

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	HH/2017/2360
<b>Site:</b>	9 Fletchamstead Highway, Coventry, CV4 7AW
<b>Ward:</b>	Wainbody
<b>Applicant:</b>	Mr Harry Lakhani
<b>Proposal:</b>	Retention of first floor rear extension with Juliet Balcony and first floor side extension
<b>Case Officer:</b>	Mary-Ann Jones

### **SUMMARY**

The application seeks permission for the retention of a first floor rear extension and a first floor side extension.

Planning permission was granted for a first floor rear and side extension in 2016, however this has not been constructed in accordance with the approved plans. This application seeks to regularise the works.

The first floor side extension was approved with a gap of 0.5m from the boundary with No.11 Fletchamstead Highway. The extension has been constructed 0.33m from the boundary with No.11 Fletchamstead Highway, resulting in the extension being 0.17m closer to the boundary than what was approved.

A Juliet style balcony will be inserted into the rear first floor extension.

### **KEY FACTS**

<b>Reason for report to committee:</b>	Called in by Councillor Blundell
<b>Current use of site:</b>	Residential dwelling

### **RECOMMENDATION**

Planning committee are recommended to Grant planning permission subject to conditions

### **REASON FOR DECISION**

- The proposal will not adversely impact upon the amenity of neighbours;
- The proposal is of a satisfactory design and not considered harmful to visual amenity;
- The proposal will not adversely impact upon the amenity of neighbours;
- The proposal accords with Policies DE1, H5 and AC1 of the Coventry Local Plan 2016 – 2031, together with the aims of the NPPF.

## **BACKGROUND**

### ***APPLICATION PROPOSAL***

The proposal seeks planning permission for the retention of a first floor side and rear extension with Juliet balcony to the rear elevation. The extensions were granted planning permission under reference HH/2016/2445 and have been constructed, however the side of the extension has been built closer to the boundary than what was approved. The approved extension was set 0.5m from the boundary with No.11. The extension has actually been built 0.33m from the common boundary with No.11.

A new glazed pod has been introduced to the ground floor kitchen. This is constructed of glazing and white uPVC. It measures 1 metres deep x 3.4 metres wide x 2.4 metres to ridge height. The roof is flat and felted.

A balcony was proposed to the rear elevation over the newly constructed glazed pod, however following concerns by officers with regards to the potential for increased overlooking to the rear garden area of No.7 Fletchamstead Highway, the applicant has removed this element of the proposal and a Juliet balcony is now proposed as per the previous planning permission.

### ***SITE DESCRIPTION***

The application site is a two storey residential dwelling located on the south side of Fletchamstead Highway.

The application property is currently undergoing building works for which this application relates. All elevations have been rendered in a cream render. Roof tiles have also been changed from the original rosemary tiles to a grey slate flat pantile and cover the whole of the original and new parts of the dwelling. Windows are white uPVC and rainwater goods are black plastic.

The site is located approximately 14 metres to the north of the boundary of the Kenilworth Road Conservation Area, but does not sit within the conservation area itself. Owing to the dense planting, there are no through views from the conservation area into the site.

The predominant character of the area is residential. The architectural style varies between properties. Many properties are large and set back from the road with generous front gardens and driveways.

To the south east of the site is the residential property of No.7 Fletchamstead Highway. This is a large modern red brick property set within large grounds. There is an approximate 0.5 metre level change between the application site and No.7 which results in No.7 sitting at a lower slab level than the application site. No.7 benefits from a 1 ½ storey side extension which incorporates a double garage to the front and side elevations. It is noted there are windows in the side elevation of this extension, however these are obscure glazed.

To the north west of the application site is No.11 Fletchamstead Highway. This is a detached 1930's property. There are no windows and two chimney stacks in the south east elevation of No.11 (facing directly onto the common boundary with the application

site). No.11 is rendered white to all elevations save for decorative brick corbelling which is revealed at the corners.

### **PLANNING HISTORY**

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

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
HH/2016/2445	First floor rear extension with Juliet balcony and first floor side extension	Granted 12/12/2016
FUL/2010/1653	Two storey rear extension	Granted 22/12/2010

### **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 Local Plan, 2016 -2031.

Policies within the Local Plan that are relevant include:

Policy DE1 – Ensuring High Quality Design

Policy H5 – Managing Existing Housing Stock

Policy AC1 – Accessible Transport Network

#### **Supplementary Planning Guidance/ Documents (SPG/ SPD):**

SPG Design Guidelines: Extending your home.

SPD Delivering a more sustainable city

### **CONSULTATION**

No objections have been received from:

Highways (CCC)

Immediate neighbours and local councillors have been notified; a site notice was posted on 01/12/2017. A press notice was displayed in the Coventry Telegraph on 07/12/2017

Four Letters of objection have been received, raising the following material planning considerations:

- a) Loss of light to rear garden, and rear of the property to No.7
- b) Overlooking to the rear garden of No.13
- c) New extension creates a 'terracing' effect and is contrary to policy

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

- The extension was built without planning permission
- Devaluing of property
- Building works affecting ventilation of neighbouring properties

Any further comments received will be reported within late representations.

### ***APPRAISAL***

The main issues in determining this application is the principal of development, whether the extension causes additional impact upon the character of the area and residential amenity.

