

Planning Committee Report	
Planning Ref:	HH/2022/1805
Site:	66 Appledore Drive, CV5 7PQ
Ward:	Woodlands
Proposal:	Single storey rear extension 2m in depth. Creation of front porch. Garage converted to office and replacement of garage doors with window.
Case Officer:	Jessica Mantle

SUMMARY

The application proposal seeks permission for the creation of a porch front extension with a pitched roof and a 2m ground floor rear extension with a pitched roof across the full width of the rear. The proposal includes the conversion of the existing garage to an office and replacement of garage doors with window. The proposal is considered to have an acceptable impact in terms of its design, character and impact to the street scene; impact upon the neighbour's amenity; and would not adversely impact parking provision.

BACKGROUND

The application has been recommended for approval. The application has received 1 public representation objecting to the proposal.

KEY FACTS

Reason for report to committee:	The applicant is a senior officer in the property licensing team.
Current use of site:	Residential dwelling
Proposed use of site:	Residential dwelling
Parking provision	2 Spaces

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 adversely impact upon highway safety or the character of the street.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: AC2, AC3, DE1, DS3, H5 of the Coventry Local Plan 2016, together with the aims of the NPPF.

APPLICATION PROPOSAL

The proposal seeks permission for the creation of a porch front extension with a pitched roof and a 2m ground floor rear extension with a pitched roof across the full width of the rear. The proposal includes the conversion of the existing garage to an office and replacement of garage doors with window.

SITE DESCRIPTION

The application relates to a detached property located at the Northern end of Appledore Drive. The dwelling has a gable ended roof design and brick exterior and hung tiles to the first floor front elevation. The front of the property has off-street parking provision. The area is predominantly residential, characterised by similar gable ended detached dwellings.

PLANNING HISTORY

Application Number	Description of Development	Decision and Date
S/1986/0045	Garage and utility room.	Approved 27/06/1986
HH/2018/0904	Erection of a first floor side extension and rendering.	Approved 24/05/2018

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 6th December 2017. Relevant policies relating to this application are:

Policy DS3: Sustainable Development Policy
Policy H5: Managing Existing Housing Stock
Policy DE1 Ensuring High Quality Design
Policy AC3: Demand Management

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Coventry Connected
SPG Extending your home – a design guide

CONSULTATION

Statutory

Highways – No objection.

Non-statutory

Cadent Gas - No objection, informative note required.

Neighbour consultation

Notification letters were sent out to adjoining neighbouring houses.

1 representation letter has been received. The following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

- a) Works commencing on site prior to neighbour letter being received.
- b) Works commencing without permission.

Any further comments received will be reported within late representations.

ASSESSMENT

The main issues in determining this application are: impact upon the character of the area; impact upon neighbouring amenity; and the impact to parking and highway considerations.

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 proposed porch front extension will be visible within the street scene and has been designed with a gabled pitched roof which harmonises with the character of the dwelling. The porch is of modest depth which projects 605mm past the front elevation. Due to the layout of the street scene, there is no uniform building line and the modest projection of the porch would not appear obtrusive within this context.

The window replacing the existing garage doors will match the existing style of window on the property and nearby dwellings, harmonising with the street scene.

The ground floor rear extension would not be in a prominent position and its impact upon the street scene would therefore be limited. Notwithstanding its limited impact, the extension has a pitched roof which is considered to be of good design that respects the character of the dwelling.

The extensions are proposed to be completed in red facing brick to match the brick on the existing dwelling.

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 porch extension would not breach the 45-degree line to neighbouring habitable room windows and the replacement window would not adversely impact neighbour privacy.

The ground floor rear extension would not breach the 45-degree line to the rear habitable room windows of either adjoining neighbour and would not extend more than 3.3m to the rear and is in accordance with the SPG Extending your home.

The neighbour at 64 Appledore Drive has a ground floor side facing window which would face towards the extension however, this window is a secondary source of light and outlook to a habitable dining room. The extension will be set approximately 5 metres away from this window and north west, due to the orientation, distance and given that it is a secondary window, the proposal would not have a detrimental impact to light or outlook to the neighbour at 64.

The proposal has an acceptable impact to neighbour amenity and is in accordance with the SPG Extending Your Home.

Highway considerations

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5.

Parking provision should accord with the maximum standard expressed in Appendix 5 unless it has been clearly demonstrated that the site is in a highly accessible location where transport, by means other than the private car is a realistic alternative.

Appendix 5 of the Coventry Local Plan states that in order for garages in residential developments to qualify as part of the parking provision they must be a minimum of 3m x 6m internally. The existing garage measures approximately 2m by 3.2m internally and would not qualify as parking provision. Conversion of the garage to a habitable space would not reduce existing parking provision.

The porch front extension would retain sufficient space for 2 parking spaces on the frontage, in accordance with the standards expressed within Appendix 5. Highways were consulted and provided a response with no objection to the proposal.

The proposal would not adversely impact existing parking arrangements in accordance with policy AC3 of the Local Plan.

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 design and no detrimental impact upon neighbouring properties or adverse impacts to parking provision, 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, AC3 and 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:
Location Plan 1:1250
Block Plan (submitted 14/07/2022)
SC1 Rev A

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.*