

| Planning Committee Report | |
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| Planning Ref: | HH/2018/1427 |
| Site: | 5 Heritage Court |
| Ward: | Wainbody |
| Proposal: | Erection of ground floor rear extension |
| Case Officer: | Pavan Flora-Choda |

SUMMARY

The application proposes a single storey rear extension to an existing detached dwelling house which following amendment has been lowered in height. Although the extension is large in size, the main dwelling itself is large in size, set within a vast plot and the extension is therefore considered an acceptable addition to the existing dwelling.

The proposal is also considered to have an acceptable impact upon the street scene and character of the main house.

BACKGROUND

The application has been recommended for approval. The application has been called in committee by a Councillor Blundell.

KEY FACTS

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| Reason for report to committee: | Councillor Blundell requested that the application is referred to committee for the following reasons: - Overdevelopment of land |
| Current use of site: | Residential dwelling comprising integral garage to front/side |
| Proposed use of site: | Residential dwelling comprising integral garage to front/side and a single storey rear extension comprising a granny annex to the rear ancillary to the main property. |

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions.

REASON FOR DECISION

- The proposal is acceptable in principle.
- 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 proposed rear extension is to project 11.2 metres by 6.5 metres and is to have a pitched roof form incorporating 2 roof lights. The extension is to have ramped access into the property. The extension is to be situated on the western boundary and is to be utilised as a granny annex ancillary to the main dwelling.

The extension has been amended to remove a window on the western boundary. In addition the full roof height has been reduced from 4.6 to 4.1 metres. The majority of the openings to the extension are situated to the north east. One opening with ramp access is situated to the front/side of the extension on the south west elevation. There are two further ramps to be situated on the eastern elevation of disabled access into the garden.

The amendments to the roof height and removal of the side window were submitted in relation to concerns raised with regards to impact on neighbouring amenity.

SITE DESCRIPTION

The application site comprises of a detached two storey property located on a Cul-de-Sac in a wholly residential area. The main amenity space is to the rear and side of the application property. The property currently has an integral garage situated to the front elevation which is accessed from Heritage Court.

PLANNING HISTORY

There is no planning history associated with 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 6th 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 internal consultees were required.

Immediate neighbours and local councillors have been notified.

Councillor Blundell called the application in for Committee and made the following comments:

- Overdevelopment of land and also the Planning ground the objector has raised below.

One letter of objection has been received, raising the following material planning considerations:

- a) Loss of light and overshadowing
- b) Visual impact due to the size and scale of the development
- c) Overdevelopment of the site
- d) The proposal is out of character with surrounding area

APPRAISAL

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

Principle of development

The single storey extension is proposed to a detached dwelling located within a residential area. Given the location within a residential area, the extension is deemed acceptable in principle, subject to conformity with the SPG and to other Plan policies.

The applicant has stated that the extension is to be used as a granny annex. A suitably worded condition is proposed in order to ensure that the extension will be used ancillary to the main dwelling and not as a separate unit of accommodation.

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 single storey rear extension will be visible from the front elevation. The extension does protrude beyond the side elevation of the main house; however it is to be set back from the front elevation by approximately 5 metres. It is to be designed in a lean to roof form on the side elevation. Further to this, the dwelling itself is set a minimum of 16 metres from the street due to the depth of the driveway.

To the rear of the application site, a footpath runs approximately 4 metres away from the rear boundary of the site. The footpath runs parallel with the properties on Heritage Court. The development site can be seen from the rear; however, existing single storey rear extensions of a similar height are also seen from the footpath.

Following negotiation, the full roof height has been reduced by 0.5 metres and a window removed from the western elevation.

Although the design of the development is not ideal, the extension does follow the L-shaped form of the existing dwelling house. In addition, the extension is situated in a similar building line to the properties on Heritage Court.

It is noted that the extension is large in scale, however, the extension is single storey and the reduction in full height following amendment has helped to reduce the impact of its size as a whole. In addition, there will be sufficient amenity space retained even with the proposal.

The scale and design of the proposed extension is therefore considered to have an acceptable impact on the host property and on the character of the street scenes.

Impact on residential 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.

No 7 Heritage Court is the detached neighbour to the east. Given the orientation of the properties, the applicant site is angled away from No 7 and the extension would be situated to the western boundary.

No 3 Heritage Court is the detached neighbour to the south west. No 3 is set considerably further forward than the applicant site and the extension therefore has no further greater impact to this neighbour than the existing house does. Further to the above, the properties on Heritage Court are situated on large plots and the extension does not breach the 45 degree line to any of its neighbours.

No 29 Moreall Meadows is also situated to the south west of the application site. The rear boundary of No 29 Moreall Meadows abuts the side boundary of the application site, and the proposed location of the extension. There is in excess of 14 metres from the rear of No 29 to the application site boundary. Following negotiation, the side window on this elevation has been omitted from the proposal. The distance between No 29 and the application site proposal conforms to the guidance given in the SPG. In addition, the extension is set off the shared boundary by 0.75 metres towards the front and widens towards the rear resulting in a distance of 1.2 metres at the most.

Although the extension will be seen from the rear garden of No 29 Moreall Meadows, the full height has been lowered to reduce the impact and no openings are proposed to the side elevation that will cause harmful overlooking. Given the above the proposal conforms to the SPG and there is no significant detrimental impact on the amenity of this neighbour.

The rear boundary of No 31 Moreall Meadows abuts the rear boundary of the application site. There is in excess of 14 metres from the rear boundary of the application site. The extension is set off from the rear boundary by approximately 6.7 metres and would therefore have little impact on the amenity of No 31.

The proposed extension is not considered to have any significant detrimental impact upon the amenity of its neighbours in terms of overlooking, overshadowing or overbearing.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in significant impact upon neighbouring amenity or a detrimental impact to the character of the street scene, subject to relevant conditions. 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 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:

Proposed Elevation DWG:AMA342-007 A, Proposed Elevation DWG:AMA342-008 A, Proposed Ground Floor Plan DWG:AMA342-005 A, Proposed First Floor Plan DWG:342-006, Existing Elevations DWG:342-004, Existing First Floor Plan DWG:342-003, Existing Ground Floor Plan DWG:342-002, Site and Location Plan DWG:342-001.

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 appearance 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. The single storey rear extension hereby permitted to be erected shall be used only for a purpose incidental to the residential use of the application property and it shall not be used as primary living accommodation or for the purpose of any trade or business unless otherwise agreed in writing by the local planning authority.

Reason: *To ensure the amenities of adjoining properties are not detrimentally affected in accordance with Policy DE1 of the Coventry Local Plan 2016*

