

Item No: XXX Planning Committee 14/12/2017

Application No. - HH/2017/1954

Description of Development - Single storey rear extension and conversion of garage to study (revision to FUL/2014/0984, retrospective application)

Site Address - 25 St Pauls Road

Recommendation

Planning committee are recommended to grant planning permission in accordance with the Local Plan 2016 to 2031 and amended conditions/reasons below.

Policy

The Local Plan 2016 to 2031 was adopted by Full Council on 5 December 2017 (and was formalised on 6 December 2017) and so will now act as the starting point when determining planning applications. The Policies in the CDP 2001 have now been superseded and therefore are no longer relevant in the determination of this application.

Amended Conditions

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.

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.

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 DE1 of the Coventry Local Plan 2016.

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 unless they are obscure glazed and/or any opening part of any window shall be at least 1.7m above the floor of any room in which the window is installed.

To ensure the amenities of adjoining properties are not detrimentally affected through overlooking or loss of privacy in accordance with Policy DE1 of the Coventry Local Plan 2016.