

Planning Committee Report	
Planning Ref:	HH/2017/1968
Site:	51 Oldham Avenue
Ward:	Wyken
Applicant:	Mrs Harjinder Sandhu
Proposal:	Erection of two storey side and single storey rear extension
Case Officer:	Pavan Flora-Choda

SUMMARY

The application proposes extensions and alterations to an existing semi-detached dwellinghouse situated on a corner plot which will result in additions to the existing dwelling. The extensions will result in an increase in the overall massing of the dwelling and an increased floor space. The extensions relate to the front, side and rear elevations. The design is considered to be acceptable within the street scene which has a variety of property designs and building lines.

KEY FACTS

Reason for report to committee:	A petition was signed by 8 individual members of the public due to potential loss of light to neighbour at Number 53 and 55 Oldham Avenue. The petition has been sent in by Councillor Abbott on behalf of the objectors.
Current use of site:	Residential dwelling comprising a semi- detached dwelling (3 bedrooms)

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, side and rear of the dwelling as well as a single storey element to the rear.

The two storey side extension would project 3.15 metres in width from the existing side elevation to the west. At first floor the side extension is set back from the front elevation by 1 metre and then extends the full length of the side of the property and beyond the rear elevation by 3.0 metres. There is a small lean to at the front of the extension at ground floor and a single storey extension is also proposed to the rear beyond the first floor element this extends a further 2.9 metres from the first floor projection. This single storey rear element would comprise a pitched roof and is proposed to join with the remainder of the 6 metre single storey extension which has been approved through a Prior Approval application (PA/2016/2801). The approved element, although not built, would extend the width of the existing property. The approved element is also assessed as part of this application as it has not been constructed and forms part of the larger proposal.

SITE DESCRIPTION

The application site is a semi-detached dwelling on a corner plot located on the northern side of Oldham Avenue. There is no neighbour to the west as the property is situated at the end of the street on the junction between Hocking Road and Oldham Avenue. The dwellings within Oldham Avenue are positioned with a slightly staggered arrangement; however the application site is set in line with its adjoining neighbour at number 53. The property has a garden to the front, side and rear with street parking. The garage is situated to the rear and is accessed from Hocking Road.

PLANNING HISTORY

Application Number	Description of Development	Decision and Date
PA/2016/2801	Application under Prior Approval for rear extension. The extension will be 6.0 metres away from the original rear wall of the building with maximum heights of 4.0 metres at the highest point and 3.0 metres to the eaves	Granted 22/12/2016
HH/2017/1196	Erection of two storey side and single storey rear extension	Refused 04/07/2017

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:

H4 – Residential Extensions

BE2 – The Principles of Urban Design

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

CONSULTATION

A Pre-determinative bat survey has been requested from WCC Ecology. The findings of this will be reported as a late item. In addition, an informative on amphibians and reptiles has been recommended.

Immediate neighbours and local councillors have been notified. A petition submitted by Councillor Abbott has been signed by 8 people on grounds of loss of light to the adjoining neighbour. One separate representation has been received objecting to the application.

The combined comments received raise the following material planning considerations:

- a) Loss of light
- b) Overshadowing
- c) The development is not in keeping with the houses on the road
- d) Noise pollution brought about by the development

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

- Objectors personal work schedule with regards to enjoyment of daylight

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 semi-detached dwelling located within an existing 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 side of the dwelling. The application site is situated on a corner. The residential design guide asks that corner plot extensions are less than the width of the original dwelling and that a minimum of 2 metres distance from the edge of the side extension and the boundary. The side extension is less than half the width of the original dwelling and a distance of 2.1 metres is achieved at the narrowest part between the extension and boundary and therefore complies with this element of the SPG.

The roof of the two storey extension mirrors the hipped roof of the existing dwelling, Furthermore; the dwelling is set down and set back from the existing dwelling and consequently it is not considered that this will have any adverse impact upon the streetscene.

The second element of the proposal is the single storey extension to the rear of the property with dual pitched roof. There is an existing 2 metre brick wall boundary treatment enclosing the corner plot on the western elevation.

The proposed two storey side and rear extension is subservient to the main dwelling and would not appear incongruous within the street scene.

Members will note that a Planning application for a two storey side and single storey rear extension (HH/2017/1196) was refused on 4th July 2017. The refusal was issued as the 6 metre single storey flat roof was deemed detrimental to the streetscene as it would be visible from a public vantage point. The proposal was therefore considered contrary to the SPG. The current application proposes a pitched roof on the 6 metre single storey extension to overcome the previous reason for refusal.

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 semi-detached. Many of the dwellings within Oldham Avenue appear to have been built up to their boundaries, many of which with single storey extensions to the rear.

As stated above, the 6 metre single storey rear extension has been approved under a previous Prior Approval application. The development has not been constructed and therefore this part of the development needs to be considered together with this application. The 6 metre single storey extension involves the demolition of an existing 2.64 metre single storey extension which measures the width of the existing property. The adjoining property at number 53 Oldham Avenue also comprises a single storey extension with a flat roofed arrangement and a conservatory protruding from the flat roofed extension resulting in an extension approximately 5 metres in projection. The 6 metre single storey element at No 51 would extend no more than 3.3 metres beyond the neighbouring extension at number 53. Given that the proposed extension would extend no more 3.3 metres beyond the neighbour's conservatory, there would not be breach of the 45 degree line when drawn from the centre of the rear conservatory at No. 53. Given the above, the 6 metre single storey element is not considered to have a detrimental impact to the amenity of the neighbour at Number 53.

The two storey side extension is also positioned to the west, facing Hocking Road and has a projection of 3 metres. Given that the property comprises a corner plot, no neighbours are affected by this element of the extension on the western elevation.

During the assessment the 45 degree line was drawn from the centre of the neighbours nearest first floor habitable window and it was found there is no breach of the 45 degree sightline. In addition, no further side windows are proposed as part of the application.

It is therefore considered that the proposal will not have any adverse impact upon the amenity of the occupiers of No. 53 due to the 2 storey element of the extension being positioned to the western elevation. With regard to the potential noise pollution brought about by the construction of the development no significant harm should arise and any complaints regarding noise during construction can be considered under Environmental Health legislation.

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 development does not include the loss of any hard standing used for the parking of vehicles and given the scale of the development it is not expected that any additional car parking will be required. The extension will not result in any loss of parking nor does it result in additional parking being required.

CONCLUSION

The proposed side extension is considered to be acceptable and will not appear prominent within the streetscene or cause harm to neighbouring residents or highway safety. Although the application may appear large in additional floor area, the design of the extensions on the corner plot is sympathetic to the character of the area. Notwithstanding, the 6 metre single storey extension has been approved and can be built regardless of decision made on the current application. The development is therefore in accordance with development plan Policies H4, BE2 and supplementary planning guidelines and the emerging Local Plan Policies AC1, HE1, DE1.

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

Site/Block Plan Dwg 8346-03, Existing and Proposed Floor Plans Dwg 8346-01 Rev A, Existing and Proposed Elevations Dwg 8346-02 Rev A, Location Plan

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 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.*

[Location Plan](#)

[Site/Block Plan DWG:03 – 8346 03D](#)

[Existing and Proposed Floor Plans DWG:01 – 8346 02C](#)

[Proposed Elevations DWG:02 – 8346 01H](#)