

Planning Committee Report	
Planning Ref:	HH/2017/1954
Site:	25 St Pauls Road
Ward:	Foleshill
Applicant:	Mrs Azra Bibi Khan
Proposal:	Single storey rear extension and conversion of garage to study (revision to FUL/2014/0984, retrospective application)
Case Officer:	Shamim Chowdhury

SUMMARY

The application seeks retrospective permission for a single storey rear extension and alteration to the existing side garage in order to convert the garage into a habitable room. The retrospective application is a revised submission of an approved scheme in 2014. The extension, in particular at the rear is fairly substantial: the new roof above the existing garage is higher than that which was originally approved in 2014; however, due to their siting, design and relation with the adjoining neighbouring houses, the retrospective proposal is considered acceptable in terms of neighbours' amenity and visual amenity of the street scene and character of the area.

KEY FACTS

Reason for report to committee:	The applicant is related to Cllr Tariq Khan
Current use of site:	A semi-detached dwellinghouse

RECOMMENDATION

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

REASON FOR DECISION

- The proposal is high quality design improving the character of the area
- 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 BE2, H4 and AM22 of the Coventry Development Plan 2001; Policies H5, DE1 and AC of the Emerging Local Plan 2016-2031 together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application seeks retrospective permission for a single storey rear extension and alteration to the existing side garage in order to convert the garage into a habitable room. This application has been submitted following approval of a similar extension and alteration in 2014. The extension and alteration work were completed in July 2017; however, the extension has not been built in accordance with the approved drawings. In June 2017, an application was submitted for non-material amendments to the approved scheme but the changes were considered materially different to the original scheme and the scheme was withdrawn, this application is now submitted for consideration.

The extension measures 6m deep, across the entire width of the plot including an extension at the rear of the existing garage. A mono-pitched roof slopes down from an approximate height of 4.3m above ground level up to the eaves approximately 2.6m to cover the whole rear extension. The roof above the converted garage with a dual pitched roof of ridge height 4.3m in line with the highest point of the mono-pitch roof of the rear extension and the eaves line is 2.6m above the ground level in line with the eaves height of the rear extension. This arrangement has resulted a single storey gable end along the common boundary with No. 23 St Pauls Road.

SITE DESCRIPTION

The application site is a semi-detached house located on the north side of St Pauls Road. The area is predominantly residential in character comprising different design and layout houses including Victorian terraces, pre-war and modern detached and semi-detached houses.

The application house has wide and deep forecourt set back from St Pauls Road and the converted garage is along the west boundary set back further from the front elevation of the house. The rear garden is also substantially deep (approximately 35m) and shares boundary with some commercial properties on Broad Street.

PLANNING HISTORY

Application Number	Description of Development	Decision and Date
FUL/2014/0984	Single storey rear extension and conversion of garage to study	Approved, 13/05/2014
P/2017/1467	Application for a non-material amendment: Amendment of roof from gable to lean to. Materials and height to remain same; Original Application: FUL/2014/0984	Invalid (withdrawn) 14/08/2017

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 Inspector's report has been received. The draft plan and report have been published and are a material consideration in the determination of applications. The draft plan and report will be presented to Full Council in December, if recommendations are approved it will become the adopted development plan. 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):

Extending your house – a design guidance

CONSULTATION

Immediate neighbours and local councillors have been notified;

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

- a) Drawings of the proposed work contradict the work that's already been carried out
- b) The side elevation of the garage and boundary wall is too high and has resulted loss of light to the neighbouring kitchen.
- c) The extension and alteration affected neighbour's outlook.
- d) The side extension and its depth has undermine adjoining neighbouring house in terms of design and character.
- e) The extension and alteration is not in keeping with the original house.
- f) One of the neighbouring detached garage along the application boundary is less than 2m from the rear extension, which has resulted further loss of light.

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

- The roof of the rear extension is linked to the rear extension of the adjoining semi and concern if there is any leak in the roof.
- The extension has affected any future plans to sell neighbouring house
- This constructed extension has resulted in a lot of stress and anxiety to neighbouring occupiers
- Keeping the kitchen light on from the morning increases neighbour's expenses.

APPRAISAL

The main issue in this case is the impact on both sides neighbouring occupiers and the impact on highways in terms of parking from the loss of the garage. In addition, the proposal needs to be assessed in terms of design and visual amenity of the street scene given the alteration to the garage is visible from St Pauls Road.

Principle of development

The extension and alteration are related to a semi-detached dwellinghouse located within an existing residential area. Given the location within a residential area, the extension and alteration to a dwellinghouse are deemed acceptable in principle, subject to conformity with the SPG in design terms and in relation to other neighbouring dwellings and highway safety.

