

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	HH/2019/0743
<b>Site:</b>	82 Middlemarch Road
<b>Ward:</b>	Radford
<b>Proposal:</b>	Erection of single storey rear extension
<b>Case Officer:</b>	Anne Lynch

### **SUMMARY**

The application proposes a single storey rear extension that will project 3.6 metres.

### **BACKGROUND**

The application proposes a single storey rear extension to this residential dwelling. The property is a semi-detached dwelling in a residential street. The property is not in a conservation area.

### **KEY FACTS**

<b>Reason for report to committee:</b>	The applicant is an officer of Coventry City Council
<b>Current use of site:</b>	Residential dwelling
<b>Proposed use of site:</b>	Residential dwelling
<b>Dimensions:</b>	3.6 metre projection, 2.4 metres to eaves, 3.6 metres to ridgeline

### **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 the amenity of neighbours.
- The proposal will not adversely impact upon visual amenity.
- The proposal will not adversely impact upon highway safety.
- The proposal accords with Policies: DE1 and H5 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## **BACKGROUND**

### **APPLICATION PROPOSAL**

The application proposes a single storey rear extension across the full width of the property to the rear. The extension will project 3.6 metres and will be 2.4 metres high to the eaves and 3.6 metres high to the top of the mono-pitched roof.

The extension will match the existing dwelling with painted render to the walls, concrete inter-locking roof tiles and white uPVC window and door frames.

### **SITE DESCRIPTION**

The property is a two-storey semi-detached dwelling on the eastern side of Middlemarch Road. The dwelling has a double bay window to the front and hipped roof. There is an existing single storey store to the rear and lean-to conservatory that, jointly, run the width of the property to the rear.

The adjoining neighbour at no. 80 is set to the south and has a single storey rear extension that adjoins the boundary and the existing lean-to. This projects approximately 2.7 metres. There is a door to the rear of the neighbour's extension that is set in approximately 1.1 metre from the shared boundary.

The property to the north is a semi-detached dwelling that is set approximately 3 metres from the application site beyond the vehicular access that serves the rear of these properties.

There is an entry to the rear of the site and new dwellings constructed beyond the entry.

### **PLANNING HISTORY**

There is no planning history for this site.

### **POLICY**

#### **National Policy Guidance**

National Planning Policy Framework (NPPF). The new NPPF was published on 24 July 2018 and updated in February 2019 and 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 6<sup>th</sup> December 2017. Relevant policy relating to this application is:

- Policy H5: Existing Housing Stock
- Policy DE1 Ensuring High Quality Design
- Policy AC3: Demand Management
- Policy AC4: Walking and Cycling

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

SPG Extending your home – a design guide

SPD Delivering a More Sustainable City

SPD Coventry Connected

## **CONSULTATION**

Immediate neighbours and local councillors have been notified.

No consultation responses have been received.

## **APPRAISAL**

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

### **Principle of development**

This is a modest extension to a residential dwelling where the principle of development is considered acceptable.

### **Impact on visual and residential 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.

Policy H5 states that, where appropriate, the existing housing stock will be renovated and improved, in association with the enhancement of the surrounding residential environment and to meet local housing needs. Where appropriate these works should include opportunities to improve energy efficiency of existing homes

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 NPPF further states (at paragraph 130) “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards

or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

The extension is a single storey rear extension that is not visible from the street or from any public area. It is designed with a mono-pitched roof and the materials will match the existing dwelling with painted render walls and inter-locking roof tiles. The design is considered acceptable.

The proposals will replace existing structures with a modern extension as part of the renovation and improvement of the existing dwelling in line with Policy H5.

Supplementary Planning Guidelines indicate that single storey rear extensions should not project more than 3.3 metres or infringe the imaginary 45 degree sightline to the centre of the neighbour’s nearest habitable room window, whichever gives the greatest projection. The extension will project 3.6 metres but will be sited adjacent to the neighbour’s extension. It will only therefore project approximately 0.9 metres beyond the rear elevation of the neighbour’s extension. The neighbour has a door in the rear elevation that is inset approximately 1.1 metre from the shared boundary. The inset of the door more than offsets the 0.9 metre projection and the extension will not infringe any 45 degree sightline to the centre of the neighbour’s door. The proposals therefore accord with the Supplementary Planning Guidelines and will not have any impact on the amenities of the adjoining neighbour.

The extension will not have any impact on the neighbour at no. 84 to the north of the site as the vehicular access separates these two properties.

### **Highway considerations**

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. 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 car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

The proposals will not result in the loss of any parking spaces and will have no impact on on-street parking.

### **Equality implications**

This is a single storey rear extension to replace an existing store and lean-to to improve the applicant’s accommodation. There are no equality implications.

### **Conclusion**

The proposed development is considered to be acceptable in principle and will not result in any impact upon visual or residential amenity or highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with:

Policies H5, DE1 and AC3 of the Coventry Local Plan 2016, together with the aims of the NPPF and the Council's Supplementary Planning Guidance.

### **CONDITIONS/REASONS**

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 : Location Plan, Block Plan 8694-05, Existing and Proposed Plan 8694-05.

**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.*

