

Planning Committee Report	
Planning Ref:	HH/2022/1331
Site:	56 Woodland Avenue
Ward:	
Proposal:	Single Storey Side Extension, Loft Conversion, Extended Porch and Conversion of Existing Outbuilding to a Gym
Case Officer:	Grace Goodman

SUMMARY

The application was previously presented to Planning Committee on 21st July 2022 where the resolution was to defer the application to enable neighbours to be consulted on amended plans. Whilst the application was presented by officers there was no formal consideration of the application and the application is now being considered afresh.

The application proposes to erect a single-storey side extension with conversion of hip to gable roof as well as a porch and conversion of existing outbuilding to a gym. 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 over 10 public representations objecting to the proposal.

KEY FACTS

Reason for report to committee:	Over 10 objections
Current use of site:	Residential dwelling
Proposed use of site:	Residential dwelling with extension

RECOMMENDATION

Planning committee are recommended to grant 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 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 single-storey side extension. The extension is to be 2.5m wide with a pitched roof. The eaves the height will be 2.6m with a steep roof slope matching the pitch of the proposed gable, this will create a side extension with a total height of 6.15m. The application also proposes to remove the existing conservatory, convert the outbuilding to a gym and convert the loft to habitable room with a hip to gable roof alteration and two roof lights on the front elevation and three on the rear elevation.

The application originally proposed a two-storey side extension with gable roof and a dormer to the rear however it was decided that the first-floor side extension and dormer would be removed.

SITE DESCRIPTION

The application relates to a semi-detached property with a hipped roof located on the west side of Woodland Avenue. The property benefits from a conservatory and outbuilding to the rear, to the side is an existing garage. The area is predominantly residential characterised by large, detached and semi-detached dwellings.

PLANNING HISTORY

No relevant history

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 H5: Managing Existing Housing Stock;

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for Extending Your Home

STATUTORY CONSULTATION RESPONSES

None

PUBLIC RESPONSES

Notification letters were sent out to adjoining neighbouring houses in respect of the initial proposals for a two-storey side extension and the following material planning considerations were raised in the letters of objection:

- a) Loss of light
- b) Against SPG (hip to gable)
- c) Inadequate parking for size of property
- d) Overdevelopment
- e) Loss of privacy
- f) Out of character

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

- g) Impact upon traffic and accessibility on the street
- h) Potential for conversion to a HMO

Neighbours were re-notified following receipt of amended drawings. In respect of this further consultation, 7 letters of objection have been received raising the following material planning considerations:

- a) Loss of light
- b) Against SPG (hip to gable)
- c) Against SPG in terms of 0.5m to boundary
- d) Over-development
- e) Out of character
- f) Loss of privacy

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 which is now only single storey will have no adverse impact upon the street scene. The extension is not uncommon in the area and has a pitched roof to match the existing roof and to fit in with the street scene. The proposals will involve a change in the roof design from a hip to a gable which goes against the SPG. However there are examples along the street where hip to gable roof conversions have already occurred therefore it would not be out of character to make this change. It should also be noted that roof alterations from a hip to gable can be carried out as permitted development now that the side extension has been reduced to single storey. The extension is considered to be of an appropriate scale to retain visual amenity and the materials and design are considered to be acceptable. In view of the reduced scale of the development, the proposals are not considered to result in overdevelopment of the site and the proposal complies with Policy DE1 and HE2 of the Coventry Local Plan 2016.

Supplementary Planning Guidance indicates that a set-back and inset of the first floor is usually required to avoid terracing. This is a single storey extension so terracing is not considered to be an issue.

Impact on residential amenity:

The extension to the main house will not have any adverse impact upon the neighbouring properties as it does not project beyond the existing rear elevation. The extension will not overlook neighbour's amenity as it will have no windows on the side elevations which could affect neighbour's privacy. On the neighbouring property there are two windows on the side elevation, however these are both obscure glazed and not considered to be primary sources of light to any habitable rooms.

Highway considerations:

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

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

Other Matters:

The potential use of the dwelling in the future 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 and therefore the application is recommended for approval. The development is in accordance with Policies DE1 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 and Proposed Site DWG 0042-SP-001
Existing Plans and Elevations DWG: 0042-SI-002
Proposed Plans and Elevations DWG: 0042-SK-003C

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.*

4. The outbuilding hereby permitted shall only be used for purposes incidental to the enjoyment of the dwelling known as 56 Woodland Avenue and shall not be used as primary living accommodation or for the purpose of any trade or business.

Reason: *To safeguard the amenities of nearby occupiers in accordance with*

Policy DE1 of the Coventry Local Plan 2016