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| <b>Planning Committee Report</b> |   |
| <b>Planning Ref:</b>             | HH/2018/1239  |
| <b>Site:</b>                     | 50 Armorial Road  |
| <b>Ward:</b>                     | Earlsdon  |
| <b>Proposal:</b>                 | Loft conversion resulting in pitched roof dormer to front elevation, flat roof dormer to rear & Front first floor bedroom wall brought level with rest of house |
| <b>Case Officer:</b>             | Ayesha Saleem   |

### **SUMMARY**

The application proposes extensions to the roof form of an existing detached dwellinghouse which will result in modern additions to the existing dwelling. The proposal is for the erection of a loft conversion resulting in extensions to the roof form to the principle and rear elevations. The design is considered to have a detrimental impact upon the street scene and character of the main house.

### **BACKGROUND**

The application has been recommended for refusal. The application has been called in to committee by Ward Councillors.

### **KEY FACTS**

|  |   |
|--|---|
| <b>Reason for report to committee:</b> | Councillor Taylor has requested the application be referred to committee. |
| <b>Current use of site:</b>            | Residential dwelling comprising of integral garage                        |

### **RECOMMENDATION**

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

### **REASON FOR DECISION**

- The design of the proposals are considered to have an unacceptable impact upon the visual amenity of the street scene and character of the house.
- The proposal does not accords with Policy DE1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

The proposal is for the erection of a loft conversion resulting in large flat roof dormer to the rear elevation incorporating a Juliet balcony, small pitched dormer to the principle elevation creating a second floor and extending the ridge of the hipped roof form in width. The wall on the front of the house at first floor level over the garage will be brought forward in level with the main front elevation. The materials are to be in keeping with the host property.

### **SITE DESCRIPTION**

The application site comprises a detached two storey property located on Armorial Road. The main amenity space is to the rear of the application property, with a boundary fence and shrubs surrounding the rear and side of the property. The area is wholly residential characterised by detached two storey properties. To the north to the application site runs a train track, beyond which is the Memorial Park.

### **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/2015/2807              | Alterations and extensions of existing house   | Approved- 06/10/2015     |
| R/2001/4087               | Conservatory to rear   | Approved- 28/09/2001     |
| L/1996/1272               | Single storey and two storey lounge, kitchen and bedroom extension to rear of property | Approved- 15/11/1996     |

### **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 are:

Policy DE1 Ensuring High Quality Design

Policy GE3 Biodiversity, Geological, Landscape and Archaeological Conservation

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

SPG Extending Your Home- A Design Guide

### **CONSULTATION**

Ecology- Preliminary bat survey requested.

Immediate neighbours and local councillors have been notified.

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

- a) Not in keeping with the street scene or existing character of the house- in particular third storey
- b) Scale too large
- c) Overlooking
- d) Design- dominating roof & aesthetic damage to street scene
- e) Overbearing
- f) Impact sunlight and daylight
- g) Loss of privacy
- h) Increase of street parking & traffic
- i) Impacts enjoyment of garden

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

- j) Nuisance caused by building works

Ward Councillors are in support of the proposal and consider the proposal will remain in character with surrounding properties and seeks to ensure continuity of decision making

The non- material planning considerations that were raised by Councillors are as follows:

- k) The poor service provided by the Council
- l) The lack of communication.

Any further comments received will be reported within late representations.

## **APPRAISAL**

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

### **Principle of development**

The extensions are proposed to a detached dwelling located within a residential area. Given the location within a residential area, extensions are deemed acceptable in principle, subject to conformity with the SPG in design terms and in relation to other neighbouring dwellings.

### **Impact on visual amenity**

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.

Paragraph 17 of the NPPF requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 17 of the NPPF seeks to protect the amenities of all existing and future occupants of land and buildings.

The main issue is in relation to the design of the proposed dormers to the principle and rear elevation and roof form. The loft conversion will result in a small pitched dormer to the front

of the property which would have the appearance of a third storey in the street scene, which would be at odds with the two storey character of the neighbouring properties. The existing hipped roof form would also be changed to a bulkier half-hipped design extending the width of the ridgeline. Currently there is a cat-slide roof over the garage with small pitched roof dormer at first floor level. The proposals would bring the front wall flush at first floor over the garage and remove the cat-slide roof. A small pitched roof section at the front would be linked to the main hipped roof with a flat roofed section, which would appear incongruous in the street scene. Although the properties along this street vary in design and style, they all appear as two storey properties. This proposal will result in a third storey visible within street scene. The proposal, in particular the design of the principle elevation is considered to have a detrimental impact upon the character of the house and the street scene contrary to Policy DE1 of the Coventry Local Plan 2016.

The proposed flat roof dormer to the rear is to be quite large in scale and set behind the existing pitched roof form at first floor level. Although this is not necessarily visible to the street scene, it would be visible from the train line and Memorial Park beyond and a flat roof design on such a large scale is not generally advisable. The overall design and scale of the rear dormer is considered to have detrimental impact upon the character of the house contrary to Policy DE1 of the Coventry Local Plan 2016.

### **Impact on residential amenity**

Neighbouring properties No 48 and 52 Armorial are detached properties. There is a separation distance between each of the properties with boundary fencing and hedging between the properties. The ridge is not to increase in height but in width which will increase the massing of the roof. The proposed dormers are not considered to overlook the amenity of the neighbouring occupants as they would be no different than first floor windows. The Juliet balcony to the rear is not to protrude further out, thus this opening is also considered to be no different than a window opening and is not considered to cause any harmful overlooking. The proposed extension to bring the front first floor bedroom wall brought level with rest of house would not unduly impact on neighbouring occupiers. Overall the loft conversion is not considered to have a detrimental impact upon the amenity of the neighbouring occupants in regards to loss of light, overbearing and overshadowing.

### **Highway considerations**

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

### **Ecology**

Policy GE3 states Proposals for development on other sites, having biodiversity or geological conservation value, will be permitted provided that they protect, enhance and/or restore habitat biodiversity.

The ecology officer requested a preliminary bat survey to be done during the process. This has not been requested as the application is recommended for refusal.

### **Other matters**

Having looked at the scheme in detail, there were concerns in relation to the design of the proposal impacting on the street scene and character of the house. Given the individual design of the house, there were no obvious solutions that could be suggested to overcome these concerns and therefore in these circumstances the Agent was not contacted for amendments. Amendments are not requested unless officers are satisfied that they will

overcome any concerns and in this instance there were fundamental concerns regarding the design that could not be easily addressed.

### **Conclusion**

The proposed development is considered to be unacceptable and the design would be out of character within the area, resulting in demonstrable harm to the visual amenity of the street scene and the character of the house. The reason for Coventry City Council refusing planning permission is because the development is not in accordance with: Policy DE1 and GE3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

### **CONDITIONS/ REASON**

The proposed roof alterations together with front and rear dormer windows would be contrary to the principles of the National Planning Policy Framework, the Supplementary Guidelines 'Extending your Home - A Design Guide' and Policy DE1 of the Coventry Local Plan 2016 by reason of their bulk, massing and incongruous design, which would be out of character within the area, resulting in demonstrable harm to the visual amenity of the street scene and the character of the house.

