

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	H/2018/0221
<b>Site:</b>	24 Portwinkle Avenue
<b>Ward:</b>	Upper Stoke
<b>Applicant:</b>	Councillor Caan
<b>Proposal:</b>	Erection of porch, two storey front and single storey rear extension, raised roof ridge height and installation of flat roof rear dormer
<b>Case Officer:</b>	Ayesha Saleem

### **SUMMARY**

The application proposes extensions and alterations to an existing detached dwellinghouse which will result in modern additions to the existing dwelling. The extensions will result in an increase in the overall massing of the dwelling, an increased floor space and an increase in the ridge height of the roof. The extensions relate to the front and rear elevations. The modern design is considered to be acceptable within the street scene which has a variety of property heights, designs and building lines.

### **BACKGROUND**

A similar application was previously approved on 19<sup>th</sup> June 2017 under application reference number HH/2017/0706. The only difference between the previously approved application and this application is increasing the projection of the porch to 1.5 metres, alterations to the rear dormer, increasing the ridge height from 7.4 metres (previously approved) to 7.7 metres and removal of the rear first floor element resulting in only a single storey rear extension. Previously two small scale pitched roof dormers were approved. This application proposes a large flat roofed dormer to the rear.

The scheme has been amended since its submission. The initial scheme proposed a dormer built off the ridge this was not considered to be of acceptable design. The rear dormer is now proposed to be set below the ridge by 0.3 metres.

### **KEY FACTS**

<b>Reason for report to committee:</b>	Application relates to a Councillor's property
<b>Current use of site:</b>	Residential dwelling comprising a detached dwelling with integral garage

### **RECOMMENDATION**

Planning committee are recommended to grant planning permission subject to conditions and to no further representations being received raising material planning matters that have not already been considered.

### **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 Policy DE1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

The application proposes a porch, two storey extension to the front and rear of the dwelling with a flat roof dormer window on the rear elevation and an increase in the ridge height of the property.

The two storey front extension projects a maximum of 4.6m from the front elevation (at its furthest most point from the first floor) for the length of the dwelling. This incorporates an extension to the lounge, the creation of a study and new entrance porch projecting at 1.5 metres at ground floor and an extension to existing bedrooms at first floor.

The single storey rear extension projects 4m from the rear elevation and extends 5.4m across the rear elevation to accommodate a dining area.

The proposal also involves increasing the ridge height of the roof to 7.7m (the original ridge height is circa 6.7m). The flat roof rear dormer is proposed to have a height of 2.2 metres and width of 7.7 metres. The dormer incorporates three window openings and together with the addition of roof lights in the front roof space accommodates a loft conversion.

### **SITE DESCRIPTION**

The application site is a detached dwellinghouse located on the northern side of Portwinkle Avenue which is a cul de sac. The dwellings within Portwinkle Avenue are positioned at various points within their plots resulting in a staggered building line. The application site is set further back than both neighbouring properties. The property has a garden to the front with off street parking for two vehicles.

The houses surrounding the site are predominately detached. Some of the properties have a mock Tudor design at first floor level.

### **PLANNING HISTORY**

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
HH/2017/0706	Erection of two storey front and rear extension, raised roof ridge height with rear dormers	Approved 19/06/2017

## **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 Plan Policy 2016 Guidance***

The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6<sup>th</sup> December 2017. Relevant policy relating to this application is:

Policy DE1 Ensuring High Quality Design

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

SPG Design Guidelines for Residential Extensions

SPD Delivering a More Sustainable City

### ***CONSULTATION***

CCC Ecology Officer - No objection, subject to an informative on bat and nesting birds.

Immediate neighbours and local councillors have been notified.

One representation has been received raising comments that the plans were unable to be seen clearly online.

### ***APPRAISAL***

The main issues in determining this application are principle of development, design, impact upon neighbouring amenity and highway considerations.

#### ***Principle***

The extensions are proposed to a detached dwelling located within a 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 DE1 of the CLP 2016 requires development to be of good design. 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 front of the dwelling. This follows the built form of the existing building and simply pushes the dwelling forward in line with adjacent properties. Given that there is no established building line, it is considered that in principle this design approach is acceptable and will not harm the character of the street scene generally.

