

Planning Committee Report	
Planning Ref:	HH/2020/0506
Site:	39 Fir Tree Avenue
Ward:	Westwood
Proposal:	Erection of a single storey rear extension and front porch
Case Officer:	Joshua Veeranna

SUMMARY

The application seeks planning permission for the erection of a single storey rear extension and front porch. The current proposal is considered to accord with Local Plan Policies and therefore is recommended for approval.

KEY FACTS

Reason for report to committee:	Applicant is an elected member, Councillor Jim O'Boyle
Current use of site:	Residential
Proposed use of site:	Residential

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 highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- 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 development consists of a single storey rear extension and a front porch. Internal alterations to the ground floor plan are also indicated.

The single storey rear extension will be stepped. Facing 37 Fir Tree Avenue, the development will project 3.3m. Facing 41 Fir Tree Avenue, the development will project 5.2m. At the highest point, the development will be 3.750m, and 2.250m to the eaves.

The front porch will be pitched, and 3m at the highest point. The porch will project 1.21m and 2.015m wide.

SITE DESCRIPTION

The application site relates to a semi-detached dwelling with bay windows to front at first floor and ground floor. Although the property has a hipped style roof, other semidetached properties within the immediate vicinity of the site display a mixture of roof styles. There is a paved drive that serves the property, leading to an attached garage to the side of the property. The property is approximately 20m from the junction between Larch Tree Avenue, and Fir Tree Avenue.

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
S/1969/0533	Erection of garage	Approved 31/03/1969
S/1970/0596	Extension to rear bedroom	Approved 07/09/1970

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF 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 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) 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 H5 Managing Existing Housing Stock
Policy DE1 Ensuring High Quality Design

Supplementary Planning Guidance/ Documents (SPG/ SPD): SPG Extending Your Home

CONSULTATION

No consultee responses have been requested for this development, and no objections have been received from the public.

Any further 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 visual amenity

Paragraph 124 in Section 12 of the NPPF (2019) states that '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'. This is reflected in Policy DE1 and H5 of the Coventry Local Plan 2016 which seeks to ensure development complements or enhances the character of the surrounding area.

Policy DE1 states that all development proposals must positively contribute towards the local identity and character of the area. All development proposals are expected to consider the local distinctiveness and identity of the site but also have regard to opportunities to enhance the local built and natural environment through new development. The SPG states that each site is unique, and proposals will be determined on their own individual merits.

Policy H5 states that 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.

The development adheres to Policy H5 and Policy DE1, and conforms to the SPG, Extending Your Home. The proposed development is of a similar design to other extensions in the immediate area of the site and materials are indicated to match the original property.

The development adheres to the section in the SPG Extending Your Home, specifically related to front extensions and porches. Orientation, changes in ground level, and differences in building lines have been considered.

The porch will enclose the existing archway and feature of the doorway. The addition would not significantly alter the building line of surrounding properties, closely matching the existing projection of the bay windows at ground floor, and first floor. Due to the varied design of other erected porches in the immediate area of the site, the design and orientation of the proposed front extension will not significantly alter the character of the area. No significant architectural detail will be lost on site.

When viewing the property from Fir Tree Avenue, the development would not be deemed overbearing and would complement its surroundings.

The development adheres to Policy H5 and Policy DE1. The single storey rear extension would be similar in design to other extensions in the immediate locality and would not detrimentally impact the character of the area.

Neighbouring amenity

Policy H5 also requires new development to be designed and positioned so it does not adversely affect the amenities of the occupiers in neighbouring properties. The SPG Extending Your Home states that, “the depth of the extension should not exceed either 3.3m when measured externally or impinge on an imaginary 45-degree sightline from the middle of the nearest window to a habitable room on your neighbour’s property, whichever gives the greatest depth”.

The development adheres to the SPG Extending Your Home. To the rear facing 37 Fir Tree Avenue, the development will project 3.3m. Although facing 41 Fir Tree Avenue the development will project 5.2m, the development will not impinge on an imaginary 45-degree sightline from the middle of the nearest window to a habitable room at ground floor.

Likewise, on the front elevation, the development does not protrude a significant amount from the existing front of the property at ground floor, as to cause a notable loss of light for the occupiers of 37 Fir Tree Avenue. Due to separation distance of around 8m between the existing porch at 41 Fir Tree Avenue, and the proposed development at 39 Fir Tree Avenue, the development is unlikely to impact the occupiers of 41 Fir Tree Avenue.

Due to the separation distance of around 15m from the rear of 39 Fir Tree Avenue, and 16 Larch Tree Avenue, the development is unlikely to have an impact on the occupiers of this property.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this 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 development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1, and H5 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS/REASON

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.

REASON: *To conform 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 plans:
Location Plan DWG No: 2020/224 01
Block Plan DWG No: 2020/224 02
Existing and Proposed Details DWG No: 2020/224 03 Rev A

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

3. Other than where specified on the approved plans, no facing and roofing materials shall be used other than materials similar in appearance to those used predominantly 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.*