

Planning Committee Report	
Planning Ref:	HH / 2017 / 2580
Site:	22 Wood Hill Rise
Ward:	Holbrook
Applicant:	Mr Dipreet Matharu Singh
Proposal:	Single storey extension at the front and rear, two storey extension at the rear and detached garden store
Case Officer:	Alan Lynch

SUMMARY

The application proposes construct of a single storey extensions at the front and rear, two storey extension at the rear, and detached garden store.

KEY FACTS

Reason for report to committee:	Requested to be considered by committee by Cllr R Lancaster. For the following reasons Overlooking/loss of privacy Loss of light and overshadowing Noise Layout and density of building Design and appearance not in keeping with adjacent properties. Overdevelopment of a residential property
Current use of site:	Dwelling house

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 and H4 of the Coventry Development Plan 2001, Polices DE1 and H5 of the emerging Local Plan, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The planning application is a householder application for single storey extensions at the front and rear, two storey extension at the rear and detached garden store.

The front extension is a mono pitched extension expanding an existing front element across the front of the house.

The house already has a single storey rear extension, whose roof will be modified and this proposal will extend the depth of the single storey extension by 3.2 m across the whole width of the house.

The two storey element will extend approximately 3.4m from the rear of the house but only on the eastern side of the house away from the attached neighbour.

The garden store is a brick built pitched roof building located at the bottom (southern end) of the garden in place of existing wooden sheds.

SITE DESCRIPTION

The application property is a post war semi-detached house set on a development of similar houses.

The house is located on the south side of Wood Hill Rise at the end of the road.

The application property is attached to No. 20 Wood Hill Rise to the west.

The site adjoins the boundaries with Nos. 318 and 320 Lythalls Lane to the south and Nos 5, 7, 9 and 11 St Lukes Road and No 316 Lythalls Lane to the east.

PLANNING HISTORY

L / 1988 / 2020 Dining room extension and new roof to existing garage. Approved in December 1988

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

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:

DE1 – Ensuring High Quality of Design

AC1 – Accessible Transport Network

H5 – Managing Existing Housing Stock

GE3 – Biodiversity, Geological, Landscape and Archaeological Conservation.

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development

SPD Delivering a more sustainable city

CONSULTATION

Immediate neighbours and local councillors have been notified.

4 responses have been received. All of them object to the application. The grounds for objections are summarised below:

Material

- Overlooking / loss of privacy
- Loss of light/sunlight and overshadowing.
- Noise
- Layout and density of building / overdevelopment.
- Design and appear not in keeping with the adjacent properties.
- Loss of view.
- Cause sense of enclosure.
- Harm character of the area
- Harm look of our property / spoilt whole street.
- Block views at the rear / create wall of bricks.

Non-material

- Effect on value.
- Block drains

Warwickshire County Council Ecology response is that they would wish that bat and nesting bird note be added to any approval.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are the principle of development, design, the impact on the character of the area / the street scene and the residential amenities of the adjoining properties.

Principle of Development

The extension of a residential property within the curtilage of the property is considered to be acceptable in principle.

Character of the area/street scene/design

Any proposal must be assessed against the advice within the Coventry Development Plan 2001 policies H4 and BE2 and on the basis of the status of the emerging plan policies DE1 and H5 of the emerging plan.

Wood Hill Rise consists of semi-detached houses in a row facing the road with some staggering to allow for a turning head. The application property is attached to No. 20 to the west. The application property is the last house in the road. On the eastern boundary of the property are the bottoms of the gardens of the houses on St Lukes Road. On the southern boundary are the bottoms of the gardens of the houses on Lythalls Lane. The house on St Lukes Road and Lythalls Lane are a significant distance (over 18m) from the application property if expanded as proposed and from the garden store.

The design of the proposed rear extensions are considered to be acceptable. The gabled roofed form of the rear extension matches the character of the existing house and the other houses in the road. The extension are located at the rear is not visible from the public road.

The rear garden store is also considered to be an acceptable design being of brick and tile construction and similar to one which the neighbour No 20 already has. Furthermore it cannot be seen from the public road.

The design of the proposed front extension is considered to be acceptable. Its mono pitched form matches the character of the existing houses forward projection and it is similar in form to the extension which No. 20 already has. It is considered to be in accordance with the character of the street scene.

The materials which are to be used in the extensions match those of the existing house and it is intended to include a condition on any approval requiring this to be carried out.

The proposed development is considered to comply with the requirement of the Coventry Development Plan and emerging Local Plan.

Residential amenities of the adjoining properties

Any proposal must be assessed against the advice within the Coventry Development Plan 2001 policies H4 and BE2 and given the status of the emerging plan policies DE1 and H5 of the emerging plan.

The one neighbouring property which is positioned close to the extension is No. 20 Wood Hill Rise.

