

Planning Committee Report	
Planning Ref:	HH/2017/0706
Site:	24 Portwinkle Avenue
Ward:	Upper Stoke
Applicant:	Councillor Caan
Proposal:	Erection of a two storey front and rear extension, raised roof ridge height and installation of dormer windows on the rear elevation
Case Officer:	Rebecca Grant

SUMMARY

The application proposes extensions and alterations to an existing detached dwellinghouse which will result in modern additions to the existing dwelling. The extensions will result in an increase in the overall massing of the dwelling, an increased floor space and an increase in the ridge height of the roof. The extensions relate to the front and rear elevations. The modern design is considered to be acceptable within the street scene which has a variety of property heights, designs and building lines.

KEY FACTS

Reason for report to committee:	Application relates to a Councillor's property
Current use of site:	Residential dwelling comprising a detached dwelling with integral garage

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions.

REASON FOR DECISION

- The proposal is of a satisfactory design and not considered harmful to visual amenity.
- The proposal will not adversely impact upon highway safety
- The proposal will not adversely impact upon the amenity of neighbours
- The proposal accords with Policies H4, BE2 and AM22 of the Coventry Development Plan 2001, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application proposes a two storey extension to the front and rear of the dwelling with dormer windows in the rear elevation and an increase in the ridge height of the property.

The two storey front extension projects a maximum of 4.6m from the front elevation (at its furthest most point from the first floor) for the length of the dwelling. This incorporates an extension to the lounge, the creation of a study and new entrance at ground floor and an extension to existing bedrooms at first floor.

The two storey rear extension projects 3m from the rear elevation and extends 5.4m across the rear elevation. This incorporates an extension to the existing bathroom and bedroom. The ground floor extension projects an additional 1m (4m in total) from the rear elevation and again extends 5.4 across the rear elevation.

The proposal also involves increasing the ridge height of the roof to 7.4m (the original ridge height is 7.8m) so that the roof is in line with the ridge height of both neighbouring properties. Two dormer windows are proposed to the rear roof space with the addition of rooflights in the front roof space.

SITE DESCRIPTION

The application site is a detached dwellinghouse located on the northern side of Portwinkle Avenue which is a cul de sac. The dwellings within Portwinkle Avenue are positioned at various points within their plots resulting in a staggered building line. The application site is set further back than both neighbouring properties. The property has a garden to the front with off street parking for two vehicles.

The houses surrounding the site are predominately detached. Some of the properties have a mock Tudor design at first floor level.

PLANNING HISTORY

There are no applications either recent or relevant to this application.

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
H4 – Residential Extensions
BE2 – The Principles of Urban Design
BE20 – Landscape Design and Development
AM22 – Road Safety in New Developments

Emerging Policy Guidance

The Draft Local Plan 2016 to 2031 has been submitted to the Inspectorate, examination hearings and consultation on modifications has concluded and the Inspectors report is currently awaited. 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:

H5 – Managing Existing Housing Stock
DE1 – Ensuring High Quality Design
AC1 – Accessible Transport Network

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Extending Your Home – A Design Guide
SPD Delivering a more sustainable city

CONSULTATION

No objection, subject to an informative on nesting birds received from Ecology.

Immediate neighbours and local councillors have been notified.

One representation has been received not objecting to the application but raising the following comments;

- a) How will the extension affect any blocking of sunlight to my property?

The representation also raises the following non material planning considerations;

- How long will the work take?
- What is the level of noise to be expected?
- Questions potential damage to the garden wall and who will pay if damage occurs?

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, design, impact upon neighbouring amenity and highway considerations.

Principle of development

The extensions are proposed to a detached dwelling located within a residential area. Given the location within a residential area, the extensions are deemed acceptable in principle, subject to conformity with the SPG in design terms and in relation to other neighbouring dwellings.

Design

Policy BE2 of the CDP requires development to be of good design. CDP Policy H4 and SPG 'Extending your home – a design guide' also encourage good design that respects the local character and street scene of the area. The NPPF further emphasises the importance of good design with paragraph 56 highlighting that good design is a key aspect of sustainable development and is indivisible from good planning.

The application involves a two storey extension to the front of the dwelling. This follows the built form of the existing building and simply pushes the dwelling forward in line with adjacent properties. Given that there is no established building line, it is considered that in principle this design approach is acceptable.

The second element of the proposal is raising the ridge height of the roof in order to incorporate dormer windows to the rear elevation. The ridge height of the existing dwelling is lower than the adjacent dwellings and consequently it is not considered that this will have any adverse impact upon the street scene.