Impact on neighbouring amenity

A similar extension was assessed in 2014 under a planning application (ref. FUL/2014/0984) and found acceptable in terms of neighbours' amenity and design. The footprint of the extension which has been built on site remains the same as approved in 2014. However, a dual pitched roof gable ended rear extension has been built with a mono-pitched roof sloping down from the rear elevation of the main house and the mono-pitched roof above the side garage has been replaced with a gable ended roof in integration with the rear mono-pitched roof. This alteration to the roof design has made the side extension/alteration to the garage much higher than the approved extension/alteration in 2014. The current extension beyond the garage is along the common boundary with No. 23 St Pauls Road with an eaves height of 2.6m and maximum height at the ridge is 4.3m. In contrast, the height of the side extension in the last application was 3m along the entire boundary with No. 23.

The extension appears fairly substantial; however it is not considered that this extension has resulted in significant harm in terms of loss of light and outlook to the occupiers of both neighbouring houses at Nos. 27 and 23 St Pauls Road which would be significantly detrimental to their living conditions.

No. 27 St Pauls Road has a 6m deep rear extension built under prior approval notification. The extension at the rear of No. 25 will be the same depth of the rear extension of No. 27 and no part of the roof overhangs the neighbour's property. Therefore, the extension does not have any demonstrable impact in terms of loss of light and outlook to the occupiers of No. 27.

No. 23 St Pauls Road is set approximately 300mm lower and approximately 2m forward from the application house. There is a gap of approximately 2m between the common

boundary and the side elevation of No. 23. The rear facing habitable window to a kitchen at ground floor level is approximately 3m from the common boundary/side garage. This kitchen window is under a canopy roof and the garage of No. 25 together with a boundary wall runs along the common boundary. The outlook from the kitchen window is to some extent already impaired due to the siting of the boundary wall and the garage of the application house as well as the canopy roof across the entire width of No. 23. A dual pitched roof garage of No. 23 also sits along the common boundary ahead of the kitchen window. Due to the separation distance from the common boundary and canopy roof above the kitchen window, the higher part of the gable ended roof above the garage does not come into view from the kitchen window. The canopy roof above the kitchen window as well as the original two-storey mass of the application house, which sits ahead of the kitchen window, has already resulted in some overshadowing. Therefore, it is considered that the totality of the extension and alteration would not result in any more adverse impact to the occupiers of No. 23 than that which already exists on site in terms of outlook and loss of light.

Highway considerations

The proposed conversion of the garage into a habitable room would not result in any demonstrable impact in terms of parking and highway safety. The garage is substantially set back from St Pauls Road and there are off-street parking spaces at least for 3 cars in the forecourt of the dwelling. Therefore, it is not considered that the proposed conversion of garage to a habitable room would adversely affect highway safety or increase demand for on-road parking.

Design

The extension and alteration is considered satisfactory from a design perspective. The dual pitched roof above the proposed converted garage appears to be well responsive in the street scene and complimentary to the original design of the house where gable pitched roofs dominate. Given the various design houses in St Pauls Road it is not considered that the alteration to the roof design of the garage together with the rear extension would be detrimental to the street scene and character of the area. Rather, it is considered that the dual pitched roof above the garage, in association with the rear extension, is an appropriate design solution and would not undermine the design and the general character of the area. The rear extension is not visible from St Pauls Road or any publicly accessible land therefore, the street scene and character of the area has not been affected by the rear extension.

Conclusion

The side and rear extension together with the alteration to the garage is considered acceptable and does not appear prominent within the street scene nor does it cause significant harm to neighbouring amenities which would be detrimental to their living conditions. The loss of garage is unlikely to have any demonstrable impact on highway safety. The extension is fairly large; however, due to its siting and relation with both sides' neighbouring houses and the position of their rear facing habitable windows, it is apparent that the mass and scale of this single storey extension has not resulted in any more significant impact than that which already exists. Therefore, to warrant a refusal due to the changes in roof design would not be sustainable. The development is in accordance with Development Plan 2001 Policies H4, BE2 and supplementary planning guidelines and the Emerging Local Plan (2016-2031) Policies H5, AC1 and DE1.

CONDITIONS/REASON

1. The development hereby permitted shall be carried out in accordance with the following approved documents: Location Plan; Block Plan; Existing Ground Floor Plan DWG:02; As Built Ground Floor Plan Dwg 03A; Existing and Proposed Roof Plans Dwg 04A; Existing Elevations Dwg 05A (prior to the alteration) ; Proposed Elevations Dwg 11B.

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

2. 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.*

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 in the west facing elevation of the extension hereby approved without the written approval of the local planning authority and if any additional windows are subsequently approved they shall only be glazed or re-glazed in accordance with such approved details and any opening part of any window shall be at least 1.7m above the floor of any room in which the window is installed.

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.*

[Location Plan](#)

[Block Plan](#)

[Ground Floor Plan](#)

[Existing & Proposed Roof Plan](#)

[Existing Elevations](#)

[Proposed Elevations](#)