The ground floor extension would project to the rear by the boundary with No. 20 by approximately 3.2m more than at present. It would breach a 45 degree guide line projected from the nearest neighbour's ground floor rear facing window in the neighbours existing rear single storey extension. The proposed extension projects less than 3.3m from the rear of the neighbour's house and it thus meets the domestic extension SPG. It is considered not to cause significant harm to the amenity of the neighbour.

The two storey extension does not breach a 45 degree guideline from the neighbour No. 20 as it is located away from the boundary with that neighbour.

Further due to the orientation and significant distance, more than 12m from the nearest property which is to the east, that the extension will create no loss of light or overbearing impact on the neighbours.

Views from new rear facing windows will not cause any more significant overlooking of the neighbours property than the existing rear facing windows. It will be over 30m to the nearest neighbouring property facing this window and the outlook will be further screened by the garden store which is proposed to be constructed at the bottom of the garden.

The proposal will involve the creation of a first floor window in the side of the house which will serve a bathroom. This window has considerable potential to cause overlooking of the neighbouring properties but as it is a bath room it is intended to require, via a condition, that the window be none opening under 1.7m from ground floor level and obscured glazed which will prevent any over looking

A condition is however required to prevent further windows being inserted in the side elevation of the proposed extension to prevent overlooking.

Other houses facing the proposed extension and garden store from behind or to the side are all considerably, more than 12m from the extension and garden store. This degree of separation meet the SPG requirements and their construction will not cause significant loss of outlook to any of these neighbours.

The front extension when constructed will be level with the front of this neighbours house who already have a similar front extension and will cause no loss of outlook to the neighbour.

The rear garden store will be approximately 10.7m from the rear windows of No. 20 at a slightly oblique angle and while this is a breach of SPG guidance (a separation of 12m is expected) it is not considered to cause significant additional harm to the outlook. The neighbour at no. 20 already has a similar building which is at the bottom of their garden and effects the outlook from no. 20 more significantly. The views of the extension will be screened by the substantial existing 1.8m high boundary fence. The garden store is proposed to have a mono pitched roof it will be 2.4m high at the point nearest the neighbour. At the rear wall of the store which is over 14m from the neighbour's windows it will be 4.0m tall. Overall when the limited scale of the garden store, the screening and distance from the neighbours windows will not cause any significant harm to the neighbours amenity.

It is not considered that the development will cause significant harm to the outlook of the neighbouring properties.

The proposed development is considered to comply with the requirements of the Coventry Development Plan 2001 and the emerging Local Plan.

Other considerations

The garden which is retained by the application property is considered to be large enough to provide the expanded house with sufficient private amenity space. It meets the appropriate SPG. The proposal is not considered to cause an over development of the site.

The proposal will cause the loss of the garage parking space. The proposal will add an extra bedroom to the house making it four bed. The front garden of the house is already given over to a block paved parking space and there are 3 side by side parking spaces at the front. This is considered to be an adequate amount of off road parking for the expanded house.

The construction work involved in the creation of the extensions is not considered to be particularly large and the noise created by it should not cause any significant harm to the neighbour's amenity. This is a house extension and no significant harm is caused as a result of this development. There has been no objection raised by Environmental Protection.

The intensification of use of the house will be limited, one extra bedroom and additional noise created by the occupiers of the extended house is considered to be limited. There has been no objection raised by Environmental Protection.

The effect that the construction work has on existing drains is not a matter for consideration in the determination of this application.

It is intended to add the bat and nesting bird note requested by Warwickshire County Councils ecology.

CONCLUSION

Subject to the imposition of conditions the proposal is not considered to be significantly harmful to the character of the area and the street scene or the amenities of neighbouring properties. The development is therefore in accordance with Policies BE2 and H4 of the Coventry Development Plan 2001, policies DE1 and H5 of the emerging Local Plan together with the aims of the NPPF.

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.

Location plan 1:1250 scale
Drg No 4371 - sh1
Drg No 4371 - sh2

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 and policy DE1 of the Emerging Local Plan.*

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 in the east or west facing elevation of the extension hereby approved.

Reason: *To ensure the amenities of adjoining properties are not detrimentally affected through overlooking or loss of privacy in accordance with Policies BE2 & H4 of the Coventry Development Plan 2001 and policy DE1 of the Emerging Local Plan.*

5. The window opening to the bathroom on the eastern facing elevation of the building shall only be glazed or re-glazed with obscure glazing and any opening part of the window shall be at least 1.7m above the floor of the bathroom.

Reason: *To ensure the amenities of adjoining properties are not detrimentally affected through overlooking or loss of privacy in accordance with Policies BE2 & H4 of the Coventry Development Plan 200 and policy DE1 of the Emerging Local Plan.*

[Location Plan](#)
[Existing & Proposed Elevations](#)
[Existing & Proposed Plans](#)