

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	HH/2018/1387
<b>Site:</b>	18 Crossway Road
<b>Ward:</b>	Wainbody
<b>Proposal:</b>	Erection of rear extension and loft conversion with rear dormer
<b>Case Officer:</b>	Liam D'Onofrio

### **SUMMARY**

Planning permission is sought for a single storey rear extension and a box dormer window extension within the rear roof plane.

### **KEY FACTS**

<b>Reason for report to committee:</b>	More than five objections have been received.
<b>Site use:</b>	Residential dwellinghouse
<b>Proposed development:</b>	Single storey rear extension and a rear box dormer window

### **RECOMMENDATION**

Planning committee are recommended to grant planning permission subject to conditions listed within the report.

### **REASON FOR DECISION**

- The proposal provides an acceptable design solution.
- 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**

Planning permission is sought for the erection of a single storey rear extension and a box dormer window extension within the rear roof plane to facilitate a loft conversion. A roof light will be located to the front roof plane.

The single storey rear extension (as amended) will measure 3.3 metres deep with a mono-pitch roof over reaching 3.4 metres high. The proposed box dormer will sit within the rear roof plane and will measure 2.4m high by 8.3m long.

### **SITE DESCRIPTION**

The application site relates to a semi-detached dwellinghouse located on the southern side of the highway. The house was originally detached and was granted planning permission to be sub-divided into two dwellings in 1988. The sub-division has created a 'flying freehold' with part of the first floor of the neighbouring property stepping beyond the common boundary between properties formed at ground level.

The streetscene is otherwise characterised by two-storey terraced housing and the locality is predominantly residential in character.

### **PLANNING HISTORY**

In terms 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>
L/1988/0482	Change of use to two dwellinghouses	Granted May 1988

### **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 GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy DE1: Ensuring High Quality Design

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

SPG Householder Design Guide

### **CONSULTATION**

No Objections received from:

- Highway (CCC).
- Environmental Protection (CCC).
- Western Power.

No objection subject to conditions received from:

- Ecology (CCC).

Immediate neighbours and local councillors have been notified.

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

- a) Loss of light, overshadowing/overbearing impact from rear extension.
- b) Scheme proposes a massive, imposing extension.
- c) Loss of privacy/overlooking from proposed rear dormer.
- d) Dormer is contrary to Council's design guidelines.

Any further comments received will be reported within late representations.

## **APPRAISAL**

The main issues in determining this application are design/impact upon visual amenity, the impact upon neighbouring amenity, highway considerations and ecology.

### **Design/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 and seeks to protect the amenities of all existing and future occupants of land and buildings.

The proposed single storey rear extension will provide an acceptable design solution that will not be visible from the public highway.

The SPG views large box dormer additions negatively and states that a dormer should only be placed on a roof slope that is not prominent when viewed from a street, a public footpath or open space. There are oblique views of the roof from the public highway and also from open space beyond rear gardens some 40m from the site. The rear roof plane is not therefore considered to be in a prominent position.

The SPG indicates that where the location of a box dormer is considered to be acceptable in order to reduce the scale, mass and proportion of the proposed dormer and to lessen the potential for overlooking, the dormer should be set up 1m off the eaves line and set in a minimum distance of 700mm from the roof edge. The proposed dormer window will be set in 700mm from the roof edge but will be set some 700mm up from the eaves. This is considered to be a minor shortfall as the proposed dormer will be well proportioned and will not overwhelm the rear roof slope.

Conditions are suggested to require matching materials to be used on the extensions to assist their integration with the host dwellinghouse.

The scheme is not therefore considered to harm the character of the dwellinghouse or the visual amenity of the streetscene.

### **Impact on residential amenity**

The proposed single storey rear extension was originally 3.45m deep and the applicant has agreed to reduce the extension to 3.3m to comply with the SPG. The dormer will be located within the roof above neighbouring window level and therefore in terms of built form the development is not considered to create any significant loss of light, outlook or amenity to surrounding neighbours.

Several residents have raised concerns regarding overlooking from the dormer window. Dormer windows are a common addition and do not offer any significant additional opportunity for overlooking when compared to first floor windows, which will also be visible to surrounding properties within this built up residential street. In this case the closest window-to-window separation distance between the proposed dormer window and the properties to the rear on Anchorway Road is 35m, which is measured at an oblique angle and well in excess of the 20 metre separation set in the SPG. The scheme is not therefore considered to create any significant overlooking issues that would warrant refusal.

### **Highway considerations**

The proposed scheme raises no highway safety implications. The Highway Authority has raised no objections to the scheme.

### **Ecology**

Policy GE3 seeks to protect and enhance biodiversity and their habitats. Given the impact to the main roof the Council's Ecologist considers that a preliminary bat scoping survey is necessary to check for the presence of bats. A condition is suggested to require this assessment prior to any works taking place.

### **Conclusion**

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon visual amenity, neighbour amenity, highway safety or ecology, subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1 and GE3 of the Coventry Local Plan 2016, the Council's SPG - Householder Design Guide and 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: Drg No.AMA 345 -001, 004A, 005A.

**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 and no facing materials shall be used on the dormer window extension hereby

permitted other than materials similar in appearance to those used in the construction of the exterior of the roof of 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. No development (including demolition) shall commence unless and until a survey for the presence of bats has been carried out by a qualified surveyor and has been submitted to and approved in writing by the local planning authority. Should the presence of bats be found then no demolition shall take place until full details of measures for bat migration and conservation have been submitted to and approved by the local planning authority. These measures should include: a) inspection of existing buildings on site within one month prior to their demolition to determine presence or absence of roosting or hibernating bats; b) no building containing bats shall be demolished until bats have been safely excluded using measures as have been previously submitted to and approved in writing by the local planning authority; c) provision of a new bat roost/hibernacula constructed to a design and in a location previously approved in writing by the local planning authority; d) provision of new bat roost/hibernacula within new construction; e) provision of an area of buffer/habitat around the new bat roost/hibernacula, details of the buffer to be submitted to and approved in writing by the local planning authority; f) retention of hedgerows identified as being important for foraging bats within the development site, details of the location of hedges to be submitted to and approved in writing by the local planning authority; g) provision for the management of the buffer habitat, hedgerows used for foraging and the new bat roost/hibernacula. The works shall be implemented in strict accordance with the approved details and timing of works, unless otherwise approved in writing by the local planning authority and once undertaken the works shall not be removed or altered in any way.

**Reason:** *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the NPPF 2012.*

