

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	HH/2019/2023
<b>Site:</b>	19 Innis Road
<b>Ward:</b>	Earlsdon
<b>Proposal:</b>	Erection of two-storey and single storey rear extension, a rear dormer and alteration to front including garage conversion
<b>Case Officer:</b>	Shamim Chowdhury

## SUMMARY

The application seeks permission to erect a two-storey and a single storey rear extension together with a dormer extension on the rear roof slope. The proposal also includes conversion of the existing integral garage and alterations to the front involving alteration to ground floor fenestration and a new front door. This is a revised submission following refusal of the last application. The refusal reasons of the last application have been addressed in the current submission and the proposal is considered to accord with the Coventry Local Plan Policies and Supplementary Planning Guidance (SPG) on domestic extensions. Therefore, the application is recommended for approval.

## BACKGROUND

This revised application has been submitted following refusal of the last application and subsequent negotiations. The last application sought permission to extend the property to the front and to the rear with two-storey and single storey flat roofed extensions together with front and rear dormers. The rear dormer comprised of a balcony at second floor level. The proposal also included an outbuilding in the rear garden as an annex. In the current submission, the previously refused scheme has been amended by reducing part of the ground floor extension, incorporating pitched roof above the two-storey rear extension and reducing the size of the dormer as well as by removing the rear balcony. The current submission also discarded the front dormer, single storey front extensions and the outbuilding.

## KEY FACTS

<b>Reason for report to committee:</b>	More than 5 objections against the proposal
<b>Current use of site:</b>	Dwellinghouse
<b>Proposed use of site:</b>	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, GE3, AC2 and AC3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

The application seeks permission to erect a two-storey and a single storey rear extension together with a dormer extension to the rear. The proposal also includes conversion of the existing integral garage and alterations to the front involving addition of windows on ground floor and first floor and a new front door under a flat roof canopy.

### **SITE DESCRIPTION**

The application site is a detached house located to the south side of the eastern part of Innis Road within the Canley Gardens area. The Canley Gardens residential area features low-density development on narrow roads without footpaths and is well planted with trees, shrubs and hedges. The area has a semi-rural feel, spaces between properties dominate the overall character of the area, and landscape predominates. The built form of Canley Gardens is characterised by bungalows and two storey houses of a variety of styles. The application house is a two-storey modern building set back from Innis Road with a fairly deep rear garden back onto Hearsall Golf Course. The neighbouring house, No. 17 Innis Road to the east is similar in design and layout with the application house but around 1.6m stagger at the rear in relation to the rear building line of the application house. The other immediate neighbouring house No. 21 Innis Road is located to the southwest and substantially set back from Innis Road. No. 21, which is also a two-storey building sits beyond the original two-storey rear elevation of the application house.

### **PLANNING HISTORY**

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

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
HH/2019/1233	Proposed front and rear extensions and alterations including two and single storey extensions, front dormer windows, rear balcony at second floor and the construction of a new annex.	Refused 16/07/2019
C/30484/C	Rear dormer extension	Approved 22/08/1991
G/C/30484/A	Proposed kitchen extension	Approved 28/01/1975
17084/C	Erection of extension to existing garage	Approved 11/10/1967

## **POLICY**

### **National Policy Guidance**

National Planning Policy Framework (NPPF). The NPPF was 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 DS3: Sustainable Development Policy

Policy DE1: Ensuring High Quality Design

Policy H5: Managing Existing Housing Stock

Policy AC2: Road Network

Policy AC3: Demand Management

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

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

Extending Your Home - A Design Guide

Canley Gardens Control Plan

### **CONSULTATION**

No objections subject to conditions have been received from:

- Ecology and Highways

Immediate neighbours and local councillors have been notified;

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

- a) The proposal is not in keeping with the size and mass of other neighbouring properties
- b) The extension will severely reduce the quality of life of the adjoining properties through loss of light, overlooking and associated loss of privacy.
- c) No Construction Method Statement presented to alleviate concerns around the considerable increase in traffic during construction
- d) Highway safety concerns due to the limited access to the application site.
- e) Ambulance, emergency and refuse collection vehicles' access could be affected
- f) The size of the property as a result of the proposed extension would be dominant and oppressive and would have an over bearing impact on neighbouring properties.
- g) Planning department's lack of communication with the neighbouring occupiers would result an unbalanced assessment.
- h) Loss of trees.
- i) This development in no way contributes to the special identity and character of the area

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

- j) The Prescription Act 1832, right to light
- k) The applicant would be able to build an outbuilding (under permitted development rights) in future
- l) Out of the 20 houses in the cul-de-sac 25% of the properties have planning approved and/or in build process.

Any further comments received will be reported within late representations.

