

Planning Committee Report	
Planning Ref:	HH/2018/1239
Site:	50 Armorial Road
Ward:	Earlsdon
Proposal:	Loft conversion resulting in hip to gable extension, gable extension to the front and dormer to the rear
Case Officer:	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 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 to committee by a Ward Councillor.

KEY FACTS

Reason for report to committee:	Councillor Sandhu has requested the application be referred to committee as she considers the proposal will not remain in character with surrounding properties in regards to character and size. The proposed extension will result in a very visible three storey house with extensive roof alterations which would have a negative visual impact upon the streetscene.
Current use of site:	Residential dwelling comprising of integral garage

RECOMMENDATION

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

REASON FOR DECISION

- The design of the proposals are considered to have an acceptable impact upon the visual amenity of the street scene and character of the house.
- The proposal accords with Policy DE1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The proposal was initially for the erection of a loft conversion resulting in a large flat roof dormer to the rear elevation incorporating a Juliet balcony, small pitched dormer to the principle elevation creating a second floor and an extension of the ridge of the hipped roof form in width. The wall on the front of the house at first floor level over the garage was going to be brought forward in order to be level with the main front elevation. This was recommended for refusal and deferred by Planning Committee on the 2nd August in order to obtain a better scheme.

The applicant has now submitted an amended scheme. The proposal is a loft conversion resulting in the erection of a hip to gable extension and flat roof dormer window to the rear elevation placed centrally, which will incorporate a Juliet balcony. The proposal is also to incorporate a gable to the principle 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 of the application site runs a railway line, beyond which is the War Memorial Park.

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
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 new NPPF published on 24 July 2018 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 new NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

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 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- No objections subject to condition and informative.

Immediate neighbours and local councillors have been notified.

Four letters of objection had been received previously on the initial scheme, 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 were in support of the proposal and considered that the proposal will remain in character with surrounding properties and the overall size will be no greater than other houses in the road.

Following re-consultation on the amended scheme, three 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 the rear dormer, scale and design of the roof
- b) Overbearing
- c) Overlooking- from dormers
- d) Overshadowing
- e) Loss of light
- f) Loss of privacy
- g) Insufficient parking
- h) Increase on street parking & traffic
- i) The rear to be visible from Memorial Park
- j) Impacts enjoyment of garden

- k) Is the description of development correct
- l) Does not comply with Policy DE1

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

- m) Nuisance caused by building works

Councillor Andrews has objected on behalf of the neighbouring residents for the following reasons:

- Detrimental Impact upon character of the street scene
- The mass of the development is too large and overbearing
- Third storey Juliet balcony will affect privacy
- Loss of light

Councillor Sandhu has objected on behalf of the residents for the following reasons:

- Detrimental Impact upon character of the street scene
- Overlooking
- Loss of privacy
- Loss of light

Any further comments received will be reported within the 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.

The National Planning Policy Framework, paragraph 127 states that “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The extensions are to be visible to the street scene in particular the hip to gable extension and gable addition to the principle elevation. Given that there are a mixture of designs in particular properties with hipped and gabled roof examples within the street scene, this proposal is considered to have an acceptable impact upon the visual amenity of the street scene. The gable on the principle elevation is considered to be in keeping with the design of the main house. It is set below the ridge height, thus is to be subservient against the host property.

The proposed dormer to the rear elevation will be visible from the War Memorial Park, however there is a significant distance of circa 56 metres between the application property and the park. Although the dormer may be somewhat visible it is not considered to be prominent given the significant separation distance. Whilst a flat roof design is not generally advisable it would be difficult to justify refusal of the application based on this element of the scheme. The scale of the proposed dormer is considered to be acceptable. The flat roof dormer window to the rear would not be prominent from any public visual point and therefore, on balance, this is considered to be acceptable. The external appearance of the extensions is to be in keeping with the existing house in regards to materials.

Impact on residential amenity

Neighbouring properties No 48 and 52 Armorial Road 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 given it is to be a gable rather than a hip. The hip to gable extension is not considered to have a detrimental impact in regards to overbearing and overshadowing. The proposed dormer to the rear is not considered to overlook the amenity of the neighbouring occupants as this is considered to be no different than first floor windows.

The Juliet balcony to the rear is not to protrude further out than the face of the dormer addition, thus this opening is also considered to be no different than a window opening. The Juliet balcony is not considered to cause any harmful overlooking or loss of privacy to the amenity of the neighbouring occupants. The proposed gable to the principle elevation would not unduly impact on neighbouring occupiers. This proposed gable extension is not to protrude beyond the existing principle elevation, thus is not considered to have a detrimental impact in regards to loss of light and the 45 degree guideline. There are no additional openings proposed to either side elevations, therefore the proposal is not considered to cause any harmful overlooking or loss of privacy.

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

In regards to the parking arrangement for a three or more bedroom house, two parking spaces are required. The property has sufficient parking for two off street parking spaces. Thus parking is in accordance with the Parking Standards within the Coventry Local Plan 2016.

Ecology

Policy GE3 states that 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 been submitted and the officer has been re-consulted. Bats are unlikely to be occupying this building at the present time. However, the building itself and its surrounding habitat on and off-site is likely to have some potential for supporting bats, which is not clear in the assessment. Considering the historic records and the nearby habitats suitable for foraging, the ecology officer supports the recommendation that bat boxes on mature retained trees should be installed, preferably prior to works commencing and also suggests an informative in regards to bats.

Other matters

In regards to the neighbour objection the description of development is considered to be correct. The comments in regards to nuisance during construction is noted, however this is covered by other legislation are is not a material planning consideration.

Equality implications:

There are no equality implications.

CONCLUSION

The proposed extensions are considered to be acceptable and will not appear prominent within the street scene, cause harm to neighbouring residential amenity or impact highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with Policy DE1 and GE3 of the Coventry Local Plan, 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:
Existing Plans & Elevations- DWG: 18-01
Proposed Plans & Elevations- DWG: 18-02 Rev D
Location & Block Plan- DWG: 18-03 Rev B
Preliminary Roost Assessment

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. No part of the development hereby permitted shall be commenced until a scheme for the provision of two bat boxes to be erected on trees/buildings within the site, has been submitted to and approved in writing by the District Planning Authority. The scheme to include details of box type, location and timing of works. Thereafter, the boxes shall be installed and maintained in perpetuity.

REASON: *In accordance with NPPF, ODPM Circular 2005/06 and Policy GE3 of the Coventry Local Plan 2016.*