

Planning Committee Report	
Planning Ref:	HH/2018/2522
Site:	6 Merynton Avenue
Ward:	Wainbody
Proposal:	Erection of single storey rear extension with loft conversion and alterations to roof (retrospective)
Case Officer:	Shamim Chowdhury

SUMMARY

The retrospective planning application seeks permission for a single storey rear extension and loft conversion together with internal alterations including the conversion of the garage into a bedroom. The loft conversion involves substantial alterations to the existing roof without exceeding the existing ridge height. The original hipped designed roof has been replaced by a combination of hipped roof and flat roof. The hipped roof surrounds the front and both sides of the flat roof, which is in the middle. This arrangement has resulted in a trapezoid shaped wall at the rear. Part of the single storey rear extension projects 1.6m beyond the trapezoid shaped rear wall with a mono pitched roof above. The extension and alterations result in the existing two bedroomed bungalow becoming a 5 bedroomed bungalow including two bedrooms in the loft. The plans show that roof lights are to be installed, however this had not taken place at the time of the site visit.

BACKGROUND

The retrospective application is the 4th submission since the first application was submitted in June 2017. The first application sought extension and conversion of the bungalow into a large HIMO (house in multiple occupation) for 10 people but was withdrawn later. The proposals which were approved in the last two applications are similar apart from their roof design. In the current submission, the footprint of the extension remains the same as approved in the last application. This retrospective application has been submitted as the height of the altered centrally located flat roof has been increased by around 30cm. The section plan shows that the internal height within the loft at first floor level would be 2.4m.

KEY FACTS

Reason for report to committee:	5 representations against the proposal
Current use of site:	Dwellinghouse
Proposed use of site:	Dwellinghouse

RECOMMENDATION

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

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 Policies: DE1, H5, AC2 and AC3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The retrospective planning application seeks permission for a single storey rear extension and loft conversion with some internal alteration including the conversion of the garage into a bedroom. The extension and alteration results in the existing two bedroom bungalow becoming a 5 bedroom bungalow including two bedrooms in the loft.

The ground floor extension across the entire rear width of the bungalow projects approximately 3.5m along the southern boundary adjacent to No. 8 Merynton Avenue. The extension is approximately 7.3m deep along the northern boundary. The ground floor extension infills the area on the northern side between the side elevation of the bedrooms and the rear of the kitchen and projects further to complete the extension. Therefore, the northern part of the extension is deeper than the southern side.

A new roof has been incorporated above the original bungalow and the infill part of the rear extension. The roof to the front and both sides is hipped but the rear end is a trapezoid shaped straight wall. There are no dormers on the roof slope but roof lights would be on the front and side with windows on the rear wall. The eaves height of the new roof is approximately 3.2m and the flat roof in the middle is approximately 6.2m above ground level. The eaves height and the maximum height of the new roof remains similar to the original eaves and ridge of the bungalow.

SITE DESCRIPTION

The application site is a detached bungalow located on the west side of Merynton Avenue. To the south is No.8, another bungalow which has recently been extended and altered to provide living accommodation in the loft in a similar manner to number 6. To the north is No. 4 Merynton Avenue, a bungalow with its drive/carport along the common boundary with the application site. The surrounding neighbourhood is predominantly residential in character comprising various designs of houses and bungalows. A 1.8m high close boarded fence and mature boundary landscaping of shrubs and trees bounds the site to the rear. The bungalow benefits from double vehicular access off Merynton Avenue. The front garden is slightly elevated from street level and is enclosed by a decorative wall.

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
FUL/2017/1655	Change of use of 2 bedroom house to 10 bedroom large HMO (sui generis) with single storey extension and roof alterations	Withdrawn 17/08/2017
HH/2017/2184	Erection of single storey rear extension and loft conversion	Approved 18/10/2017
HH/2018/0436	Erection of single storey rear extension with loft conversion and alterations to roof	Approved 01/05/2018

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 NPPF, 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 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 DS3: Sustainable Development Policy
- Policy DE1: Ensuring High Quality Design
- Policy H5: Managing Existing Housing Stock
- Policy AC2: Road Network
- Policy AC3: Demand Management

Supplementary Planning Guidance/ Documents (SPG/ SPD):

Extending Your Home - A Design Guide

CONSULTATION

No Objections received from:
Highways and Environmental Protection

Immediate neighbours and local councillors have been notified.

