

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	HH/2019/3123
<b>Site:</b>	77 Coombe Park Road
<b>Ward:</b>	Wyken
<b>Proposal:</b>	Erection of single storey rear extension
<b>Case Officer:</b>	Anne Lynch

### **SUMMARY**

The application proposes erection of a single storey rear extension to this semi-detached dwelling. The extension will project 3.3 metres so accords with Supplementary Planning Guidance.

### **BACKGROUND**

Objections have been made by adjoining neighbours, but they are fewer than 5 and the application would therefore normally be considered under delegate powers. However, the application is being reported to Planning Committee as the agent is an employee of the Planning and Regulatory Services Division of the Council.

### **KEY FACTS**

<b>Reason for report to committee:</b>	The agent is an employee of the Council and within the Regulatory Services team.
<b>Current use of site:</b>	Residential dwelling house (semi-detached)
<b>Dimensions:</b>	Projection 3.3 metres, height to eaves 2.7 metres, height to ridgeline 3.5 metres

### **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: H5, DE1 and AC3 of the Coventry Local Plan 2016, Supplementary Planning Guidance, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

The application proposes removal of the front section of the existing garage and erection of a single storey rear extension. The extension will be sited across the full width of the dwelling. It will project 3.3 metres along the shared boundary with no. 79 Coombe Park Road. The extension will have a lean-to roof with a height of approximately 2.7 metres to the eaves and 3.5 metres to the ridge line. The extension will provide a new kitchen at the rear of the dwelling to enable the existing kitchen to be converted to an en-suite bedroom following internal alterations.

The extension will be constructed of red brick to match the existing dwelling and will have a tiled roof.

### **SITE DESCRIPTION**

The property is a two-storey semi-detached dwelling on the western side of Coombe Park Road. It shares a party wall with no. 79 to the north. A 1.7-metre-high boundary fence runs the length of the rear garden between the two properties.

There is a two-storey property to the south of the site at no. 75 Coombe Park Road. The two dwellings are separated by driveways and have adjoining car ports. To the rear of the car ports the dwellings have adjoining garages set back from the rear elevations of the dwellings and their car ports. The garage at the application site extends further to the rear of the neighbour's garage.

There are residential dwellings (93 and 95 Coombe Park Road) to the rear of the site.

### **PLANNING HISTORY**

There is no recent or relevant planning history.

### **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 6<sup>th</sup> December 2017. Relevant policy relating to this application is:

Policy DS1: Overall Development Needs

Policy DS3: Sustainable Development Policy

Policy H4: Securing a Mix of Housing

Policy H5: Managing the Existing Housing Stock

Policy DE1 Ensuring High Quality Design

Policy AC3: Demand Management

Policy EM6: Redevelopment of Previously Developed Land

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

SPG Extending your home – a design guide

SPD Delivering a More Sustainable City

SPD Coventry Connected

## **CONSULTATION**

No objections subject to conditions have been received from:

- Environmental Protection.

Immediate neighbours and local councillors have been notified.

4 letters of objection (from two neighbouring properties) have been received, raising the following material planning considerations:

- a) The drawings are inconsistent. One shows 4 metres and the other 3.3 metres
- b) The height of the extension will block out light to the neighbour's lounge.
- c) The extension will be built to the boundary. What will happen to the neighbour's fence and how will they maintain it?

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

- d) The removal of part of the garage will leave a dividing wall becoming an exterior wall. The garage has a shared wall and roofing and drainage structures.
- e) The health and well-being of the neighbours will be affected.

## **APPRAISAL**

The main issues in determining this application are the principle of development, design and impact on residential amenity.

### **Principle of development**

This is a single storey extension to an existing residential dwelling. It will be used for residential purposes and the principle is considered acceptable.

### **Impact on 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:

- 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).”

Policy H4 of the Local Plan requires proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city.

Supplementary Planning Guidance states 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 habitable room window – whichever gives the greatest depth.

The adjoining neighbour has raised concern about the loss of light given the height of the roof. The roof will be 3.5 metres at its highest point, where it joins the main wall of the house. At the rear elevation of the extension the roof will slope down to 2.7 metres to the eaves. In terms of residential amenity, the main consideration is the extent of projection. In this case the extension will project 3.3 metres in accordance with Supplementary Planning Guidance. The extension is not therefore considered to have a detrimental impact on residential amenity.

The extension will be constructed from red brick and roof tiles to match the main dwelling. It is of an acceptable design in keeping with the existing dwelling.

The neighbour at no. 75 has raised concern about the impact on the garage wall following removal of the front section of the garage. Whilst the party wall is essentially a private civil matter, the applicant has confirmed that he will make good the garage wall to ensure it is water tight and the plans are being updated accordingly to reflect this.

The neighbour at no. 79 has also raised concern about the removal of the boundary fence. The extension will be contained wholly within the application site so the fence can be re-erected/retained as appropriate. In terms of ownership of the party fence this is a private civil matter between the neighbours.

### **Impact on highway safety**

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 retain the car port to the side of the property and driveway in front of the car port. There will be sufficient on-site parking for two vehicles.

### **Other matters**

Up until approximately 1940, sand and gravel were extracted in the area leaving behind a number of exhausted pits. The land was infilled up until approximately 1960. Environmental Protection have no objection to the proposals subject to a condition for gas protection measures.

### **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 or highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies H5 and DE1 of the Coventry Local Plan 2016, Supplementary Planning Guidance, 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  
Site Plan Dwg: 03 Rev D  
Proposed Plans and Elevations Dwg: 02 Rev D

**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.*

4. Prior to their incorporation into the development hereby permitted, details of gas protection measures shall be submitted to and approved in writing by the local planning authority. The gas protection measures should be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and not be removed or altered in any way.

**Reason:** *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

