

Planning Committee Report	
Planning Ref:	HH/2021/2957
Site:	28 Fairlands Park
Ward:	Wainbody
Proposal:	Erection of a single storey extension to existing outbuilding and conversion to granny annexe.
Case Officer:	Ayesha Saleem

SUMMARY

The application proposes to erect a single storey extension to an existing outbuilding and convert this to a granny annexe. The proposal is considered to have an acceptable impact upon the street scene and character of the main house.

BACKGROUND

The application has been recommended for approval. The application has received 5 public representations objecting to the proposal.

KEY FACTS

Reason for report to committee:	5 objections have been received
Current use of site:	Residential dwelling with outbuildings
Proposed use of site:	Residential dwelling with granny annex

RECOMMENDATION

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

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, DS3, H5, GE3, GE4 and HE2 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The proposal is to extend the existing outbuilding located north of the property to create a granny annex. The extension is to project circa 4.0 metres and have the width of the existing outbuilding with a flat roof height of circa 3.2 metres. The annex is to create two bedrooms, kitchen/ lounge, shower room and hall. The outbuilding extension is to be designed in brick walls and a felt flat roof.

SITE DESCRIPTION

The application relates to a large, detached property located on the east side of Fairlands Park. The main amenity space is to the side and rear of the property with outbuildings to the north of the application property. The property has a garage to the front and off-street parking to the front of the dwelling. The site backs onto Kenilworth Road and does lie within the Kenilworth Road Conversation Area. There are a number of TPO trees within the application site. The area is predominantly residential characterised by large, detached dwellings.

PLANNING HISTORY

Application Number	Description of Development	Decision and Date
HH/2015/3902	Single storey extension to existing outbuilding and conversion to granny annexe	Granted 06/04/2016
AD/2017/2985	Submission of amended details to planning permission HH/2015/3902 to change roof to pitched	Withdrawn 24/01/2018

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;

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation;

Policy GE4: Tree Protection;

Policy HE2: Conservation and Heritage Assets

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for Extending Your Home

STATUTORY CONSULTATION RESPONSES

- Ecology (CCC)- No objections
- Conservation (CCC)- No objections subject to conditions in relation to materials and matching rainwater goods.
- Trees (CCC)- No objections subject to tree protection measures being in place and a condition in relation to details of the foundation design and depth.

PUBLIC RESPONSES

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

5 letters of objection raising the following material planning considerations:

- a) Potential increase in traffic and parking
- b) Intrusion and privacy issues
- c) Harmful overlooking
- d) The outbuilding will potentially lead to the building being rented out to multiple occupants in short-term letting
- e) Increase in noise levels

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

- f) Impact value of neighbouring property
- g) Window will not comply with part B of the building regulations for unprotected areas

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

It should also be noted that a similar application was approved under reference HH/2015/3902 for a single storey extension to existing outbuilding and conversion to granny annexe. Within the previous application the proposed extension had a projection of circa 3.2 metres. This scheme now has a projection of 4.0 metres and the internal arrangement has been altered. These are the only differences between this application and the previously

approved application. Thus, the principle for this development has already been established given the previously approved 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 HE2 of the Local Plan seek to ensure that development proposals involving heritage assets should acknowledge the significance of the existing building and the area by means of their Siting, massing, form, scale, materials and detail.

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 annex will not be visible from the street scene and consequently will have no adverse impact upon the setting of the Conversation Area. The annex will also not be visible from 56 Kenilworth Road which is set to the north of the application site due to a high brick wall which forms the boundary of the application site.

The overall scale, materials and design are in keeping with the existing outbuilding, which is considered to be acceptable. The Conservation officer has raised no concerns in relation to the proposals subject to conditions in relation to materials details and matching rainwater goods. The proposal complies with Policy DE1 and HE2 of the Coventry Local Plan 2016.

Impact on residential amenity:

The extension to the annex will not have any adverse impact upon the neighbouring property set to the west; No 26 Fairlands Park, as the roof will remain flat and consequently will not be visible. Access to the annex will be via the existing dwelling. The existing garage/store has an existing window in the side elevation which overlooks No 26 Fairlands Park land. This window has been removed from the proposal, so there will be no concerns in relation to harmful overlooking.

The property is set within substantial grounds and consequently the proposal to extend and convert the outbuilding will have no adverse impact upon the amenity of the existing dwelling.

A condition is proposed to ensure that the annex will only be occupied by relatives of the existing property. This will not be an HMO.

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.

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

Tree considerations:

Given the site is furnished with TPO trees and trees which are within the Conservation Area, the Tree Officer initially requested a Tree Constraints plan and a Tree Protection plan to be submitted.

The agent has submitted this information which has been assessed. The Tree officer has no objections to the proposal subject to tree protection measures being in place and a condition in relation to details of the foundation design and depth to be submitted. The proposal complies with policy GE4 of the Coventry Local Plan 2016.

Other Matters:

In relation to the neighbour objections regarding window specifications this is a matter controlled by building regulations.

Impacting value of neighbouring dwellings is not a material planning consideration.

The proposal is a family home, and the granny annex is to be used by a relative so should not result in any additional noise concerns.

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, GE3, GE4 and HE2 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 Plans DWG: 0015-SI-001B
Proposed Plans DWG: 0015-SK-002B
Arboricultural Survey- 25th January 2022
Arboricultural Impact Assessment DWG: Arbtech AIA 01
Arboricultural Method Statement- 3rd February 2022
Tree Protection Plan DWG: Arbtech TPP 01

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. Prior to their incorporation into the development hereby permitted, sample details of the facing wall and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

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. All new gutters, downpipes and other rainwater goods shall be designed in materials similar in appearance to those used in the construction of the exterior of the main dwelling.

Reason: *To ensure that the development has a satisfactory external appearance and protect this heritage asset in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016.*

5. The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 28 Fairlands Park and shall only be occupied by members of the family occupying 28 Fairlands Park and shall not be used as a separate dwelling without the prior written approval of the local planning authority.

Reason: *The creation of an independent unit of residential accommodation in this location would not provide a satisfactory residential environment for future occupiers in accordance with Policies DE1, H3 and H5 of the Coventry Local Plan 2016.*

6. No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until the tree protection measures identified in the approved application documentation have been put into place in strict accordance with the approved details and thereafter they shall remain in place during all construction work. In addition no excavations, site works, stock piling, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy or root protection area of any protected tree(s); no equipment, machinery or structure shall be located within this zone; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause

them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).

Reason: *To protect those trees which are of significant amenity value to the Conservation Area and which would provide an enhanced standard of appearance to the development in accordance with Policies GE4 and HE2 of the Coventry Local Plan 2016.*

7. No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until details of the foundation design and its depth have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with the approved details.

Reason: *To protect those trees which are of significant amenity value to the Conservation Area and which would provide an enhanced standard of appearance to the development in accordance with Policies GE4 and HE2 of the Coventry Local Plan 2016.*

