

<b>Planning Ref:</b>	HH/2021/2501
<b>Site:</b>	4 Pomeroy Close
<b>Ward:</b>	Westwood
<b>Existing Floor Space:</b>	
<b>Proposed Floor Space:</b>	
<b>Net Floor Space:</b>	
<b>Proposed Number of Units:</b>	
<b>Proposed Number of Affordable Housing Units:</b>	
<b>Proposal:</b>	Erection of a two storey side and rear extension and replacement windows and insulated render to external walls.
<b>Case Officer:</b>	Darren Henry

## SUMMARY

The application seeks planning permission for a two-storey extension to the side and rear.

## BACKGROUND

The applicant has reduced the rear element of the extension by approximately 1.1 metres.

## KEY FACTS

<b>Reason for report to committee:</b>	A petition with over 5 signatures has been received and Councillor O'Boyle has requested the application to be considered by Planning Committee.
<b>Current use of site:</b>	House
<b>Proposed use of site:</b>	House

## 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 Policy: DE1 of the Coventry Local Plan 2016 and Supplementary Planning Guidance: Extending Your Home, together with the aims of the NPPF.

## APPLICATION PROPOSAL

The application is for a two-storey side and rear extension. The side extension is set back from the front elevation by 3.55 metres and is 6.709 metres long and has a width of 2.234 metres. The rear elevation has a depth of 3.343 metres and adjoins evenly to the proposed side extension. There is a gap of 2.55 metres from the adjoining boundary with No.2 Pomeroy Close.

The height to the eaves is 4.85 metres and to the ridge 7.45 metres.

## **SITE DESCRIPTION**

The application property is located on the west side of Pomeroy Close and forms the southern half of a semi-detached, shared with No.2 to the north. To the south is No.6 and Park Wood meadows Ancient Woodland is to the rear.

The elevations are built out in large painted blocks. The roof is hipped and covered with clay tiles. To the front, at ground floor level, is a bay window, with no other features of note. The front garden is partially dug over and the rear garden appears to have been scrubbed and cleared recently.

## **PLANNING HISTORY**

There are no of 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 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 DE1 Ensuring High Quality Design

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

SPG Design Guidelines for Extending Your Home

## **CONSULTATION**

Immediate neighbours and local councillors have been notified on the 12<sup>th</sup> May 2021.

One letter of objection has been received, raising the following material planning considerations:

- a) Loss of light to No.6's side ground floor habitable room window
- b) Overlooking and loss of privacy from the proposed side windows,
- c) Infringement of 45-degree sightline to No.2,
- d) Over development,
- e) Impact on parking, traffic and road safety.

The petition states that the signatories reject the proposal to extend the property and to change its use into a House in Multiple Occupation (HMO). It is further

stated that such a change will destroy the character of the Close and cause parking and refuse problems.

Any further comments received will be reported within late representations.

Please note that revised plans are expected prior to Committee showing fenestration to the ground and first floor front elevation of the extension.

## **APPRAISAL**

The main issues in determining this application are the principle of development, the impact upon neighbouring amenity, design and visual appearance, highways and ecology and trees.

### **Principle of development**

The application site is located in a residential area where it is considered sustainable, acceptable and common-place to extend homes. First and foremost, however, it is important to ensure that extensions are in keeping with the design and character of the existing house and of the surrounding area and there will be no harmful impact on residential amenity. Materials, colours, textures and local distinctiveness should all be considered within the context of the local area in order to ensure a high-quality urban environment, in accordance with policies DE1 of the Coventry Local Plan and Supplementary Planning Guidance for Extending Your Home, unless relevant planning considerations indicate otherwise, including whether or not a proposal will cause:

- Loss of light;
- Overlooking and loss of privacy;
- Over-development of a site;
- Visual intrusion; and
- Impact on the street scene and character of the area

### **Impact on residential amenity**

The way buildings relate to each other must provide and protect acceptable levels of amenity for both existing and future residents. Therefore, the orientation and separation distance must be holistically thought out, taking into account of front, rear and side facing windows to habitable rooms, as these will be protected from significant overlooking and overshadowing where such windows are the primary source of light.