The proposal also involves a two storey flat roofed extension to the rear. The application site sits at a lower ground level than the land to the rear of the site, which is a car park to a retail park. Immediately to the rear of the application site is a landscape strip with tall trees. The difference in levels and the landscape strip means that the application site is not visible from the retail park.

Whilst a flat roof design is not generally advisable, given that the rear of the dwelling is not visible from any public vantage point, it would be difficult to justify refusal of the application based on this element of the scheme.

The proposed two storey front extension is considered to be well design and the scale and massing and would not appear incongruous within the street scene. The rear extension would sit behind the main mass of the house and would not be visible from any public visual point and therefore, on balance, this is considered to be reasonable.

Impact on neighbouring amenity

The sub-text to CDP policy H4 states that domestic extensions should not restrict the amenity, privacy and daylight of adjoining properties. SPG 'Extending your home – a design guide' also provides detailed design guidance on designing extensions so that they do not harm the living conditions of neighbouring residents. Furthermore, Paragraph 17 of the NPPF seeks to protect the amenities of all existing and future occupants of land and buildings.

The application property is detached. The dwellings within Portwinkle Avenue all appear to have been built up to their boundaries, only allowing pedestrian access one side of the dwelling to access the rear garden. The dwelling is currently set back from Nos. 26 and 22 and consequently the proposal comprises a two storey extension to the front of the property to bring the dwelling in line with those adjacent. Due to the positioning of the adjacent dwellings, the extension to the front will have no adverse impact upon the amenities of Nos. 26 and 22 as the extension will not interrupt the 45 degree line taken from the middle of the nearest habitable window from the neighbouring properties. The design features of the existing property have been replicated on the proposed new elevation.

A two storey extension is also proposed to the rear elevation. The ground floor extension will project a maximum of 4m from the rear elevation and the first floor a maximum of 3m. No. 26 has an existing ground floor extension close to the boundary with the application site. This extension does not extend across the full length of the property. The property also has an existing garage closest to the boundary with the application site. This garage has an obscure glazed door on the rear elevation. The extension has a window in the side elevation which faces the application site however there is another window to this room on the rear elevation. It is therefore considered that the proposal will not have any adverse impact upon the amenity of the occupiers of No. 26 due to the positioning of the door and windows.

The first floor of No. 26 is set back from the boundary with the application site and consequently there would be no breach in the 45 degree line from the nearest habitable window.

The extension only projects 5.4m across the rear elevation and consequently the proposal will have no adverse impact upon the amenity of the occupiers of No. 22.

The application proposes two dormer windows to the rear elevation. As explained above, given the difference in ground levels and the significant landscaping between the application site and the car park, the dormer windows will not result in additional overlooking to surrounding properties.

The proposals are not considered to have a detrimental impact upon residential amenity.

Highway considerations

Policy AM22 states that new developments will be required to have safe and appropriate access to the highway system, together with satisfactory on site arrangements for vehicle manoeuvring, by means which avoid danger or inconvenience to pedestrians, cyclists or drivers.

The extension will not result in any loss of parking nor does it result in additional parking being required.

Conclusion

The proposed front extension is considered to be acceptable and will not appear prominent within the streetscene or cause harm to neighbouring residents or highway safety. Given the setting of the application site, the difference in ground levels and established landscaping to the rear of the site, on balance, the rear extension and dormer windows are also considered to be acceptable in this instance.

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;
Proposed block and location plan AL(P)00B;
Existing plans AL(P)01;
Proposed plans AL(P)02I;
Existing elevations AL(P)03A;
Proposed elevations AL(P)04K;
Existing and proposed loft plans AL(P)05A.

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

3. No facing and roofing 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 a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy BE2 of the Coventry Development Plan 2001.*

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) no windows or openings (apart from any shown on the approved drawings) shall be formed at first floor level in the east and west facing elevation of the two storey rear extension hereby approved without the written approval of the local planning authority.

Reason: *To ensure the amenities of adjoining properties are not detrimentally affected through overlooking or loss of privacy in accordance with Policy BE2 of the Coventry Development Plan 2001.*

[Proposed block and location plan AL\(P\)00B;](#)

[Proposed plans AL\(P\)02I;](#)

[Existing elevations AL\(P\)03A;](#)

[Proposed elevations AL\(P\)04K;](#)

[Existing and proposed loft plans AL\(P\)05A](#)