

Planning Committee Report	
Planning Ref:	HH/2018/1770
Site:	145 Earlsdon Avenue North
Ward:	Whoberley
Proposal:	Erection of single storey rear extension, alterations and conversion of garage to create annex
Case Officer:	Ayesha Saleem

SUMMARY

The application proposes a single storey rear extension to an existing end terrace dwellinghouse which will result in a modest addition to an existing dwelling. The proposal also involves alterations and conversion of the garage to an annex. The proposal is 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 to committee by a Ward Councillor and has received more than 5 public representations objecting to the proposal

KEY FACTS

Reason for report to committee:	Ward Councillor has requested the application is referred to committee. More than 5 objections have been received
Current use of site:	Residential dwelling and detached garage to the rear
Proposed use of site:	Residential dwelling and annex to the rear ancillary to the main property.

RECOMMENDATION

Planning committee are recommended to approve 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 5.7 by 1.9 metres and is to have a lean to roof form incorporating 4 roof lights and a ramped access into the property. The garage is placed to the rear elevation and is to accommodate living space/ bedroom and en-suite. The outbuilding is to have no openings to the side elevation and a pitched roof form at a height of 4.07 metres incorporating ramp access.

Amendments were submitted as initially there were concerns in relation to the roof form of the proposed annex this was altered to a pitched roof form. An opening was proposed to side elevation fronting the street scene this was also removed.

SITE DESCRIPTION

The application site comprises of an end terrace two storey property located on a corner plot in a wholly residential area. The main amenity space is to the rear of the application property. The property currently has a detached garage to the rear in which vehicular access is gained from Highland Road.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
PA/2018/1434	Application under Prior Approval for rear extension. The extension will be 6.0 metres away from the original rear wall of the building with a height of 3.5 metres at the highest point and 2.8 metres to the eaves	Prior Approval Refused- 05/07/2018

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 policies relating to this application are:

Policy DE1 Ensuring High Quality Design
Policy AC1: Accessible Transport Network

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development

SPD Delivering a More Sustainable City

CONSULTATION

Highways- No objections

Immediate neighbours and local councillors have been notified.

Ward Councillor requested the application is referred to committee for the following reasons:

- Over intensification of the area
- Parking issues
- Impact on character of area
- Design goes beyond the natural street elevation disrupting the character of the neighbourhood
- Unreasonable and negative impact upon neighbours

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

- a) Increase of on-street parking
- b) Increase of traffic
- c) Highway safety issues
- d) Over-intensification of dwelling house
- e) Not in keeping with character of area
- f) Overlooking
- g) Loss of privacy

Any further representations received will be reported in 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 extension and conversion of a garage are proposed to an end terrace 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.

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 ground floor side extension and annex will be visible from the street scene; Highland Road given the property is located on a corner plot. The proposed single storey extension is to replace the existing structure to the side incorporating a ramped access into the property. The extension does not protrude beyond the side elevation of the main house and beyond existing kitchen rear elevation and has a lean to roof form. The scale and design of the proposed extension is considered to have an acceptable impact on the character of the dwelling house and on the visual amenity of the street scenes.

The existing garage is to be converted into an annex. It is to remain on the same footprint together with alterations to openings, access and the roof form. The garage door to the side elevation is to be blocked up with a wall fronting the street scene. The openings and ramp are located within the applicant's garden. The garage currently has a flat roof which is to be altered to a pitched roof form. The height and design is to be in keeping with the neighbouring garage. The conversion and alterations are considered to have an acceptable impact on the character of the dwelling house and on the visual amenity of the street scene. The external appearance is to be in keeping with the existing house in regards to materials.

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.

The adjoining neighbour No 147 Earlsdon Avenue north is located North West to the application property. The single storey rear extension does not project beyond the existing kitchen rear elevation and complies with the SPG residential guidelines on extending your home. The annex is to be visible given its height, however no openings are proposed to the side elevation that will cause harmful overlooking. Overall the proposal is not considered to have a detrimental impact in terms of the overlooking, overshadowing or overbearing.

Neighbouring property No 2a Earlsdon Avenue North has a detached garage built up to the rear boundary. The proposed alterations and conversion of the garage are not considered to have a detrimental impact upon this garage in terms of overlooking, overshadowing or overbearing.

Highway considerations

Residents have raised concerns over parking, the loss of a garage and the perceived increase in demand for on street parking in an area where parking is already in high demand. Highways officers were consulted on this application and have no objections in relation to the proposal. The proposed site does not have a vehicular crossing point over the footway and therefore any vehicle movement across the public footpath would be considered as an illegal manoeuvre. While this development would initially appear to remove a singular off street parking space it should be noted that any vehicle accessing the existing 'garage' would be unlawfully accessing the site, therefore there is no change to the existing situation. The proposal is not considered to be an over intensification of use in that it remains a dwelling house and raises no highway safety issues.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions. The reason for Coventry City Council granting planning

permission is because the development is in accordance with: Policies DE1 and AC1 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:
Grouped Plans DWG 001B

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 Annex hereby permitted to be erected shall be used only for a purpose incidental to the residential use of the application property and the Annex 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 through overlooking or loss of privacy in accordance with Policy DE1 of the Coventry Local Plan 2016*

