

Planning Committee Report	
Planning Ref:	HH/2021/3082
Site:	28 Heycroft
Ward:	Wainbody
Proposal:	Erection of two storey rear extension and 4 first floor rear dormer windows
Case Officer:	Grace Goodman

SUMMARY

The application proposes to erect a two-storey extension to the rear of the house, replacing a conservatory. The proposal is considered to have an acceptable impact upon the neighbour's amenity and character of the main house.

BACKGROUND

The application has been recommended for approval. The application has received 2 public representations objecting to the proposal. The application has been called into Committee by a Ward Councillor.

KEY FACTS

Reason for report to committee:	Request of Councillor Blundell
Current use of site:	Residential dwelling
Proposed use of site:	Residential dwelling with extension

RECOMMENDATION

Planning Committee are recommended to approve planning permission subject to conditions.

REASON FOR DECISION

- a) The proposal is acceptable in principle.
- b) The proposal will not adversely impact upon the amenity of neighbours.
- c) The proposal will have an appropriate visual appearance and layout
- d) The proposal will not cause loss of light to nearest neighbours conservatories
- e) The proposal accords with Policies DE1, DS3, H5 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The proposal is to create a two-storey rear extension. The extension is to project circa 3.5m metres and will extend across the full width of the house. The first floor extension comprises an extension of the existing rear roof slope down to the ground floor with the introduction of four dormer windows and each window will project a maximum of 2.75m. The extension is to create a sunroom, games room and dining room on the ground floor and on the first floor the extension will not create any new rooms but increase the amount of light and space in the existing bedrooms.

SITE DESCRIPTION

The application relates to a large detached property located at the end of Heycroft. The front of the property has a detached garage and off-street parking. The area is predominantly residential, characterised by large detached dwellings.

PLANNING HISTORY

Application Number	Description of Development	Decision and Date
HH/2018/0546	Erection of two storey side extension	Granted 19/04/2018

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in July 2021 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 promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this 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 policies relating to this application are:

- Policy DE1 Ensuring High Quality Design;
- Policy DS3: Sustainable Development;
- Policy H5: Managing Existing Housing Stock;

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for Extending Your Home

STATUTORY CONSULTATION RESPONSES

Ecology (CCC)- No objections

PUBLIC RESPONSES

Notification letters were sent out to adjoining neighbouring houses and a site notice was displayed on 5th November 2021.

Three letters of objection have been received raising the following material planning considerations:

- a) Loss of light
- b) Privacy issues
- c) Inadequate parking for size of property
- d) Impact on Neighbouring Amenity

Councillor Blundell has asked that the application be considered by Planning Committee for determination for the following reasons

- a) Impact on Neighbouring Amenity
- b) Design and Aspect
- c) Overdevelopment

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

Impact value of neighbouring property

Any further comments received will be reported within late representations.

ASSESSMENT

Principle of Development:

The application site is located in a residential area where it is considered sustainable, acceptable and common to extend homes. 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 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.

Chapter 12 of the NPPF requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The extension is located to the rear and will not be visible from the street scene and consequently will have no adverse impact upon the street scene. The extension has replicated the design of the dormers on the front of the house with the proposed extension, keeping the character of the house.

The overall scale, design and materials of the extensions are considered to have an acceptable impact upon the character of the dwelling.

Impact on residential amenity:

The extension to the house will not have any adverse impact upon the neighbouring properties. No.26 is located to the east with a slightly angled relationship and is set off the boundary. This property has a conservatory extension to the rear and given the separation between the properties, the 45-degree taken from the closest ground floor window would not be infringed. No.30 is located to the west of the application site and also has a conservatory extension to the rear. The conservatory has windows in the side elevation facing the application site and with a boundary fence in between the two properties. The proposed extension will not project beyond this conservatory and furthermore the 45-degree line taken from the closest first floor window is not impinged. The proposed extensions are in accordance with the householder design guide and given that the neighbours' conservatories have multiple light sources and outlook, it is not considered that proposals will result in any significant harm to the neighbouring occupiers. The extension will not overlook neighbour's amenity as it will have no windows on the side elevations which could affect neighbour's privacy.

Highway considerations:

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

The proposal is not considered to result in any concerns in relation to increased parking/ traffic.

Other Matters:

Impacting value of neighbouring dwellings is not a material planning 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;
- 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

In view of the acceptable principle, design and no detrimental impact upon neighbouring properties, the scheme accords with development plan policies, supplementary planning guidelines and the NPPF 2021 therefore the application is recommended for approval. The development is in accordance with Policies DE1, DS3 and H5 of the Coventry Local Plan 2016.