

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	HH/2020/0982
<b>Site:</b>	93B Bennetts Road South
<b>Ward:</b>	Bablake
<b>Proposal:</b>	Erection of part single and part two storey rear extension, two storey front extension, part single and part two storey side extension and raising of existing main roof.
<b>Case Officer:</b>	Holika Bungre

### **SUMMARY**

The application proposes a part single and part two storey rear extension, a two storey front extension replacing the garage, a part single and part two storey side extension and raising of existing main roof for storage. Overall, the design is considered to be in keeping with the street scene given the range of house types, especially those directly adjacent.

### **KEY FACTS**

<b>Reason for report to committee:</b>	5 objections received against officer recommendation
<b>Current use of site:</b>	Residential Dwelling
<b>Proposed use of site:</b>	Residential Dwelling

### **RECOMMENDATION**

Planning committee are recommended to grant planning permission subject to conditions listed within the report.

### **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, H5 and AC3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## **BACKGROUND**

### **APPLICATION PROPOSAL**

As amended, the application seeks planning permission for the proposed addition of a first floor side extension above part of the single storey extension which is in the process of being built by Permitted Development Rights, with a hipped roof above the section which remains a single storey element, the demolition of and replacement of the front garage with a two storey front extension, a part single storey and part two storey rear extension (with depths of 5.5m at single storey and 3.5m at first floor level) and a slight raising of the ridge height by 0.4m. The front door position will be altered also.

The proposed extensions and additions to the property will result in more living space at ground floor with a family bathroom downstairs, and 5 bedrooms at first floor including 2 en-suite shower rooms, and a family bathroom. It will result in the loss of the garage, and further storage space in the loft.

Bedrooms were originally proposed in the loft but have subsequently been removed from the scheme. Also Removed from the scheme is the rear flat roof dormer that was originally proposed to enable this.

For clarity, any original inconsistencies or errors have been checked and corrected on the plans and the Planning Officer is satisfied they are now fully correct.

### **SITE DESCRIPTION**

The site relates to a detached residential dwelling located to the west side of Bennetts Road South in the Bablake Ward. The property currently benefits from an integral single garage, a lounge diner, a kitchen, and 3 bedrooms and a family bathroom.

There is a single storey side extension which is in the process of being built under Permitted Development Rights at the subject property, where all walls have been built, but the roof has not yet been added. This construction began before this planning application was submitted. The works have currently ceased whilst this application goes through the planning process. During the course of the application, the Planning Officer has visited the site, and confirmed that the structure as built so far appears to be Permitted Development, as the eaves was up to 3m at the highest point. For clarity and accuracy, this has been shown as it is on site on the existing plans.

The street scene context is a mixed one, with a few large detached properties to the south (the left hand side when viewing the property from the front) of varying styles and designs. Northwards (to the right), there is a set of 7 detached houses which the subject property is part of in design style, with the front protruding garages and a staggered layout, and then there are other house types further on from this up the road. Across the road from the site are semi-detached hipped roof houses. There is a decrease in levels from the site downwards towards No. 93A.

### **PLANNING HISTORY**

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
PA/2019/2875	Application under Prior Approval for rear extension. The extension will be 8.0 metres away from the original rear wall of the building with a height of 3.8 metres at the highest point and 2.55 metres to the eaves	Withdrawn 18 <sup>th</sup> December 2019
L/1995/0530	Single storey side and rear extension to provide a bed-sit with W.C and shower room for disabled person	Approved 16 <sup>th</sup> June 1995
S/1978/1427	Footpath crossing	Approved 27 <sup>th</sup> April 1978

## **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 DS3: Sustainable Development Policy

Policy H5: Managing Existing Housing Stock

Policy DE1 Ensuring High Quality Design

Policy AC3: Demand Management

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

SPG Extending Your Home

SPG Design Guidelines for Development in Coventry's Ancient Arden: A Historic Landscape Area

SPD Delivering a More Sustainable City

SPD Coventry Connected

Appendix 5 Vehicle Parking Standards

## **CONSULTATION**

Immediate neighbours and local councillors have been notified; a site notice was posted on 26<sup>th</sup> August 2020.

5 letters of objection have been received including a Ward Councillor objection, raising the following material planning considerations:

- a) Front and rear extensions would cause a loss of light
- b) Poor design and not in keeping with the street and the Arden landscape
- c) Overdevelopment and too large for site
- d) Loss of privacy
- e) More than doubling the floor area of the house
- f) Intrusive and overshadowing and 45 degree rule breach including the ground floor side extension and the first floor rear extension
- g) Building a two storey element above the position of the existing garage is out of keeping with the street and the other houses
- h) Concerns over the storage and sale of cars on the driveway

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

- a) Effect of number of bathrooms on water supply and water pressure for neighbours
- b) Number of bathrooms is too high
- c) Effect of development on sale of other properties
- d) Should have bought a larger house if this was not large enough
- e) Concerns of strong cooking smells
- f) Concerns of potential further applications for more bedrooms and reason behind raising of roof
- g) Concerns over load bearing capacity of existing garage and property for additions
- h) Concerns over accuracy of plans

Any further comments received will be reported within late representations.

