

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	HH/2018/0542
<b>Site:</b>	143 De Montfort Way
<b>Ward:</b>	Wainbody
<b>Applicant:</b>	Mr Colin Bahia
<b>Proposal:</b>	Retrospective alteration to front and rear windows.
<b>Case Officer:</b>	Liam D'Onofrio

## SUMMARY

Retrospective planning permission is sought for window alterations to the front and rear elevations of this residential bungalow.

## BACKGROUND

The window alterations subject to this application have been carried out to facilitate a change in the internal layout of the bungalow. The internal works do not require planning permission and are not considered further in the determination of this application.

The initial submission included the conversion of the double garage to two bedrooms and a small extension to the rear elevation to provide access to those bedrooms. The applicant was advised that as the scheme provided seven bedrooms it triggered the need for a change of use from a dwellinghouse (C3 Use Class) to a 'Sui Generis' House in Multiple Occupation (HMO), thus requiring a full planning application submission (rather than this householder application).

The applicant has deleted this element of the scheme and confirmed that permission is sought for the window alterations only. Following the receipt of amended plans the description has been updated and residents have been re-consulted accordingly.

## KEY FACTS

<b>Reason for report to committee:</b>	Councillor Sawdon has requested that the application be determined at planning committee.
<b>Proposal:</b>	Window alterations.

## RECOMMENDATION

Planning committee are recommended to grant planning permission.

## REASON FOR DECISION

- The proposal will not adversely impact upon visual amenity or the amenity of neighbours.
- The proposal accords with Policies: DE1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

Retrospective planning permission is sought for a window alterations to the front and rear elevations of the property. These include a new brickwork panel and 'making good' of surrounding brickwork.

To the front elevation a single window has been altered to two windows with a new brickwork panel in-between and to the rear elevation two larger windows have been reduced in size with relevant brickwork infill.

### **SITE DESCRIPTION**

The application site relates to a detached residential bungalow located on the northeast side of the highway within an established run of residential development of a similar age. The streetscene is formed by a mix of bungalows, dormer bungalows and two-storey dwellinghouses, characterised by detached properties on generously sized open-plan plots. The site is within the Cannon Park Estate, in which properties have had all permitted development rights removed.

### **PLANNING HISTORY**

There is no recent/relevant planning history in relation to the site.

### **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, 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 - Extending your Home – A Design Guide

### **CONSULTATION**

No Objections received from:

- Environmental Protection
- Highways

Immediate neighbours and local councillors have been notified.

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

- a) Failure to match materials.
- b) Neither the colour nor texture match the existing brickwork. Panels present a patchwork and workmanship seems poor.
- c) The applicant indicates that the colour will eventually fade but this will never happen, it needs replacing.

Within the letters received non-material planning considerations were raised relating to the conversion of the property to a house in multiple occupation; these cannot be given due consideration in the planning process.

Any further comments received will be reported within late representations.

## **APPRAISAL**

The main issues in determining this application are the impact upon the visual amenity of the area and the impact upon neighbouring amenity.

### **Impact on visual amenity**

Paragraph 17 of the NPPF requires that planning should always seek to secure high quality design.

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The house extensions SPG notes that it is important that extensions are in keeping with the design and character of the existing house and of the surrounding area. Materials, colours, textures and local distinctiveness should all be considered within the context of the local area in order to ensure a high quality urban environment.

The window alterations are appropriate. The replacement windows retain acceptable proportions and a horizontal emphasis, colour and style that is characteristic of the bungalow and properties within the wider streetscene.

In terms of new brickwork a statement annotated on the elevational plan indicates that the new brickwork matches the existing for texture and the colour is slightly darker but will lighten in time to match the existing. The builder advised the Planning Officer on site that it was possible to use a brick acid to speed up this process of lightening the bricks.

There are a mix of materials evident on the principal elevations of properties within the streetscene including horizontal uPVC cladding, vertical stained timber cladding and tile hanging. The brickwork has been completed to a matching bond and matching texture, however it is acknowledged that the new brickwork does not achieve an exact match. Nevertheless the contrast within colour is considered complementary to original brick tones and is well rationalised within a brickwork panel set between new windows on the principal elevation. The brickwork to the rear elevations is well screened from public view and the impact of the contrast between brick colours is minimal.

It is therefore considered unnecessary to seek a condition to require details for a method to lighten bricks and the development is recommended for approval, as constructed.

### **Impact on residential amenity**

The scheme creates no new built form and the window alterations are not considered to have created any significant loss of amenity to the occupiers of surrounding properties.

### **Highway considerations**

The scheme raised no highway issues.

### **Conclusion**

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon visual amenity or neighbouring amenity. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

### **CONDITIONS/REASON**

1. The development hereby permitted shall be retained in accordance with the following approved documents: AMA 303-004A and 005A.

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

[Site and Location Plan](#)

[Proposed Plans](#)

[Proposed Elevations](#)