## **APPRAISAL**

The main issues in determining this application are principle of development, the impact on the visual amenity and character of the area from design point of view, the impact upon neighbouring amenity and highway considerations

### **Principle of development**

The extension and alteration are related to a detached dwelling house located within an existing residential area. Given the location within a residential area, the extension and alteration to a dwelling house 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 visual amenity and 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. 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 of the new roof would remain the same as the existing roof. Although the mass and scale of the new roof would increase as a result of the addition of a gable ended pitched roof at the rear together with a dormer, due to the fact that the front of the roof remains as original in terms of its design and profile, the street scene would not be adversely affected due to the proposed extension and alterations. Due to the roof design and its gable ended profile, the bulk of the rear extension is almost imperceptible when viewed from the street scene. In addition, due to the changes in fenestration with a window on the existing ground floor forward projected structure and replacement first floor windows together with a new front door and garage conversion would improve the design and look of the application house and subsequently contribute positively towards the visual amenity of the street scene. Therefore, it is not considered that the proposed extension and alteration would have significant adverse impact on the visual amenity of the street scene and subsequently character of the area.

The residential properties in the Canley Gardens display various design and character including two-storey houses and bungalows and do not reflect a common theme in design, form and layout. The extension and alteration would increase the mass and scale of the dwelling house, although this increase in mass and scale would be at the rear but would be well proportionate and integrated with the original house. Whilst the ground floor extensions would be with flat roofs, the roof above the two-storey extension would be with pitched roof which is complementary and sympathetic to the original roof design of the house. Flat roofs above the single storey extensions are also considered satisfactory as the existing single storey elements at the front and rear of the house are also built with

flat roof. Therefore, the proposed extension and alteration would not appear incongruous or discordant to the detriment of the general character of the Canley Gardens. Given the overall design with its mix of elements and organic character which reflects some of the nearby properties, it is considered that the extension and alteration would be acceptable from a design point of view.

### **Impact on residential amenity**

In terms of neighbouring amenity, it is considered that the proposed rear extension and rear dormer in connection with the loft conversion would have minimal impact on both sides' neighbouring properties No. 17 and 21 Innis Road. The neighbouring house No.17 on the eastern side is around 1.6m stagger at the rear, beyond the rear elevation of the application house. Both houses, the application house and No. 17 is approximately 1.8m apart and have side access along the common boundary. Despite the depth of proposed ground floor rear extension adjacent to the common boundary is 4.8m, this extension would project approximately 3.5m beyond the adjacent rear facing glazed patio door and windows of No. 17. The middle point of the patio door/windows is approximately 3.6m from the proposed extension, and the further ground floor is approximately 3.8m away from the common boundary, therefore, the ground floor extension would not infringe the 45-degree sightline in relation to the ground floor patio door/windows of No. 17. The proposed two-storey extension is set approximately 3.8m from the common boundary and therefore the two-storey rear extension would also not infringe the 45-degree sightline in relation to the rear facing ground floor and first floor windows. The proposed extensions would not project beyond the rear elevation of the neighbouring house No. 21 Innis Road which is located to the southwest. This is due to siting and separation distance and its stagger relation with the application house. Therefore, the proposed ground floor and two-storey rear extension would accord with the SPG. Having specific regard to the impact in terms of loss of light and the outlook the proposal would not affect the living conditions significantly and would be acceptable.

In addition, there is a ground floor extension at No. 17 which is approximately 3.5m away from the common boundary with the application house and has a side window facing the proposed extension. This extension also has glazed patio doors on the rear elevation, facing the rear garden, in addition to the side window. Therefore, the impact in terms of outlook and loss of light would be acceptable as the rear facing patio doors are the primary source of light and outlook into this room. No. 21 Innis Road has a window on the ground floor side elevation facing the application site. This window serves a small bedroom, however, there is another window to serve this small bedroom on the front elevation facing the front garden. Therefore, the proposed extension would not result in any significant harm in terms of loss of light and outlook. In addition, there are windows on the first-floor side elevation of No. 21 facing the application site, however, these windows are either non-habitable or secondary in nature, therefore, the proposed extension would not affect the living conditions of the occupiers of No. 21 in terms of loss of light and outlook.

There are no habitable windows on the first-floor side elevations of the proposed extension. The windows which would be installed on the first-floor side elevation and on the gable end would be obscure glazed and any opening part would be at least 1.7m above from finished floor level. Therefore, the proposed extension would have no potential of overlooking and associated loss of privacy. An appropriate condition has been recommended to ensure this.

The overall height of the roof would remain the same as the existing. Given the separation gaps with neighbouring houses and overall mass and scale, it is not considered that the proposal would appear overly dominant to the neighbouring occupiers. The proposed dormer would be set back by a metre from the eaves line and set in from the side. This arrangement accords with the SPG to minimise the bulk of the dormer to the neighbouring occupiers.

### **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 is not a new development, but it is an extension to an existing residential dwelling. The conversion of the garage (not subject to planning permission) would result in the loss of one off-street parking space from inside the garage, although the existing garage is quite narrow in width to accommodate modern cars. However, the proposal would not alter the existing vehicular access, nor would it affect the existing tarmac area/forecourt where at least 4 cars can be parked. The proposal is considered acceptable in terms of parking and highway safety and complies with the Policy AC2 and AC3 of the Coventry Local Plan 2016. The Highways Authority has not raised any concerns in this regard.