#### ***The principal of development***

The site is within the urban area of Coventry and therefore Policy DE1 and associated Supplementary Planning Guidance – Designing Your Home, A Design Guide are most applicable in this instance. Extensions to residential dwelling houses are considered to be acceptable in urban areas, subject to high quality design and compatibility with nearby uses, including existing residential dwellings.

The principal of a residential extension in this location has been established through the granting of the previous planning permission (reference HH/2016/2445). Subject to other material considerations which are addressed in the following report, it is considered the principal of development in this location is acceptable.

#### ***Character of the area***

The relevant policy in this case is the SPG –Householder Design Guide which provides the following advice for the design of side extensions:

On some properties there is insufficient width to leave a gap and extending at the side involves building up to the side boundary. When both neighbours do this a terrace of houses can develop. Each site is unique and proposals will be determined on their own individual merits having regard to the local distinctive character of the area.

In addition to this, when assessing the impact of a proposal on neighbouring properties, some of the factors that consideration will be given to will include:

- Orientation;
- Changes in ground level; and
- Staggers in building lines.

In order to protect the character of a given residential area and prevent the linking of non-terraced houses, first floor side extensions should:

- incorporate a set back from the main front wall of the original house of at least 1m, and;
- Be set at least 0.5m from the side boundary.
- The ridge of the roof should be lowered in conjunction with the setback.
- All side extensions should have a pitched roof with materials and slope matching the existing house. Where the character of an area consists of predominantly hipped roof designs, the use of a gable end on the extension will not be permitted.

- Extensions at the side should not extend beyond the established front building lines of the house, unless part of the established character of the area

An extension (2016/2445) was granted permission and complied with the above guidance, in that it was proposed to be set in from the boundary by 0.5m, to avoid the perceived terracing effect. The extension has been constructed contrary to the approved plans and has a reduced width of 0.33m from the boundary. This is contrary to the Supplementary Planning Guidelines however, the SPG states that in addition to the above guidelines, factors to also consider when assessing harm should include, individual site characteristics.

It is considered that there are three site characteristics which prevent the dwellings from appearing as a continuous terrace;

1. The application site and neighbouring property, No.11 Fletchamstead Highway, both have hipped roofs which slope away from the common boundary. This hipped design allows for a greater space to be read between the dwellings when viewed from the highway.
2. No.11 has two chimney stacks along the common boundary with the application site. These are clearly visible in the street scene and are read as part of the side elevation of No.11. If a terrace was formed, the side of the chimney stacks would not be visible within the street scene.
3. Furthermore the properties, owing to the improvements at the application site, now have a distinctly different appearance. No.11 is rendered white, with rosemary roof tiles. The application side is rendered cream with flat slate tiles. This again adds to the appearance of two separate and distinct buildings when viewed from the street.

It is acknowledged that the reduction in the space between the properties is a less desirable design solution as the properties are undoubtedly closer, however it is considered that owing to the individual site characteristics, the reduction in space between the properties has not resulted in the terraced effect for the reasons outlined above. On balance it is considered the first floor side extension is acceptable.

In terms of the rear extension, all other aspects of the proposal remain the same as the previously approved scheme and are considered to be acceptable and compliant with development plan policies.

### ***Impact on neighbouring amenity***

Regarding the impact on No.11; the extension has moved 0.17m closer to the common boundary with No.11. The side boundary of No.11 does not have any habitable room windows therefore there will be no additional impact through overlooking loss of light or visual intrusion as a result of the building moving closer to the boundary with No.11.

The proposed first floor rear extension would infringe slightly on a 45-degree imaginary sightline from the first floor rear facing habitable window of the rear of No. 11 the house to the north-west. This infringement was assessed under the previous application and was considered that given the infringement was only small, (200mm at a distance of over 7 metres away) it was acceptable and would not harm the visual amenity of the occupiers of No.11.

Regarding the impact on the occupiers of No.7 Fletchamstead Highway; the proposed extensions would not infringe the 45-degree sightline from the middle of any habitable room windows to No.7. It is considered no additional harm will be incurred to the occupiers of No.7 as a result of this proposal through overlooking, loss of light and visual intrusion and the proposal is acceptable in this respect.

One objection has been received with regards to the impact on No.13 Fletchamstead Highway. This is not an immediate neighbour and therefore it is considered the impact on this neighbour would be negligible given the separation distances and No.11 Fletchamstead Highway screening the application site from view from the occupiers of No.13.

### ***Highway considerations***

The extended house will have the same number of bedrooms (four) as the existing house. The parking arrangements will not change. Access to the house is gained from the existing vehicular access. Highways officers have raised no objections to the proposal. It is therefore considered the proposal will not cause harm to highway or pedestrian safety and is acceptable in this respect.

### **CONCLUSION**

The proposal is considered to be acceptable and does not create a terracing effect within the streetscene or cause harm to neighbouring residents or highway safety.

The development is therefore in accordance with Local Plan Policies DE1, H5 and AC1 and the associated supplementary planning guidelines.

### **CONDITIONS/REASON**

1. The development hereby permitted shall be carried out in accordance with the following approved documents;
  - Existing and proposed Plans Dwg 7098-01 REV E

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

[Location Plan, Existing & Proposed Plan](#)