection plan and recommendation were found satisfactory by the City Council's Tree Officer. It is considered that the proposed development will have no demonstrable impact on the mature hedgerow around the perimeter of the site and subsequently the proposed extension would not harm the landscaped character of the Conservation Area.

#### ***Impact on the residential amenity***

The proposed extension, owing to its size, scale, mass and position in relation to the existing dwelling and neighbouring properties, would not result in harm to the residential amenities of neighbouring occupiers. The distance between the rear of the main part of the extension and No.21 Central Avenue is 6m to their garage but approximately 11m to windows in the rear elevation of the main house, and is set at an angle. The smaller and lower wet room is closer at only 8m from the windows. Although the application site is approximately 0.5m higher than properties in Central Avenue, there is a 1.8m boundary fence and the separation distance to the proposed extension would not be detrimental to the living conditions of the occupiers of neighbouring properties. No.27 North Avenue is elevated above the application site; is set over 12m from the shared boundary; and has a garage obscuring the view of the proposed extension. Other adjoining properties at Nos.19 Central Avenue and 11 East Avenue are set 16m and 20m from the extension respectively. For these reasons, it is considered that the proposal would accord with Policy H4.

#### ***Other considerations***

The Stoke Green Conservation Area Control Plan states that the provision of car parking should not result in the substantial loss of garden areas. In this instance, the proposal would not change the existing parking provision, which includes one space inside the garage in addition to off-street parking in front of the garage. Overall, the proposal would not result in a significant loss of garden area within the site.

With regard to the effect on protected trees. The amended location of the extension when compared to the location of the wet room in the withdrawn application (HH/2016/2653) is far enough from the protected trees, given suitable protection measures as recommended by the tree officer, not to cause significant harm to the trees protected by the Tree Preservation Order.

### **CONCLUSION**

The proposal is not considered to be harmful to the Conservation Area and therefore will preserve its character. The position of the extension is now considered to be acceptable distance from the trees. The proposed extension accords with development plan policies and supplementary planning guidelines and therefore it is recommended that permission be granted. The reason for Coventry City Council granting planning permission is because the development is in accordance with Policies BE2, BE9 and H4 of the Coventry Development Plan 2001, SPG, together with the aims of the NPPF.

Therefore the application is considered acceptable as it is unlikely to cause harm to the neighbouring amenities, character and visual amenity of the area.

### **CONDITIONS/REASON**

1. The development hereby permitted shall begin no later than three years from the date of this permission.

**Reason:** *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved documents.

Drg No. 1/10/14-01 Rev E

Drg No 1/10/14-02 Rev E

**Reason:** *For the avoidance of doubt and in the interests of proper planning.*

3. No facing materials shall be used other than materials similar in appearance to those used in the construction of the exterior of the existing building.

**Reason:** *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy BE2 of the Coventry Development Plan 2001.*

4. The existing hedge(s) indicated on the approved plans to be retained shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height of the hedge(s) falls below the height shown on the approved plans without the written consent of the local planning authority. Any hedge(s) removed without consent or dying, or being severely damaged or diseased or becomes, in the opinion of the local planning authority, seriously damaged or defective, within five years from the substantial completion of development shall be replaced within the next planting season with hedging, tree(s) and/or shrub(s) of such size

and species details of which must be submitted to and approved by the local planning authority. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Rootballed Trees and BS4428 - Code of Practice for General Landscape Operations (excluding hard surfaces).

**Reason:** *In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policy BE9 and GE14 of the Coventry Development Plan 2001.*

5. No development or other operations (including demolition, site clearance or other preparatory works) shall commence unless the tree protection measures identified in the approved application documentation have been put into place in full accordance with the approved details and thereafter shall remain in place during any such construction work unless otherwise agreed in writing by the local planning authority. In addition no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy of any protected tree(s); no equipment, machinery or structure shall be attached to or supported by a protected tree(s); no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).

**Reason:** *To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE14 of the Coventry Development Plan 2001.*

[Existing side & rear plans 8-01E](#)  
[Proposed side & rear plans 8-02E](#)