

Planning Committee Report	
Planning Ref:	HH/2020/1922
Site:	140 St Martins Road
Ward:	Wainbody
Proposal:	Erection of two storey side extension and garage
Case Officer:	Shamim Chowdhury

SUMMARY

The application seeks planning permission to erect a two-storey side extension in place of the existing garage and car port and a replacement garage next to the extension. To prevent overlooking of neighbouring properties, the proposals have been amended by re-arranging the internal layout and incorporating only one window on the rear elevation to serve a dressing room. This new window will be obscure glazed with any opening part at least 1.7m above from the finished floor level of the dressing room. The proposed extension maintains a reasonable relationship and a satisfactory separation distance with the neighbouring houses. The design of the extension is satisfactory and complementary to the host dwelling and surrounding built form. The proposal is considered to accord with Supplementary Planning Guidance and Local Plan Policies and is therefore recommended for approval.

KEY FACTS

Reason for report to committee:	The application has been called-in by Councillor John Blundell on the grounds of over-development
Current use of site:	Dwellinghouse
Proposed use of site:	Dwellinghouse

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 have a negative impact on character and appearance of the area
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal will not adversely impact upon highway safety.
- The proposal accords with Policies DE1, H5 and AC3 of the Coventry Local Plan 2016, together with the aims of the National Planning Policy Framework.

BACKGROUND

APPLICATION PROPOSAL

The application seeks permission to erect a two-storey side extension and a pitched roof garage to replace the existing flat roofed carport and garage. The two-storey extension would be built principally in the position of the existing carport/garage. The extension would provide a 4th bedroom on first floor and a larger kitchen, lounge and living area on ground floor. The proposal has been amended by re-arranging internal layout and incorporating only one window on the rear elevation to serve a dressing room.

SITE DESCRIPTION

The application site is a detached dwellinghouse located on the southernmost end of St. Martins Road, adjacent to its junction with Green Lane. The dwellinghouse is located within a triangular plot of land which gently slopes down from north to south. The rear gardens of detached houses on Green Lane abut the rear garden of the application house at an angle and on a lower level. The vehicular access to the application site together with 7 other detached houses on St Martins Road is from Green Lane via a service road. There is a landscaped buffer comprising of matures trees between the service road and St Martins Road. The surrounding area is predominantly residential in character comprising of mainly detached and semi-detached houses.

PLANNING HISTORY

There is no history of 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 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.

The National Design Guidance.

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
Policy GE3 Biodiversity, Geological, Landscape and Archaeological Conservation

Supplementary Planning Guidance/ Documents (SPG/ SPD):
SPG 'Extending Your Home'

CONSULTATION

No Objections received from:

- Highways

No objections subject to conditions have been received from:

- Ecology

Finham Parish Council – The Parish Council did not comment directly or object to the proposal, however they raised concerns through local Ward Councillors that the extended property would be used as a house in multiple occupation (HMO).

Immediate neighbours and local councillors have been notified on 18 September 2020

4 letters of objection including one from Councillor Blundell have been received, raising the following material planning considerations:

- a) Overlooking and loss of privacy
- b) Overdevelopment
- c) Extension is too close to neighbouring boundary

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 and the impact upon neighbouring amenity.

Principle of development

The extension and alteration are related to a detached house located within an existing residential area. Given the location within a residential area, the extension and alteration to a dwellinghouse are deemed acceptable in principle, subject to conformity with the SPG in design terms and in relation to other neighbouring dwellings and highway safety.

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. The National Planning Policy Framework, paragraph 127 states that “Planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, they are visually attractive as a result of good architecture and are sympathetic to local character and including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Policy H5 recognises that the improvement and renovation is required to the existing housing stock where appropriate, but this should be in association with the enhancement of the surrounding residential environment.

The proposed extension and alterations would have an acceptable relationship with the original dwelling and its plot in terms of their size, scale and massing. The side extension with a gable ended roof perpendicular to the existing gable fronted roof would integrate well with the original house and would not appear incongruous, rather it would appear as an improvement in design. This is mainly due to the sympathetic roof design and proportionate extension to the house and removal of the existing flat roof single storey structure. In addition, due to the setback position from the original front elevation at first floor level, together with pitched roof single storey side extension for garage would help to minimise the bulk and scale of the extensions in relation to the original house and make the extension subservient. Overall, the proposal would not appear overly dominant in the street scene nor affect the character and quality of the area.

Objections have been made, including those from Councillor Blundell, about overdevelopment of the site. The proposed extensions and alterations to the house, whilst constituting a significant change and increase in built mass and scale, does still result in a dwellinghouse that sits reasonably within the site, with satisfactory space and garden areas retained. The SPG suggests that any extension into the private rear garden area should not unduly restrict the use of the rear garden for amenity purposes, particularly where properties have existing small rear amenity areas. Normally a minimum of 30m² of rear garden should be retained. In this case, although, the rear garden is shallow and triangular in shape more than 70m² rear garden would be retained for the amenity purpose. As such, whilst it is acknowledged that the proposed extension and alteration will alter the design and appearance of the existing dwelling, it is not considered it would be detrimental to the pattern of development and visual amenity of the area, where similar type extensions exist in the area. The proposed extension does not appear to be an overdevelopment.

