

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	PL/2023/0001157/HHA
<b>Site:</b>	35 Morningside, Coventry CV5 6PD
<b>Ward:</b>	Earlsdon
<b>Proposal:</b>	Application for proposed tiled hipped roof over existing front dormer window and relocation of wood store from rear garden to side of house
<b>Case Officer:</b>	Liam D'Onofrio

## SUMMARY

The application seeks planning permission to erect a tiled hip roof over an existing flat roof dormer window on the front elevation of the property and the relocation of a woodstore from the rear garden to the side of the house.

## KEY FACTS

<b>Reason for report to committee:</b>	The applicant is a Council employee within the Development Management Team.
<b>Current use of site:</b>	Residential
<b>Proposed use of site:</b>	Residential

## 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.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal will not have a negative impact upon the character of the dwellinghouse or the setting of the streetscene, which falls within Earlsdon Conservation Area.
- The proposal accords with Policies: DE1 and HE2 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## SITE DESCRIPTION

The application property is a detached dwelling with a hipped roof, located on the south side of Morningside on a bend in the road. The site therefore has a tapered shaped plot with a wider rear garden area, that adjoins public highway, The Firs, to the rear. The site is within a residential area and Earlsdon Conservation Area.

## APPLICATION PROPOSAL

Planning permission is sought to erect a tiled hip roof over an existing flat roof dormer window on the front elevation of the property and the relocation of a woodstore from the rear garden to the side of the house.

The woodstore is a timber structure that measures 1.85m wide by 1.5m deep with a mono-pitch roof reaching 1.96m high.

### **PLANNING HISTORY**

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
HH/2020/1821	Erection of single storey side extension, pitched roof over existing flat roof to front elevation, bay window to front elevation and detached outbuilding to include wood burning stove and flue. Erection of a new wall & gate.	Granted 18/09/2020

### **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 6<sup>th</sup> December 2017. Relevant policy relating to this application is:

Policy DE1 Ensuring High Quality Design

Policy HE2: Conservation and Heritage Assets

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

#### **Supplementary Planning Guidance/ Documents (SPG/ SPD):**

SPD Delivering a More Sustainable City

SPG Extending your home – a design guide

### **CONSULTATION**

#### **Non-statutory**

No Objections received from:

- Ecology
- Conservation

#### **Neighbour consultation**

Immediate neighbours and local councillors have been notified; a site notice was posted on 15/06/23. A press notice was displayed in the Coventry Telegraph on 15/06/23.

No representations have been received. Any further comments received will be reported within late representations.

## **APPRAISAL**

The main issues in determining this application are the design, the impact upon the character of the area and heritage assets, the impact upon neighbouring amenity, highway considerations and ecology

### **Design/Impact on visual amenity/Heritage Assets**

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.

Local Plan Policy HE2 reflects NPPF policy and states 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.

#### Dormer roof

The flat roofed dormer to the front elevation is understood to be an original feature to the house, being the only light source to one of the front facing bedrooms. The applicant advises that the dormer has not been well maintained with poor quality leadwork to the side elevations and is now leaking through the roof.

The supporting heritage statement advises that: The proposal would introduce a small hipped tiled roof over the dormer in keeping with the style of the property, to be constructed of matching material with clay roof tiles and clay bonnets to the ridges. There are no other examples of front facing flat roofed dormers within the street and the proposed alterations would be of a similar design to dormer windows on the front elevations of No.'s 17 and 21, both of which have small, hipped roof dormers.

The dormer is well proportioned and respects the style and character of the host dwelling, with similar hip roof dormer examples within the streetscene.

#### Wood store

Ancillary outbuildings within the curtilage of a dwellinghouse are usually permitted development under Class E, Part 1 of Schedule 2 of the General Permitted Development Order 2015 (as amended), subject to height and size restrictions; however, the wood store is included within the scheme due to a caveat in Class E (para E.3) that in the case of any land within the curtilage of the dwellinghouse which is a conservation area, development is not permitted by Class E where an outbuilding would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

The detached wood store is already located in the rear garden, behind the house, and would be relocated to the side (west) elevation of the house, replacing an existing garden

shed in this position. The wood store structure will nestle in a discreet location, set back from the highway and well-screened within the enclosed rear garden.

The Conservation Officer has raised no objection to the scheme, subject to a condition that the matching roof tiles are used to the dormer window's new hip roof. In terms of NPPF Paragraph 202 the proposals will lead to less than substantial harm and although public benefits are minimal it is important that residential properties continue to be maintained and, in this case, the dormer is in need of repair due to a leaking roof. Given the overall minor nature of the development it has a neutral impact upon setting of conservation area.

### **Impact on residential amenity**

The proposed hip roof to the existing dormer is a modest addition that sits above eaves level and back from the front main wall. The new dormer roof is not therefore considered to create any significant impact upon the outlook, light or amenity of adjoining occupiers.

The wood store replaces an existing shed in a similar position. Given its small domestic scale the structure is not considered to create any significant impact upon the outlook, light or amenity of adjoining occupiers.

### **Highway considerations**

The scheme does not encroach upon the existing off-street driveway parking area and no highway safety concern are raised.

### **Ecology**

Local Plan Policy GE3: 'Biodiversity, Geological, Landscape and Archaeological Conservation' states that development proposals will be expected, amongst other things, to ensure that they: protect or enhance biodiversity assets and preserve species which are legally protected.

The application is supported by a bat self-assessment form. Ecology have advised that the existing roof looks to be in sufficient condition that the changes to the roof do not cause concern; however, a protected species informative for bats is requested to be added to the decision notice.

Ecology have commented that the relocation of the wood store should not result in a loss of biodiversity, as it is to be moved to where there is currently a shed.

The scheme therefore accords to Policy GE3.

### **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

The proposed development is considered to be acceptable and will not result in any significant impact upon neighbour amenity, highway safety, ecology or visual amenity/heritage assets, subject to relevant conditions. The *Reason* for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1, HE2 and GE3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

### CONDITIONS / REASON FOR REFUSAL

1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
<b>Reason</b>	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>
2.	The development hereby permitted shall be carried out in accordance with the following approved plans:  Drg No.1:1250 location plan, WS01, PR01, PR02, Heritage Statement 35 Morningside.
<b>Reason</b>	<i>For the avoidance of doubt and in the interests of proper planning</i>
3.	No facing or roofing materials shall be used on the dormer window alteration hereby permitted other than materials similar in appearance to those used predominantly in the construction of the exterior of the roof of the existing building.
<b>Reason</b>	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016.</i>