### **Other matters**

The comments are noted with regards to construction traffic and the disruption that may be caused by the development. The residents also raised concerns on the amount of development currently under way in the area. The Officers are aware that the roads within Canley Gardens are narrow and have substandard visibility by today's standards. The officers are also aware of the developments which are completed or currently under construction or yet to be commenced following planning approval. However, all the planning proposals have been assessed on their own merit and as per Coventry's Development Plan Policies and relevant Supplementary Planning Guidance (SPG) including the Canley Gardens Control Plan. The approved proposals accord with the relevant planning Policies and to warrant a refusal on the ground of too many extensions/developments taking place within an area at the same time would not be reasonable or sustainable. In addition, the Officers recognise that the Canley Gardens is an area with low density development which displays semi-rural character and an abundance of soft landscape features; however, this area does not have any statutory protection in terms of special character or appearance similar to a conservation area. Nevertheless, most of the approved development is either a replacement dwelling or extension of the existing dwelling and the such developments are in line with the adopted Canley Gardens Control Plan.

It is acknowledged that the construction traffic and associated activities cause disruption and inconvenience to the neighbouring occupiers. It could also affect free flow of traffic and endanger highway safety. However, to warrant a refusal on this ground would not be sustainable nor would be reasonable as an appropriate Construction Management Plan can address this issue to minimise disruption and inconvenience to the neighbouring occupiers. Generally, a Construction Management Plan is considered not necessary for domestic extension or small-scale development. However, given the application site is in an area where the roads are significantly narrow, does not have satisfactory manoeuvring area and poor visibility splay, it is considered a pre-commencement condition requiring submission of a Construction Management Plan would be necessary and reasonable. The Highways Authority do not object to the proposal, however recommended pre-commencement condition to ensure the development does not cause unnecessary obstruction to the highways.

The application house was assessed as being of low bat roosting potential and one activity survey was carried out. Given that no evidence of bats was found, and no bats emerged during the nocturnal survey, the County Council Ecologists are satisfied with the report's conclusion that further surveys are not required. However, as the access features are still present, given the mobile nature of bats, and planning permission is valid for three years, the Ecologists recommend that the proposed works are carried out under the supervision of a licensed bat ecologist.

Officers have noted residents' comments that some trees/hedges have been removed from the front. It is acknowledged that hedges and vegetation along the narrow lanes of the Canley Gardens is a prime feature of the area and any harm to this vegetation would erode the character and appearance of the Canley Gardens. However, as this area has no statutory protection nor is part of a conservation area, the vegetation and hedges can be removed by the land owner without any prior notification. In this application, there are no trees or any significant landscaped feature which would be affected by the proposed extensions. Therefore, it is not considered that the proposal would result in loss of trees which have significant amenity value and contribute towards public vantage point. Residents' comments have been taken in consideration in the assessment of this application. The case officer visited the site and the neighbouring house to assess the proposal appropriately in line with the development plan policies and guidance to make a balance decision.

### **Equality implications**

Officers have taken equality implications into account and given due regard to this statutory duty, 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 proposed 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 development is in accordance with the Policies DE1, H5, GE3, AC2 and AC3 Coventry Local Plan 2016, together with the aims of the NPPF stated in the paragraph 127.

## 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 (as amended).*

2. The development hereby permitted shall be carried out in accordance with the following approved documents: Proposed Plans 2496 PL04; Existing Elevations 2496 PL03; Existing Plans 2496 PL02; Location Plan and block plan 2496 PL01; Proposed elevation dwg No. 2496 - PL05 rev A; Bat Survey.

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

3. No development (including any demolition or preparatory works) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of:

- hours of work;
- hours of deliveries to the site;
- the parking of vehicles of site operatives and visitors during the demolition/construction phase;
- the delivery access point;
- the loading and unloading of plant and materials;
- anticipated size and frequency of vehicles moving to/from the site;
- the storage of plant and materials used in constructing the development;
- wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway;
- measures to control the emission of dust and dirt during demolition and construction;
- measures to control the presence of asbestos;
- measures to minimise noise disturbance to neighbouring properties during demolition and construction;
- details of any piling together with details of how any associated vibration will be monitored and controlled; and
- a scheme for recycling / disposing of waste resulting from demolition and construction works.

Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be withdrawn or amended in any way.

**Reason:** *In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies AC1, AC3, DS3 and DE1 of the Coventry Local Plan 2016.*

4. 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 that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.*

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) the window(s) to be formed at first floor/roof level in the west facing elevation of the proposed extension hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window shall be at least 1.7m above the floor of any room in which the window is installed, 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 Policies DE1 and H5 of the Coventry Local Plan 2016*

6. The development including any demolition hereby permitted shall be undertaken only in the presence of a licensed bat worker appointed by the applicant to supervise all destructive works to the roof of the buildings to be demolished. All roofing material shall be removed carefully by hand. Should evidence of bats be found work must cease immediately while the Local Planning Authority are notified, and advice requested from Natural England. No further works shall be undertaken at the site unless and until full details of measures for bat migration and conservation have been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed only in strict accordance with those approved details and any mitigation works shall be retained and shall not be removed or altered in any way. Notwithstanding any requirement for remedial work or otherwise, the qualified bat worker's report shall be submitted to the Local Planning Authority within 1 month following completion of the supervised works to summarise the findings.

**Reason:** *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016..*