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 extensions to dwellinghouses 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 proposed extension is adjacent to the rear garden boundary of neighbouring houses of No. 469 and No. 471 Green Lane, which are located to the west and to the south of the extension respectively. These two neighbouring houses are on a lower level compared to the application site; however, the proposed extension would not result in any significant harm in terms of loss of light, outlook and overlooking. This is mainly due to the relationship of the extension/application house with the neighbouring houses; in particular, due to the siting, position, layout and separation distance of the proposed extension. The proposed two-storey side extension would not project beyond the existing two-storey rear elevation of the house and approximately 21m from the rear elevation of No. 471 Green Lane and around 14m from the rear elevation of No. 469 but at an angle. Due to the separation distances and angled relationship the proposed two-storey side extension would not result in any loss of light and overlooking towards the neighbouring amenities. There will be a new window on the first-floor side elevation facing the rear elevation of No. 471 Green Lane, however this window is to serve a bathroom and approximately 21m from the rear elevation of No. 471. Therefore, it is not considered that this window would result in loss of privacy through overlooking. However, to ensure that the extension does not result in overlooking, a condition to make this window obscure glazed with any opening part at least 1.7m above from finished floor is recommended. The southwest corner of the two-storey side extension and the garage would be close to the common boundary with No. 471 and 469 Green Lane. However due to the separation distance and the relationship with the proposed extension, in particular the angled relationship, it is not considered that the proposed extension would appear overly dominant in the view of the neighbouring occupiers. The application house and the proposed extension are not in the direct visibility line of the neighbouring occupiers of No. 467 and No. 469 Green Lane. In addition, the rear gardens of these houses are fairly wide and as a result the proposed extension would not have any significant impact in terms of outlook of the neighbouring occupiers. The proposed extension accords with the SPG in terms of separation distance, in particular 12m separation gap between side and rear of houses and vice versa. A new window on the first-floor rear elevation to serve a dressing would be part of the two-storey side extension in addition to existing bedroom windows at the rear. The dressing window would be obscure glazed with any opening part at least 1.7m

above the from finished floor level. Therefore, the proposal would not result in any more overlooking towards the rear of the houses on Green Lane than that which already exists. Nevertheless, a condition is recommended to make the dressing room window (first floor rear window facing west) obscure glazed and any opening part at least 1.7m above the from the finished floor level of the dressing room. This relationship accords with the SPG in terms of separation distances and it is considered that the impact in terms of overlooking would not be materially different than that which already exists from the current relationship.

Highway considerations

The proposal would not alter the existing vehicular access, nor would it affect the existing drive/forecourt where two cars can be parked in addition to one inside the new garage. The proposal is considered acceptable in terms of parking and highway safety and complies with the Policy AC2 and AC3 of the Coventry Local Plan 2016. The Highways Authority has not raised any concerns in this regard.

Other Issues

The application includes a Bat Scoping Self-certificate which indicates that the building does not contain a bat roost and the roof is in generally good condition. However, there are a number of records of bats of different species from the immediate area. The property is close to the open countryside adjacent to a tree-lined avenue. The Council's Ecologist is satisfied with the self-certification and did not raise serious concern and considered an appropriate informative and a condition to incorporate a bat/bird box within the development would be sufficient to address the ecology issue.

The Parish Council has raised concerns that the proposed extension would increase the occupancy level from 3 bedrooms to 4 bedrooms and the potential of being used as a house in multiple occupation (HMO, use class C4). However, the planning application seeks permission for the extension of the house and although the conversion and using the existing house for up to 6 residents as a house in multiple occupation would be permitted development and planning permission would not be required, the scheme demonstrates a modest scale extension to a domestic property and the creation of a house in multiple occupation (for more than 6 people) is not part of the current scheme being considered.

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;
 - d) 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 and highway safety or ecology subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1, H5, GE3, AC2 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: Existing Plans and Elevations SMR/01/01 Rev A; Location and Block Plan SMR/01/03 Rev A; Bat scoping self-certification for householder application; Proposed plan and elevation SMR/01/02 REV C; Agent's Email dated 19 Nov 2020 re. obscure glazed window.

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 first floor window to be formed in the south (for bathroom) and west (for dressing room) facing elevation of the two-storey side extension 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.*

5. Prior to the first occupation of the development/extension hereby permitted one bat box/bird box shall be installed in building and once installed/implemented they shall be retained and shall not be removed or altered in any way.

Reason: *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2018.*