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

- a) The proposed development will not be in keeping with its surroundings
- b) The development is an eyesore and does not compliment the neighbourhood and totally out of character against the bungalow nearby
- c) The roof is too high blocking some sunlight in the day and far bigger than the bungalow was before
- d) This development is likely to open the floodgates for yet more HMO's
- e) The existing parking problem will be worsened and the noise level could be distressing for a number of elderly neighbours
- f) The extended bungalow would be used to house students

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

- g) Retrospective planning application should not allowed
- h) Objecting to this application is waste of time, the objector considers that the decision has already been made
- i) The residential area is for council tax paying residents and not for students
- j) We will end up like Cannon Park, where the community has been ruined
- k) The proposed development will inflict much misery on those in the proximity

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are the principle of development, the impact upon neighbouring amenity and the impact on highways in terms of parking from the loss of the garage. In addition, the proposal needs to be assessed in terms of design and visual amenity of the street scene given the substantial alteration to the roof.

Principle of development

The extension and alteration are related to a detached bungalow located within an existing residential area. Given the location within a residential area, the extension and alteration to a dwellinghouse are deemed acceptable in principle, subject to conformity with the SPG in design terms and in relation to other neighbouring dwellings and highway safety.

Impact on neighbouring amenity

A similar extension was assessed in the last application under a planning application (ref. HH/2018/0436) and found acceptable in terms of neighbours' amenity and design. The footprint of the extension which was granted permission in the last application remains unaltered. However, the height of the flat roof in the middle has been increased from 5.9m to 6.2m above ground level approximately. This has resulted in around a 30cm increase in the roof height than that was approved in the last submission.

It is acknowledged that the extension and alterations are fairly substantial compared to the original bungalow and neighbouring properties; however, the plot of the land is also reasonably large. The depth is approximately 40m and the width is approximately 14.5m at the front and 7.5m at the furthest point of the rear garden. Therefore, the site is considered capable of accommodating a dwelling of this size.

In terms of neighbouring amenity, it is considered that the rear extension and roof alterations including the loft conversion has not resulted in an unacceptable impact on both neighbouring properties No. 4 and 8 Merynton Avenue. The neighbouring bungalow No.8 on the southern side has a similar loft conversion/roof alteration and an infill rear extension.

The ground floor extension does not infringe the 45-degree sightline in relation to rear facing habitable room windows of either neighbouring house. A new roof has been incorporated above the original bungalow and the infill part of the rear extension. The front of the roof is hipped but the rear end is gable ended wall. There are no dormer windows on the roof slope but the plans show roof lights will be installed on the front and side roof slopes.

The overall height of the roof remains the same as existing. Given the separation distances with neighbouring houses and the overall mass and scale, the proposal does not appear overly dominant nor do the proposals result in any overlooking. The windows on the rear wall are similar to any first floor bedroom windows and do not cause any demonstrable increase in overlooking towards the adjoining neighbouring rear gardens than that which exists already. In addition the rear gardens of houses to the east beyond the rear boundary of the application site are more than 20m away. Therefore, it is considered that the totality of the extensions and alterations have not resulted in any significant impact on the living conditions of the neighbouring occupiers in terms of loss of light, outlook and overlooking.

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 will function well and add to the overall quality of the area, they are visually attractive as a result of good architecture and are sympathetic to local character and including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Policy H5 recognises that the improvement and renovation is required to the existing housing stock where appropriate but this should be in association with the enhancement of the surrounding residential environment.

