

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	HH/2021/3271
<b>Site:</b>	10 Squires Way
<b>Ward:</b>	Wainbody
<b>Proposal:</b>	Erection of a two-storey side and single storey rear extension (resubmission HH/2021/2588)
<b>Case Officer:</b>	Grace Goodman

### **SUMMARY**

The application proposes to erect a two-storey side extension and a single storey rear extension. 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 3 public representations objecting to the proposal. The application has been called into Committee by a Ward Councillor

### **KEY FACTS**

<b>Reason for report to committee:</b>	Request of Councillor Sawdon
<b>Current use of site:</b>	Residential dwelling
<b>Proposed use of site:</b>	Residential dwelling with extension

### **RECOMMENDATION**

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

### **REASON FOR DECISION**

- 1 The proposal is acceptable in principle.
- 2 The proposal will not adversely impact upon the amenity of neighbours.
- 3 The proposal will have an appropriate visual appearance and layout
- 4 The proposal accords with Policies DE1, DS3, H5 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## **APPLICATION PROPOSAL**

The proposal is to create a two-storey side extension and a single storey rear extension. The rear extension is to project circa 3 metres and will extend across the full width of the house. The side extension will have a width of 4.7 metres from the side wall of the original house. The two-storey side extension will replace the existing single storey side extension.

## **SITE DESCRIPTION**

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

## **PLANNING HISTORY**

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
HH/2018/0546	Erection of two storey side and rear extension	Refused 08/10/2021

## **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 6<sup>th</sup> 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

## **CONSULTATION RESPONSES**

No objection from Urban Design.

## **PUBLIC RESPONSES**

Notification letters were sent out to adjoining neighbouring houses and a site notice was displayed on 5<sup>th</sup> November 2021. Three letters of objection were received raising the following material planning considerations: -

- a) Loss of light
- b) Privacy issues
- c) Inadequate parking provision
- d) Overbearing of the neighbouring property

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

- e) Future use of the property

Councillor Sawdon has asked that the application be considered by Planning Committee due to his concerns about over-development.

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

This application follows an application for a two-storey side and rear extension that was refused permission in October. The proposals have been substantially reduced, with the first-floor rear element omitted and the two-storey side extension reduced in width.

### 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 two-storey side extension will be visible in the street scene but has been designed to reflect the character of the existing property with a slight drop in the ridge line to give a subservient appearance. Although wider than the existing single storey garage the side extension will be set more than 3 metres from the side boundary of the site and retain the spaciousness of the plot in keeping with the character of the area. The single storey extensions to the rear will not be visible in the street scene but are of an appropriate scale in the context of this detached property.

The overall scale, materials and design are in keeping with the existing property and are considered to be acceptable and have an appropriate appearance in the street scene. The proposal complies with Policy DE1 of the Coventry Local Plan 2016.

#### Impact on residential amenity:

The extension will not have any adverse impact upon the neighbouring properties. To the side there are no habitable windows which will overlook the properties to the west of the property on Bransford Avenue. The distance between the proposed side elevation of 10 Squires Way and the rear elevation of the nearest property on Bransford Avenue would not result in any significant overshadowing or loss of light either as there is a 15 metres distance between the properties, which is in excess of the 12 metre separation distance recommended in the SPG.

The existing plans show windows in the side elevation, but this is incorrect and amended plans are expected to correct this.

On the first-floor rear elevation there will only be two extra windows and only one of which would be a habitable window. As there is only a total of one extra habitable window on the first-floor rear elevation, which is no closer to the rear boundary than existing rear facing windows, it is not considered that this would cause a significant increase in overlooking to the properties at the rear on De Montfort Way.

The single storey rear extension would be 2.9m in length and extend across the width of the original house and the proposed side extension. This extension would not breach the 45-degree sightline for the immediate next-door neighbour, 8 Squires Way in accordance with the SPG and therefore would not adversely impact on the occupiers of this property. As the rear extensions are single storey and project no further than the existing conservatory, they will not result in overlooking or loss of privacy to rear neighbours on De Montfort Way.

#### Highway considerations:

As this is a householder application, it is considered that the proposal will not cause any impact on highway safety. Although it will result in the loss of a garage, on-site parking remains available for 2 vehicles.

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

### Other Matters:

Although concerns have been raised about the use of the property as an HMO, how the dwelling is used in the future is not a material planning consideration and the application under consideration is for extensions to a dwelling house.

### 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, H5 of the Coventry Local Plan 2016.

### **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 and Proposed Plans and Elevations Dwg: 02 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.*