

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	HH/2019/1346
<b>Site:</b>	45 St. Helens Way
<b>Ward:</b>	Bablake
<b>Proposal:</b>	Single storey rear extension with double pitched roof
<b>Case Officer:</b>	Peter Anderson

### SUMMARY

- The proposal is for a 3.3 metres deep rear extension, to provide an open plan kitchen/diner, for this semi-detached bungalow.
- It would not result in any unacceptable impact on the character of the area or neighbour amenity.

### BACKGROUND

#### KEY FACTS

<b>Reason for report to committee:</b>	Agent is a member of the Planning and Regulation Division
<b>Current use of site:</b>	Residential
<b>Proposed use of site:</b>	Residential

### RECOMMENDATION

Planning committee are recommended to **GRANT** planning permission subject to conditions.

### REASON FOR DECISION

- The proposal would not adversely impact upon the amenity of neighbours or the character of the area.
- The proposal accords with the SPG *Extending Your Home*, Policy: DE1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

This is a householder planning application where permission is sought for a single-storey rear extension with a double-pitched roof. It would create an open plan kitchen/diner abutting the existing garage at the side of the bungalow. It would be 3.3 metres deep by 6.5 metres wide, extend no further into the rear garden than the existing garage, and span the full width of the existing bungalow.

### **SITE DESCRIPTION**

The property is a two-bedroom, semi-detached, brick-built bungalow, in a row of bungalows, in an area where permitted development rights have been removed. It has an attached single garage at the side of the house, extending into the rear garden. There is on-site parking in front of the bungalow for two cars, and a mature hedge to the rear. There are tennis courts associated with the Jaguar Sports and Social Club adjacent to the site boundary to the south east which are situated within the Green Belt.

### **PLANNING HISTORY**

There is no relevant planning history.

### **POLICY**

#### **National Policy Guidance**

National Planning Policy Framework (NPPF). The NPPF published in February 2019 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 adds further context to the NPPF and it is intended that these 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 DE1 Ensuring High Quality Design.

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

SPG Design Guidelines: Extending Your Home.

### **CONSULTATION**

No Objections have been received at the time of writing this report. Any later comments received will be reported within late representations.

### **APPRAISAL**

The main issues in determining this application are the impact upon the character of the area, and the impact upon neighbouring amenity.

### **Impact on the Character of the Area**

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 8 of the NPPF requires that planning should always seek to secure a well-designed and safe built environment with high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 124 of the NPPF states “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

The proposal would not be seen from a public viewpoint. It would not be seen from the street, and would be screened from views from the Green Belt to the rear of the property. There would be no adverse impact to the street scene or the character of the area.

### **Impact on Residential Amenity**

For single-storey rear extensions, the SPG *Extending Your Home* requires that the depth of a new extension should not exceed either 3.3 metres (when measured externally), or impinge on an imaginary 45-degree sightline from the middle of the nearest rear-facing window to a habitable room on the neighbour’s property, whichever gives the greater depth. Habitable rooms include living rooms, kitchens, bedrooms and conservatories, but not bathrooms, WCs, hallways, landings and utility rooms.

The 3.3 metres deep proposal meets this requirement. There have been no neighbour objections. There would be no unacceptable impact on neighbours.

### **CONCLUSION**

The proposed development would not result in any unacceptable impact on the character of the area or neighbour amenity. The reason for Coventry City Council granting planning permission is because the development is in accordance with The SPG *Extending Your Home*, Policy DE1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

### **Conditions and 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:

Site Plan dated 20-05-2019.

Proposed Elevations and Plan, Drawing No. 1 Revision B dated 26<sup>th</sup> June 2019.

Roof Plan, Drawing No. 1 Revision B dated 26<sup>th</sup> June 2019.

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

3. No facing 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.*