

Planning Committee Report	
Planning Ref:	FUL/2020/1821
Site:	35 Morningside
Ward:	Earlsdon
Proposal:	Erection of single storey side extension, pitched roof over existing flat roof to front elevation, bay window to front elevation and detached outbuilding to include wood burning stove and flue. Erection of a new wall & gate.
Case Officer:	Emma Spandley

SUMMARY

This application seeks permission to erect a bay window to the front / north elevation; change the fenestration detail and replace a flat roof with a pitched roof over an existing side / front extension to the east elevation; erect a single storey side extension to the west elevation.

The application also proposes to erect a 2m high brick-built boundary wall, to replace the existing fence and gate.

KEY FACTS

Reason for report to committee:	The applicant is related to an officer within the Development Management Team
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: AC3, DE1 and H5 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 hipped roof, located on the south side of Morningside, within the bend in the road. The site therefore has a tapered shaped plot, narrower towards the north, front road side and wider to the south at the rear.

The property benefits from a single storey flat roofed structure located on the east side of the house.

The neighbouring property No.33 to the east sits slightly further forward within the plot than the application property and No.37 to the west, has an angled relationship with the application property.

The application properties rear garden borders No.6 The Firs and a section of the public highway located within The Firs.

PLANNING HISTORY

There have been are 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.

No comments have been received.

Any 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 and alterations are considered to respond positively to the built environment. There are examples of bay windows within Morningside, which is a close of detached and semi-detached properties of varying styles and sizes. The replacement of a flat roof with a hipped roof is a welcome addition together with the addition of bay windows.

The extension is set back from the road, and therefore will not be highly visible within the street scene, however, the proposed extensions are modest in form and will be constructed from materials that have a similar texture and appearance of the main house.

The outbuilding is set within the rear garden, however, whilst it will be viewable from The Firs to the rear, the design of the outbuilding is in keeping with the character of the main house, by having a deep hipped roof, and also respects that of The Firs. In any case, given the location of the outbuilding, it will not be overly prominent within the street scene of The Firs.

The proposed boundary wall will be visible within The Firs, however, will be constructed from brick to match that of the area. The wall is a small section at a bend within the road.

The proposals are therefore considered to be in accordance with the aforementioned paragraphs of the NPPF and Policies DE1 and H5 of the Coventry Local Plan.

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 Local Plan 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 SPG states 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

Due to the relationship between the neighbouring property to the west No.37, and the application property together with the single storey nature of the side extension, the proposed extension will not cause harm to the occupiers of the neighbouring property through increased visual intrusion or loss of light.

The proposed outbuilding is located over 21 metres away from the rear, closest corner of the neighbouring property, No.37. The property to the rear, 6 The Firs, is facing side onto

the rear boundary of the application property, with the nearest corner of this property being located 11m away from the nearest part of the proposed outbuilding. 10 the First is the nearest property to the outbuilding, with it having an adjacent detached garage/outbuilding to the location of the application outbuilding.

The SPG states that a 12m distance is required as a minimum between the front / rear of one property to a blank two storey gable.

The proposed outbuilding is single storey, the roof is hipped and has an overall height of 5.3m, the proposed outbuilding is not directly in front or behind the neighbouring properties and when taken with the separation distance above, the proposal is not considered to cause harm to the neighbouring properties through visual intrusion or loss of light.

The proposals are therefore in accordance with the aforementioned policies of the NPPF and Policy DE1 of the Coventry Local Plan together with the SPG and will not cause harm to the occupiers of the existing dwellings through increased visual intrusion, overlooking or overbearing.

Highway considerations

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:
 - Drawing No.12/03/20-04 Rev A;
Drawing No.12/03/20-02 Rev A.
Drawing No.12/03/20-01 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 for the extension 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. Other than where specified on the approved plans, no facing and roofing materials shall be used for the outbuilding or boundary wall other than materials similar in appearance to those used predominantly in the construction of the exterior of the existing adjacent buildings in The Firs.

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.*