

Planning Committee Report	
Planning Ref:	HH/2017/0707
Site:	88 and 90 Owenford Road
Ward:	Radford
Applicant:	Mrs Nagra
Proposal:	Two storey rear extensions and loft conversions at both 88 and 90 and two storey side extension to 90
Case Officer:	Nigel Smith

SUMMARY

The application proposes large two storey rear extensions and loft conversions at 88 and 90 Owenford Road, as well as a two storey side extension at No.90.

KEY FACTS

Reason for report to committee:	Called in by Cllr Mal Mutton as she considers the proposal to fit in with the character of the area
Current use of site:	Dwellings

RECOMMENDATION

Planning committee are recommended to refuse planning permission as the extensions would result in harm to the character of the host buildings and area by reason of their excessive scale and design

REASON FOR DECISION

- The proposal fails to accord with Policies BE2 or H4 of the Coventry Development Plan 2001, together with the aims of the NPPF, as the extensions would result in harm to the character of the host buildings and area by reason of their excessive scale and design.

BACKGROUND

APPLICATION PROPOSAL

The proposal comprises part two storey and part single storey extensions at the rear of 88 and 90 Owenford Road. The ground floor extension would be 6m deep across both houses with the 1st floor extension measuring 2m deep at No.88 and extending to 4m deep at No.90. There would also be a flat roof dormer at No.88 with a shallow mono pitch roof covering the 1st floor extension and tying into the proposed dormer. No.90 would have a mansard style roof to the rear which would be flat on top with sloping sides and a rear gable. No.90 would also have a two storey side extension extending to within 1m of the pavement adjacent to Capmartin Road. This extension would be flush with the front of the existing house and would include a two storey bay and a side gabled roof. The side extension would also extend to the rear to wrap around the existing property.

SITE DESCRIPTION

The site comprises two terraced dwellings at the end of a row to the south of Owenford Road at its junction with Capmartin Road. The terrace is typical of such interwar development, with prominent two storey height bay windows set in a regular rhythm on the front elevations. The terrace has hipped roofs at either end. No.90 has a partial single and part two storey rear extension adjacent to No.88, as well as a single storey conservatory. No.86 (which adjoins No.88) has a brick faced single storey rear extension of approximately 3m depth.

PLANNING HISTORY

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

Application Number	Description of Development	Decision and Date
R/2002/0337	Single storey side extension to No.90. An original proposal to build to within 1m of the side boundary was reduced following a request from the Case Officer	Granted 24.7.2002
L/1999/1122	Two storey rear extension to No.90	Granted 8.11.1999

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

BE2 – Principles of urban design

H4 – Residential extensions

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

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG 'Extending Your Home'

CONSULTATION

No Objections subject to conditions received from Drainage (CCC)

Ecology have recommended that a pre-determinative bat survey is undertaken as there appears to be potential access points in the roof and there are bat records nearby.

Immediate neighbours and local councillors have been notified.

No representations from neighbours were received. Cllr Mal Mutton has written in support of the application and states that she does not agree that the extension would harm the character of the area and that it is good to encourage large families to stay in older established residential areas.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are design and impact upon neighbouring amenity.

Design

The SPG states that extensions on corner plots should not infringe any established building lines and shall maintain a minimum of 2m between the edge of the side extension and the edge of the plot (as measured at the narrowest point). It goes on to state that two storey wrap around extensions will not normally be permitted. The section relating to roof extensions explains that a dormer window will only be acceptable on a roof slope that is not prominent when viewed from a street, public footpath or open space. The rear extension section provides that single storey extensions shall not extend more than 3.3m beyond the nearest habitable room window of a neighbouring house, or infringe a 45 degree sightline from the centre of the affected window, whichever gives the greater depth. With regard to two storey extensions it stipulates

that these must not breach the 45 degree sightline from the centre of the nearest affected window.

In this case the proposed two storey side extension would come to within 1m of the pavement adjacent to Capmartin Road as well as breaching the building line along this Road. No.92 Owenford Road (on the other side of the junction with Capmartin Road) does not have a side extension and respects the building line of Capmartin Road. This gives the junction an open feel above the 1.8m high boundary walls which protect privacy within rear gardens of these corner plots. As such, the proposal would contravene the guidance within the SPG and would result in harm to the openness of the junction and therefore the character of the area.

Furthermore, the proposed side extension would introduce a gable roof on to this end of the terrace, whereas both ends currently have hipped roofs. The terrace has a symmetrical appearance both in terms of roofline and the regular interruption of full height bay windows and paired entrance doors between. The proposal would disrupt this rhythm by introducing another full height bay stack. It is considered that the side extension would appear incongruous in the streetscene for these reasons and would cause further harm to the character of the area as a result.

Whilst it may be acceptable to add a two storey side extension to No.90, it is considered that any extension would need to be set back from the front elevation by at least 1m and be set in from the boundary with Capmartin Road by at least 2m and have a hipped roof.

Turning to the proposed rear extensions, the design and scale of the 2nd floors and roofs is of serious concern. The provision of a flat roofed dormer window and shallow sloped roof at No.88 would ordinarily be seriously incongruous and contrary to the character of the host house and wider area, given its prominent location in the Capmartin Road streetscene and lack of similar examples. However, this is dwarfed by the sheer enormity and scale of the proposed roof extension at No.90. The use of a mansard style roof on No.90 would be starkly different to any roofs in the area. The design and size of the roof would completely dominate the existing house and would be completely uncharacteristic. Suffice to say that the extensions would result in significant harm to both the character of the existing properties as well as the wider area, contrary to Policies BE2 and H4 as well as guidance within the NPPF.

Impact on neighbouring amenity

Although the extensions would be large, they would comply with the SPG in relation to the impact upon neighbouring properties. The only direct neighbour is No.86 and the proposed 1st floor extension at No.88 would not infringe a 45 degree line from the nearest bedroom window. Furthermore, the proposed 6m deep ground floor extension at No.88 would not extend more than 3.3m further than the existing single storey extension at No.86. No windows would directly face this property. Therefore the impact upon the outlook, light and privacy would not be significant. However the scale could be considered overbearing.

Other considerations

Due to the presence of potential access points for bats in the roof space and the fact that there are nearby records, ecology recommend a pre-determinative bat survey. If

one is not submitted before the committee meeting an additional reason for refusal shall be recommended.

Conclusion

The proposed extension shall result in significant harm to the character of both the host dwellings and the area due to their scale, mass and design, contrary to Policies BE2 and H4.

CONDITIONS/REASON

The proposed extensions would be contrary to Policy H4 and the Supplementary Planning Guidelines drawn up in accordance with Policy BE2 of the Coventry Development Plan 2001, as well as guidance contained within the National Planning Policy Framework, as they would result in harm to the character of both the host dwellings and the streetscene due to their scale, mass and design in a prominent location.

[Proposed Block Plan & Location Plan](#)

[Existing & Proposed Ground Floor Plans](#)

[Existing & Proposed First Floor Plans](#)

[Existing & Proposed Attic Floor Plans](#)

[Existing & Proposed Front Elevations](#)

[Existing & Proposed Rear Elevations](#)

[Existing & Proposed Side Elevations Facing No 92](#)

[Existing & Proposed Side Elevations Facing No 88](#)