In terms of the impact of the extension and roof alteration on the street scene and character of the area, the ridge and eaves height of the new roof remains the same as the original roof of the bungalow, as built, given that the previous approval had a maximum roof height lower than that of the original roof. Although the mass of the new roof has increased and a trapezoid shaped gable end has been added at the rear, due to the fact that the front of the roof remains hipped, it is almost imperceptible when viewed from the street scene that the bulk of the extended and altered roof has increased. The rear gable end and ground floor extension with a mono-pitched roof above are not visible from Merynton Avenue or any other publicly accessible land. Therefore, that the extension and alteration does not have any significant adverse impact on the visual amenity of the street scene or to the character of the area. The adjacent bungalow No.8 also has a similar roof alteration in connection with a loft conversion.

The residential properties in the vicinity of the application site are of varying design and character including a mix of terraced, detached and semi-detached houses and bungalows and do not reflect a common theme in design, form or layout. A hipped roof and a plain front elevation was the original design of the bungalow. The roof alteration and extension whilst constituting a significant increase in mass and scale but due to incorporation of a hipped designed roof, maintains a visual gap between the extended bungalow and both neighbouring bungalows. Whilst the design and mass are substantially different not only to the original bungalow but also with neighbouring houses, it does not appear overly dominant within the locality nor does it affect the visual amenity of the street scene significantly. This is mainly due to the hipped designed roof above the original footprint of the bungalow without any forward projection or front extension. Given the overall design with its mix of elements

and varied character of the nearby properties, the roof alteration and rear extension is considered acceptable in design point of view.

Highway considerations

Policy AC2 of CLP 2016 recognises that the provision of car parking for a new development can influence the traffic generation congestion. It goes on to state that the occurrences of inappropriate on-street parking can block access routes for emergency, refuse and delivery vehicles, block footways preventing pedestrians' access, affect the street scene and could reduce visibility for motorists and pedestrians causing safety issues. The new development will therefore be expected to provide appropriate levels of car parking in order to address the above issues. Policy AC3 of the CLP 2016 states that proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5.

The proposal for an extension to an existing residential dwelling. The conversion of the garage has resulted in the loss of one off street parking space from inside the garage, although the garage was quite narrow in width to accommodate a modern car. However, the proposed plan shows that three car parking spaces are available on the forecourt of the bungalow and the bungalow benefits from double vehicular accesses. In addition, there is on-street parking provision outside the application property. Hence, it is considered that given the site is within a residential street where there is no parking restrictions, the proposal is acceptable in terms of parking and highway safety and complies with Policy AC2 and AC3 of the Coventry Local Plan 2016.

Other considerations

The extension and alteration including garage conversion would increase the occupancy level from 2 bedrooms to 5 bedrooms and the potential of being used as a house in multiple occupation (HIMO). However, the planning application seeks permission (retrospectively) for the extension and roof alteration to enlarge the existing bungalow of a residential dwelling. Whilst the conversion and use of the existing bungalow for up to 6 residents as house in multiple occupation is permitted development and therefore planning permission is not required, the scheme demonstrates a modest scale extension to a domestic property and the creation of a house in multiple occupation (for more than 6 people) is not what has been proposed and is not part of the current scheme being considered.

Equality implications

Officers have taken equality implications into account and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application. There are no known equality implications arising directly from this development.

Conclusion

The rear extension together with the alteration to the roof is considered acceptable and does not appear overly prominent within the street scene, nor does it cause significant harm to neighbouring amenities which would be detrimental to their living conditions. The extension and alteration increases the mass and scale of the existing bungalow; however, due to its siting and relationship with both neighbouring houses, it is apparent that the mass and scale of the extended bungalow and its new roof has not resulted in significant impact over and above that which would have resulted from a slightly lower roof. The development is in accordance with the Policies DE1, H5, AC2 and AC3 Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS/REASON

1. The development hereby permitted shall be carried out in accordance with the following approved documents: Existing and Proposed Plan A.01 Revision 07.

Reason: *For the avoidance of doubt and in the interests of proper planning.*

