

Planning Committee Report	
Planning Ref:	FUL/2020/1626
Site:	51 Woodfield Road
Ward:	Earlsdon
Proposal:	Erection of two storey side & rear; single storey rear extensions and alterations.
Case Officer:	Emma Spandley

SUMMARY

The application seeks planning permission to erect a two-storey extension which will project to the side and then wraparound the south eastern corner of the host dwelling, projecting 3.2m from the rear wall of the original house. The application also incorporates a single storey extension which will project 6m from the rear wall of the original house.

KEY FACTS

Reason for report to committee:	A petition containing five signatures has been received and sponsored by Cllr Gittins, against the Officer recommendation.
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 will not have a negative impact character and appearance of the area.
- The proposal accords with Policies: DE1, H5 and AC3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

SITE DESCRIPTION

The application property is a detached dwelling with a front gabled design located on the south side of Woodfield Road. The surrounding properties are either front facing gabled or side facing gabled properties.

Both neighbouring properties No.49 & 53 are of a side facing gabled design. No.49 benefits from a single storey garage which is located along the shared boundary with the application property, and projects into the rear garden. The No. 53 is located at an angle to the application property and benefits from a conservatory located adjacent to the shared boundary.

PLANNING HISTORY

There have been no historic planning applications on this site.

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 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) 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 DE1 Ensuring High Quality Design
Policy H5 Managing Housing Stock
Policy AC3 Demand Management

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG 'Extending Your Home'

Appendix 5 – Vehicle Parking Standards

CONSULTATION

No consultations required.

Immediate neighbours and local councillors have been notified.

Four letters of objection have been received from three households, together with a petition supported by Cllr Gittins raising the following material planning considerations:

- Over development of the site
Loss of daylight and sunlight
Respect of the local character and street scene

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are:

- Design and Visual;
- Neighbouring Amenity;
- Highway Issues.

Impact on visual 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.

Policy H5 states that where appropriate, 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. Where appropriate these works should include opportunities to improve energy efficiency of existing homes.

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).”

Whilst it is acknowledged that the NPPF supports sustainable development and those developments which are considered sustainable must be decided without delay, the NPPF also places significant weight on creating high quality design. It states that 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.

The proposed extensions are considered to respond positively to the built environment. The adopted SPG states to avoid the linking of non-terrace houses, a 0.5m gap is required between the proposed extension and the shared boundary with the neighbouring property, and an inset by 1m to the front elevation, at first floor level only is required.

Amended plans have been submitted which shows a 0.5m gap is retained to the shared boundary with No.49, not only at first floor, but also at ground floor. The extension will be constructed from materials that have a similar appearance as to the external materials used in the construction of the existing house and given this the proposals are therefore considered to be in accordance with the aforementioned paragraphs of the NPPF, Policy DE1 of the Coventry Local Plan and the guidance given in the SPG .

Impact on residential amenity

Neighbouring Amenity

The NPPF seeks to protect the amenities of all existing and future occupants of land and buildings. The erection of all structures are assessed against Policy DE1 of the CLP and the SPG titled 'Extending Your Home'.

To assess the impact of the extension on the amenity of the neighbouring properties, the principles set down within the 'Extending Your Home' SPG will be used.

The Extending Your Home SPG states that in order to achieve an acceptable residential amenity for existing and proposed occupiers, a 45-degree sightline is taken from the middle of the nearest habitable room window at ground and first floor. If a rear extension breaches this line the extension is considered to be overdevelopment of the site. However, if a proposed extension does not breach the 45-degree sightline at ground or first floor when taken from each neighbouring property, the extensions in their totality are not considered to be overdevelopment of the site.

No.49 benefits from a single storey structure which infringes the existing 45-degree sightline taken from this property, therefore by the existence of this extension and garage the proposed single storey element at the application property, will not breach the 45-degree sightline. The proposed first-floor element has a shallower projection to that of the ground floor element, at approximately 3m, and therefore does not breach the 45-degree sightline taken from the nearest habitable room at No.49.

No.53 has an angled relationship with the application property, and benefits from a rear conservatory. The proposed extensions at No.51 do not breach the 45-degree sightline taken from the middle of the existing conservatory. The first-floor element is off set from the shared boundary with No.53 by approximately 5m and does not breach the 45-degree sightline taken from the middle of the nearest habitable room window within No.53.

As the proposed extensions accords with all the criteria as set down within the adopted SPG, it is considered that the proposed will not cause demonstrable harm to the occupiers of the adjoining residential properties through increased visual intrusion, overshadowing or overbearing.

The proposal is therefore in accordance with the aforementioned policies of the NPPF and Policy DE1 of the Coventry Local Plan and the Extending Your Home SPG will not cause harm to the occupiers of the existing dwellings through increased visual intrusion, overshadowing or overbearing.

Highway considerations

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high-quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

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 property is an existing dwellinghouse and has existing off road car parking. This off-road car parking will not change as part of the application as no extensions to the front are proposed which would reduce the availability of the off-street parking already associated with the house. As such, it is not considered that any harm to highway safety will occur as part of the proposals.

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: eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

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 the character and appearance of the area, neighbour amenity or highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1, H5 and AC3 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:
Proposed Floor Plans - Drawing No.20.1111.GA.101b;
Proposed Elevations, Block Plan & Roof Plan - Drawing No.20.1111.GA.102b.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no first floor windows or openings (apart from any shown on the approved plans) shall be formed in the east and west facing elevation of the two storey extension hereby permitted, without the prior grant of planning permission by the Local Planning Authority.

Reason: *In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2016.*

