

Planning Committee Report	
Planning Ref:	HH/2020/0601
Site:	84 St Martins Road
Ward:	Wainbody
Proposal:	Erection of a two-storey rear / side & front extension and increase in ridge height.
Case Officer:	Emma Spandley

SUMMARY

The application seeks planning permission to remodel the existing house, by erecting two storey extensions to the side and rear, which also includes an increase in ridge height from 7.9m to 9.1m an increase by 1.2m together with a two-storey front extension.

BACKGROUND

The application site is an existing two storey detached dwelling located on the west side of St Martins Road, located off the service road fronting onto to St Martins Road.

KEY FACTS

Reason for report to committee:	Over 5 objections received.
Current use of site:	Single house
Proposed use of site:	Single house

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 character of the area.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: DS3, DE1 & AC3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application proposes a two-storey side / rear extension which will wraparound the northern elevation, adjacent to No.82 St Martins Road. It will span the full depth of the existing house; a further 5.5m at ground floor and 3m at first floor out at the rear, spanning the full width of the application property. The application also proposes a two-storey front extension to the centre of the front elevation to create a double height entrance area. As part of the proposals the ridge height will be increased by 1.2m to create a second floor in the roof of the property which will be served by three small dormers to the rear roof plane.

SITE DESCRIPTION

The application property is located off a Classified Road, which is characterised by detached properties sitting on varying plot sizes. This section of St Martins Road, from Droylsden Park Road entrance, has differing designs of properties with varying ridge heights, but predominantly detached, with a large front garden to enable off street parking.

PLANNING HISTORY

There is no planning history relating to this site.

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The new NPPF published in February 2019 (as amended) 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 6th December 2017. Relevant policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy DE1 Ensuring High Quality Design

Policy AC3: Demand Management

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG 'Extending Your Home'

CONSULTATION

Immediate neighbours and local councillors have been notified;

As originally submitted, there were eight letters of objection and a call in from Cllr Blundell.

After receiving amended plans, Cllr Blundell has removed his request for the application to be heard by Planning Committee and two objections have been removed.

On the amended plans there are five letters of objection, raising the following material planning considerations:

- a) Not in keeping & out of Character of the area;
- b) Overshadowing
- c) Loss of privacy/outlook
- d) Impact on visual amenity
- e) Additional noise and disturbance by increasing the size of the house;
- f) Removal of trees

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

- a) Loss of view

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.

Character and Appearance of the 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 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.

This is echoed within the ‘Extending Your Home’ SPG which states development should harmonies and respect the local built form. On some properties there is insufficient width to leave a gap and extending at the side involves building up to the side boundary. When both neighbours do this a terrace of houses can develop and therefore the first-floor element is required to be off set from the shared boundary by 0.5m and set back from the front elevation by 1m.

The guidelines, mentioned above, are to stop terracing between properties occurring. This normally relates to a row of semi-detached properties, all of the same design sitting on the same building line, i.e. in line with each other. St Martins Road is individually designed properties, set on different building lines. For instance, the application property is set further forward than No.82 St Martins Road, therefore there will not be the same impact of ‘terracing’ if both of the properties extended up to the boundary. However, as its character of the area is to have some gap in between two properties the 0.5m in set from the shared boundary is required, but not in the inset at first floor to the front elevation.

The comments are noted with regards to the increase in ridge height and the design of the proposed extensions, however, St Martins Road, within the immediate locality of the application, benefits from individually designed detached dwellings, which vary in size and shape. Therefore, there is no one particular prevailing style of property.

It is noted that the height increase is 1.2m to 9.1m, in comparison, the immediate neighbouring property No.86 has an existing ridge height of 8.8m. Taking into account the varying ridge heights and types and styles of properties within the locality.

Taking all of the above into account, the application is considered acceptable and will not appear as an incongruous feature within the street scene. The materials proposed will be conditioned.

Impact on residential amenity

Policy H5 requires new development to be designed and positioned so it does not adversely affect the amenities of the occupiers of neighbouring properties.

The adopted SPG titled ‘Extending Your Home’ states extension should not restrict the light or outlook from a neighbouring property. The SPG further states in order to achieve this, extensions should not breach 45-degree sightline taken from the middle of the nearest habitable room when taken from the neighbouring property.

The 45-degree sightline is only taken from habitable room windows which are the primary source of light into that room. No.82 to the north, benefits from a detached garage which sits along the shared boundary with the application property and projects into the garden with a car port to the side of the property. Due to the separation distance to the shared

boundary from No.82 and the off set of 0.5m of the extension to comply with the guidelines set down with the SPG, the proposed two storey side and rear wrap around extension will not breach the 45-degree sightline taken from any habitable room window from No.82 St Martins Road.

To the south, the existing side access is to be retained between the application property and the other neighbouring property, No.86 St Martins Road. Due to the location of the extensions in relation to No.86 the 45-degree sightline will not be breached.

The front extension is in the centre of the property and therefore will not breach the 45-degree sightline taken from either neighbouring property No.82 & No.86 St Martins Road.

Turning to the comments made regarding the use of dormers to the rear elevation and the loss of privacy and overlooking concerns that have been raised.

The 'Extending Your Home' SPG sets out the minimum distances that are required to be maintained between habitable room windows. The SPG states that a 20m Window-to-window distances is required.

There will be a distance of 17.5m maintained from the ground floor rear element and the rear boundary of the application property.

The properties located to the rear, No.43 & No.45 Droylsdon Park Road, are not located directly behind the application rather they sit at an angle. Furthermore, the depth of the gardens of these two properties at the shortest point is approximately 11m. Therefore, the total separation distance between the two properties is 28.5m, 8.5m in excess of the 20m requirement.

Taking all of the above into account, the proposed extensions and roof alterations will not cause demonstrable harm to the occupiers of the neighbouring property, namely, No.82 & 86 St Martins Road and No. 43 & 45 Droylsdon Park Road through increased visual intrusion or loss of light. Furthermore, due to the separation distances afforded the proposals will not cause demonstrable harm to the occupiers of these properties with regards to loss of privacy and overshadowing. The application is in accordance with Policy DE1 of the Coventry Local Plan and the adopted SPG titled 'Extending Your Home'.

Other matters

Loss of Trees – The trees that have been removed are of low value garden trees that are not protected, therefore their removal does and did not require any formal permissions from the Council.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity and / or the character of the area. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3 & DE1 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;
Amended Proposed Ground & First Floor Plans - Drawing No.8915-03 Rev A;
Amended Proposed Second Floor Plan - Drawing No.8915-06 Rev B;
Amended Proposed Elevations - Drawing No.8915-05 Rev B;
Proposed Street Scene - Drawing No.8915-011 Rev A.

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

3. Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

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.*