The properties which may be impacted from the proposed development are Nos. 2 and 6 Pomeroy Close.

#### *Impact to No.2 Pomeroy Close*

The original proposed rear extension projected out from the rear elevation approximately 4.41 metres. However, this infringed on the 45-degree sightline to No.2's ground floor kitchen.

The Council's Supplementary Planning Guidance states that single storey extensions should not exceed 3.3m or infringe an imaginary 45-degree sightline from the middle of the nearest window to a habitable room on your neighbours' property, whichever gives the greater depth. Two storey extensions should not infringe the 45 degree sightline.

The applicant subsequently submitted revised plans, reducing the depth of the two-storey element of the proposal to 3.343 metres and as it is set off the boundary, there is no longer a breach of the 45-degree sightline to either of the habitable rooms at ground or first floor level.

#### *Impact to No.6 Pomeroy Close*

The Council's Supplementary Planning Guidance states that "*In addition to this, when assessing the impact of a rear extension either single or two-storey, some of the factors that consideration will be given to will include:*

- *Orientation;*
- *Changes in ground level; and*
- *Differences in building lines.*

*For example, particular care should be taken with a proposal that would obstruct the southerly aspects of an adjoining property or where the application site's ground level is higher than adjoining properties*

*Proposals for two-storey rear extensions must not dominate the existing property and should respect neighbouring properties. Pitched or mono-pitched roofs will normally be required, particularly where proposals are visible from public vistas" (5.1).*

The rear elevations are orientated to the west, more so than the south. There are no changes in the ground level and the buildings lines to the front will remain as existing.

Objections have been received in relation to the proposal impacting No.6, stating that the side extension will cause loss of light to the only source of light to a ground floor habitable room and the windows to the side extension will overlook No.6, resulting in a loss of privacy.

With regards to the ground floor habitable room window to the side of No.6, this is considered to be a secondary window, as the primary window is located to the far south of the rear elevation where there are French doors serving as the primary source of light. The proposed side windows are to non-habitable room windows and will not directly overlook any of the garden area to No.6 and will be conditioned so that they are obscure glazed. The rear gardens are actually west facing, not south facing and as such the extension will be set to the north of no.6 where it will not result in overshadowing to this property.

It is therefore considered that the proposed extension will not have any significant detrimental impact to the residential amenity beyond that which is currently enjoyed and therefore respects neighbouring properties as well as being sympathetic to the main house.

### **Impact on visual amenity**

Section 12 of the National Planning Policy Framework 2019 (NPPF) outlines the Government's commitment to good design and attaches great importance to the design of the built environment, highlighting it as a key aspect of sustainable development. Decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative; however new developments should seek to promote or reinforce local distinctiveness. Decisions should address the connections between people and places and the integration of a new development into its existing environment. Consequently, decisions should aim to ensure that developments are visually attractive as a result of good architecture and appropriate landscaping.

The NPPF further states that *“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”*. However, *“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”* (134).

Policy DE1 of Coventry City Council's Local Plan (CLP) states that *“All development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area”*.

Taking the above into account, then, it is important to ensure that extensions are in keeping with the design and character of the existing house and of the surrounding area. Materials, colours, textures and local distinctiveness should all be considered within the context of the local area in order to ensure a high-quality urban environment. Relevant design considerations include whether-or-not a proposal will cause over-intensification of a site and impact on the street scene and character of the area.

The Council's Home SPG EYH states that “In order to protect the character of a given residential area and prevent the linking of non-terraced houses, first floor side extensions should:

- incorporate a set back from the main front wall of the original house of at least 1metre, and;
- be set at least 0.5 metre from the side boundary.
- The ridge of the roof should be lowered in conjunction with the setback.
- All side extensions should have a pitched roof with materials and slope matching the existing house. Where the character of an area consists of predominantly hipped roof designs, the use of a gable end on the extension will not be permitted.