The property is also to have a small porch element projecting at 1.5 metres with a pitched roof. Given the frontages on the properties within the vicinity vary it is considered acceptable.

With regard to the raising of the ridge height of the roof and incorporation of a flat roof dormer to the rear elevation; the ridge height of the existing dwelling is lower than the

adjacent dwellings and consequently it is not considered that an increase in the height of the roof will have any adverse impact upon the street scene given the staggered arrangement. Whilst the design of the dormer is flat roofed, given that the dormer is to the rear of the dwelling and is set below the ridge line therefore not visible from any public vantage point, it is considered acceptable.

The application site sits at a lower ground level than the land to the rear of the site, which is a car park to a retail park. Immediately to the rear of the application site is a landscape strip with tall trees. The difference in levels and the landscape strip means that the application site is not clearly visible from the Retail Park. The proposed increase in roof and two storey front extension is considered to be well designed and the scale and massing and would not appear incongruous within the street scene. The rear single storey extension would sit behind the main mass of the house and would not be visible to the street scene, the scale and design is considered acceptable. The flat roof dormer to the rear would not be visible from any public visual point. The proposal is therefore considered compliant with Policy DE1 of the Coventry Local Plan.

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

SPG 'Extending your home – a design guide' 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 detached. The dwellings within Portwinkle Avenue all appear to have been built up to their boundaries, only allowing pedestrian access along one side of the dwelling to access the rear garden. The dwelling is currently set back from Nos. 26 and 22 and consequently the proposal comprises a two storey extension to the front of the property to bring the dwelling in line with those adjacent. Due to the positioning of the adjacent dwellings, the extension to the front will have no adverse impact upon the amenities of Nos. 26 and 22 as the extension will not interrupt the 45 degree line taken from the middle of the nearest habitable window from the neighbouring properties. The design features of the existing property have been replicated on the proposed new elevation. Given the scale and siting of the porch extension it is not considered to have a detrimental impact upon the amenity of the neighbouring occupants.

A single storey extension is proposed to the rear projecting at 4.0 metres. No. 26 has an existing ground floor extension and an existing attached garage close to the boundary with the application site. The garage has an obscure glazed door on the rear elevation. The extension has a secondary window in the side elevation which faces the application site however, there is another window to this room on the rear elevation. It is therefore considered that the proposal will not have any adverse impact upon the amenity of the occupiers of No. 26 due to the positioning of the door and windows.

Given the siting and scale of the extension the proposal will have no adverse impact upon the amenity of the occupiers of No. 22.

The application proposes a flat roof dormer to the rear elevation whilst additional windows are proposed they face into the rear garden area therefore the development is not considered to result in significant impact in respect of overlooking.

The proposals are not considered to have a detrimental impact upon residential amenity.

### **Highway considerations**

The extension will not result in any loss of parking nor does it result in additional parking being required.

### **Other Matters**

The documents are available online and accessible to view.

### **Conclusion**

The proposed extensions are considered to be acceptable and will not appear prominent within the street scene, cause harm to neighbouring residential amenity or impact highway safety. The development is in accordance with Policy DE1 of the Local Plan.

### **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:  
T1164 AL BR 00 Location & Block Plan  
T1164 AL BR 01 - Existing Ground and First Floor Plans  
T1164 AL BR 02B- Proposed Ground and First Floor Plans  
T1164 AL BR 03A- Existing & Proposed Loft Plan  
T1164 AL BR 05C- Proposed Elevations  
T1164 AL BR 06- Standard Details

**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 to those used in the construction of the exterior of the existing building.

**Reason:** *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

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 at first floor level in the east and west facing elevation of the extensions hereby approved.

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

[Location & Block Plan – Proposed](#)  
[Existing Ground & First Floor Plans – Elevations](#)  
[Proposed Ground & First Floor](#)  
[Existing & Proposed Loft Plan](#)  
[Proposed Elevations](#)  
[Standard Details](#)