## **APPRAISAL**

The main issues in determining this application are principle of development, the impact upon the character of the area, the impact upon neighbouring amenity and highway considerations.

### **Principle of development**

The principle of the proposed development is acceptable subject to considerations below. It should be noted that this application is only for the increased accommodation of the current residential property, and only a householder use is being considered. Anything outside of this use would be irrelevant to the application that is being made and would require separate permissions as necessary e.g. concerns over suggested car storage and sale, and evidence of this was not apparent at the time of the two site visits of the Planning Officer during the course of the application.

### **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 of the Local Plan 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.”

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;

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)."

While there are a number of extensions proposed at this site, overall and on balance, the scale of them is considered acceptable, as well as the design, which is in accordance with the Council's Extending Your Home Guidance where relevant, and is in keeping with the street scene.

The house is in an urban setting in a run of houses, and this is the character context that the proposals should be considered against, as opposed to the Arden Landscape document, which largely focuses on more open and rural settings. While the front two storey extension in place of the existing garage does change the character and appearance of the property, it is directly adjacent to other ranging detached property styles to the left, and so will not appear out of place to a level that would warrant refusal. This is also the case as the rest of the set of properties will not be directly affected, as this one is on the end rather than somewhere in the middle of the set, and it will identify more with the larger and unique properties adjacent.

The proposed addition of the first floor above the existing single storey element that is being built is considered suitable on balance. While it is not set back at first floor level and goes up to the boundary, due to the relationship with the adjacent property, a terracing effect will not occur and it will sit behind the neighbour's garage, taking away direct views to it. It is also set well down from not only the proposed ridge, but the existing ridge of the main house. The proposed hipped roof on the single storey element is considered suitable in design terms and will not directly impact the street scene.

The proposed part single storey and two storey rear extensions are considered quite large in scale and appearance, but on balance are considered acceptable subject to neighbour impact which is discussed below. This is partly due to them not being visible from public vantage points and having no impact on the general street scene, as well as the large garden space that will remain to the rear (216 sq m), which is well over the

required amount for 3 or more person dwellings (50 sq m), and so the development at the rear, nor overall given the spacing out of the elements being added onto different parts of the property is not considered overdevelopment. Given that the site is not in the Green Belt also, the level of floor space added is not a specific consideration required for the case.

The proposed increase of the ridge height is considered very minor at only 0.4m, and remains in keeping with the heights of the adjacent properties, being slightly lower than them still.

### **Impact on residential 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.

Bar the single storey side element, none of the proposed extensions would cause a breach of the 45 degree angle to the nearest habitable room windows of the adjacent properties at the front and the rear and at both ground floor level and first floor level as relevant, and therefore would not be considered significantly intrusive in terms of an overbearing impact or a loss of light.

The only aspect which is partially harmful is the single storey side element which breaches the 45 degree angle to the adjacent neighbour at ground floor, however this has been built to a level that would be permitted without a planning application, and the amended roof is less here than what could be constructed under these same Permitted Development Rights. To limit the impact, the roof has been requested by the Planning Officer to be designed as hipped away from the neighbour, which is better than the harm that could be caused by a higher roof here that would be permitted under the Permitted Development rules. This has been agreed by the applicant and the plans reflect that.

In terms of overlooking and loss of privacy, there are no proposed clear windows to the side at first floor that would cause direct overlooking or loss of privacy to the adjacent neighbours, as amended. There are two proposed side windows to the bathroom at first floor, but they are proposed to be obscure glazed and non-opening below 1.7m of the internal ground level to prevent overlooking, as will be conditioned to be constructed and left in situ as such thereafter.

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 significant harm to the occupiers of the existing dwellings through increased visual intrusion, overshadowing or overbearing of such a level that would warrant the refusal of the application.

### **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 proposed loss of the garage is not considered harmful to the site of the parking situation of the street given that there will remain ample off road car parking space for a minimum of two cars, which is the required number of spaces for a dwelling of the proposed size. 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:

- 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, highway safety, subject to relevant

conditions. 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:/REASONS**

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 submitted on 07.08.2020, Existing Block Plan 8852-015 Rev A, Proposed Block Plan 8852-14 Rev B, Existing Plans 8852-01 Rev B, Proposed Plans 8852-02 Rev B.

**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, the 2 No. first floor windows to be formed in the north facing elevation of the alterations hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window will be at least 1.7m above the floor of any room in which the window is installed.

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