- Extensions at the side should not extend beyond the established front building lines of the house, unless part of the established character of the area”.
- Single storey side extensions to houses should normally be set back at least one brick (225 millimetres) from the main house front to avoid bonding and brick matching problems. No setback will be required if a matching brick can be found or the property is rendered, and a pitched roof to match the existing is shown,
- In some instances, a neighbouring property may have a window in the side elevation, which provides the only source of light to a habitable room such as a living room, kitchen or a bedroom. Side extensions that adversely affect the only source of light to a habitable room will not be acceptable.
- Windows will not be permitted in the side elevations of extensions where overlooking into a neighbouring property could result. Obscure glazing or an appropriate boundary treatment will usually be required for proposed conservatories, which have predominantly glazed elevations.

With regards to the above, all the criteria are met. The proposed side extension is set back from the front elevation by 3.6 metres and will be 0.9 metre from the adjoining side boundary at its nearest point and 1.9 metres at its farthest point. The roof will also have a matching pitched roof to the main house and will be sub-servient in height. Whilst there is a ground floor habitable room window it is a secondary window. Therefore, the proposed bathroom windows will not be impacting the only source of light to the habitable room of No.6. Besides, these can be conditioned to be obscure glazed.

With regards to the rear extension

The applicant is also proposing to make external changes to the ground floor rear window, which is to be located more centrally and directly below the first-floor rear window. The applicant also proposes to introduce rendered elevations to the front, rear and sides. However, it is noted that the area is not within a conservation area or near to the setting of a listed building or any other sensitive built areas whereby the extent of the render would be harmful to the character of the area. In this instance it is considered that the proposed extension and render are acceptable.

It is therefore considered that the design and appearance of the proposed extensions will be sympathetic and harmonious to the main house and will not be detrimental to the character of the area.

### **Highway considerations**

As this is a householder application, it is considered that the proposal will not cause any severe impact on highway safety or result in the loss of on-site car parking.

## **Ecology & Trees**

Policy GE3 of the Local Plan aims to protect and enhance biodiversity and sensitive landscapes and habitats, such as ancient woodland, whilst Policy GE4 aims to protect trees and woodland, or where trees cannot be protected are replaced.

Coventry City Council Ecology and Tree Officers were consulted and have not raised any concerns, stating that *“This site lies close to Park Wood, which is registered an Ancient & Semi-Natural Woodland (ASNW). The ASNW boundary butts up with the rear garden boundary of No.4 Pomeroy Close, where it measures approximately 35m from the applicant’s dwelling. The closest outer wall of the proposal to the ASNW is shown upon plans at 4.48m from the current rear elevation. This is a reasonable distance to act as sufficient buffer for this modest extension.*

*The garden is approximately 15m in length which including the proposed footprint, would provide reasonable distance away from the mature trees laying adjacent to the rear boundary”.*

It is therefore considered that the proposed extension will have no detrimental harm to the ecology of the area, including nearby ancient woodland or any individual tree.

## **Change of Use to a House in Multiple Occupation**

A petition with eleven signatories was received objecting to the extension and a change of use of the property to an HMO. It should however be noted that this is a householder application for a two-storey side and rear extension and replacement windows and insulated render to external walls. There is no mention of the property becoming an HMO within the application or supporting documents. At present, the proposed extension will create a five-bedroom family home.

Planning cannot take into account of what may or may not happen in the future regarding what the applicant intends to do with the property. Under permitted development rights the applicant could change the use of the property to a six-bedroom HMO without being required to seek planning permission. Anything beyond six bedrooms, however, will require a formal application to be submitted to the Council for consideration.

## **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;

- a) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- b) 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, design and visual appearance, highway safety and ecology or trees, subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policy DE1 of the Coventry Local Plan 2016, and Supplementary Planning Guidance: Extending Your Home, together with the aims of the NPPF 2021.

### **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; Block Plan 18/10/2021; Existing Plans and Elevations 2101\_01 Rev P1; Proposed Plans 2101\_02 Rev B; Proposed Elevations 2101\_03 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.*