

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	PL/2024/0000669/HHA
<b>Site:</b>	32 Macaulay Road Coventry CV2 5FB
<b>Ward:</b>	Lower Stoke
<b>Proposal:</b>	Erection of single storey rear extension
<b>Case Officer:</b>	Tom Cox

## SUMMARY

This application is for the erection of a single storey rear extension at no.32 Macaulay Road. The proposed extension will project 4m beyond the rear elevation of the original dwelling house and seeks to infill a gap between an existing rear extension and the property's boundary with no.34 Macaulay Road. The extension is proposed to be flat roofed with a roof lantern.

This application is being presented before planning committee as the applicant is an Elected Member.

## BACKGROUND

The property sits on the junction of Macaulay Road and Macdonald Road, it is within an established residential area with relatively modest size dwelling houses. Due to the corner plot nature of the site, the plot is larger than others in the immediate area. This is aided by the change the use of the land adjacent to the highway from open space to form part of the residential garden of no.32 (granted permission under application reference FUL/2011/0135). Several planning applications have been submitted for works to this property including the erection of front, side and rear extensions, as seen in the planning history listed below. The application site has all of its permitted development rights intact and there are no known site constraints which would impact these rights or the potential for development.

## KEY FACTS

<b>Reason for report to committee:</b>	The applicant is an Elected Member.
<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 the amenity of neighbours or cause harm to the visual amenity of the street scene or to the character and appearance of the dwelling.
- The proposal accords with Policies: DE1 and H5 of the Coventry Local Plan 2017, the Householder Design Guide SPD and the aims of the NPPF.

## SITE DESCRIPTION

The application site occupies a corner plot on the junction of Macaulay Road and Macdonald Road. The property has seen several alterations over the years including the erection of front, side, and rear extensions. The land adjacent to highway has also been incorporated into the residential garden which has enlarged the overall plot size. The property has all of its permitted development rights intact and there are no known site constraints which would impact on the potential for development on site.

## APPLICATION PROPOSAL

The application is for the erection of a 4m rear extension which will infill the space between the existing two storey extension and the property's boundary with no.34 Macaulay Road. The proposed extension will have a flat roof with a roof lantern, no other alterations are proposed as part of this application.

## PLANNING HISTORY

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

Application Number	Description of Development	Decision and Date
S/1985/0646	Dining room and shower room extension to dwelling house   Historic Reference: G/C/27003/A	Granted – 08.08.1985
S/1972/1208	Erection of a storm porch   Historic Reference: 27003	Granted – 06.07.1972
L/1996/0436	First floor bedroom extension with en-suite shower   Historic Reference: 27003/C	Granted - 26.07.1996
R/2004/1765	Single storey extension to front.   Historic Reference: 27003/D	Granted – 16.09.2004
FUL/2010/1012	Change of use of open space to extended garden area and erection of boundary treatment	Refused – 22.12.2010
FUL/2011/0135	Change of use of open space to extended garden area and erection of boundary treatment (re submission of FUL/2010/1012)	Granted – 25.03.2011
HH/2015/3438	Single storey side extension	Granted – 27.11.2015

## **POLICY**

### **National Policy Guidance**

National Planning Policy Framework (NPPF) December 2023. 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 2017, 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 H5: Managing Existing Housing Stock

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

SPD Householder Design Guide

## **CONSULTATION**

The ecology officer has been consulted concerning this proposal, however, they have raised no objections, subject to an appropriate condition regarding biodiversity features. These comments will be assessed later in this report. No other consultees have been consulted.

### **Neighbour consultation**

Adjoining neighbours have been notified in accordance with the communications record. No comments have been received.

## **APPRAISAL**

The main issues in determining this application are principle of development, the impact upon the character of the area and the impact upon neighbouring amenity.

### **Principle of development**

The National Planning Policy Framework, paragraph 11, states that "Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means:-

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any

adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

In this instance the principle of development is considered to be acceptable under Policy H5 of the Coventry Local Plan. The policy states that, where appropriate, the existing housing stock will be renovated and improved, in association with the enhancement of the surrounding residential environment to meet local needs. This is consistent with Paragraph 135 of the NPPF (2023) which seeks to ensure development proposals exhibit a positive character and are well designed in terms of quality and appearance. It is also noted that the site has previously been granted planning permission for extensions. Whilst the principle of residential extensions in a residential area is therefore established, the relevant material planning considerations are discussed within the succeeding sections of this report.

### **Impact on the character of the area**

Policy DE1 of the Coventry 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.

In considering the design of the extension, as already noted, extensions should: *‘respect the form, scale, architectural style and materials of the original building.’* The proposed extension will be flat-roofed, with a roof lantern, the original proposal did intend to have two elements, with a small mono pitch section adjacent to the boundary with no.34. The proposal was amended as the officer considered that the original proposal would have resulted in a contrived design, which would not have positively contributed to the character of the area.

The design is considered to be an acceptable response to the existing dwelling house, and furthermore, due to its positioning within the plot, will not be visible from any public viewpoints. It is therefore considered that the proposed development would be acceptable and in accordance with Policies DE1 and H5 of the Coventry Local Plan.

### **Impact on neighbouring amenity**

In considering this application, reference should be made to the Local Planning Authority’s Householder Design Guide SPD. With due consideration to this document, one of the key issues in establishing the principle of development, is the impact on neighbouring amenity. With references to single storey rear extensions, the SPD states that the depth of the extensions should not exceed:

*“a projection of 4m along the boundary or impinge an imaginary 45-degree line taken from the centre of the neighbour’s closest habitable rear facing window (whichever gives the greater depth) subject to ground levels and orientation.”*

The depth of the proposed extension is 4m, this has been reduced to ensure that it accords with guidance outlined above. It is noted that no.34 has an existing set of French doors which would serve a habitable room, due to their proximity to the boundary with no.32, the 45-degree sightline of this window would be breached. However, due to the

depth of the extension, the proposal would not result in an unacceptable level of harm to the neighbouring property and it accords with the guidance.

The property is south facing and there are no significant ground level changes which would exacerbate any impact on neighbouring amenity. It is also noted that the boundary treatment consists of a high-level fence which would block out large views of the extension from the neighbouring property and be in closer proximity to the neighbour's window. The principle of development is therefore considered to be acceptable and in accordance with the guidance laid out in the Householder Design Guide SPD.

### **Other Matters**

There is an existing mature hedgerow along the site boundary with no. 34. The Council's Ecology Officer was therefore consulted to consider any impact on biodiversity. However, as confirmed on site, the hedgerow is set off from the existing rear elevation of these properties, such that it would not be impacted by the proposed extension.

The extension will be erected on an area which is primarily hardstanding, with a small area of amenity grassland also lost. Due to the loss of biodiversity, the ecology officer has requested this loss is offset through the provision of biodiversity features such as planting of native shrubbery or other appropriate features, details of these should be submitted to the Local Planning Authority, prior to their incorporation into the development and there is a condition imposed to secure this. There are no other matters to consider in the determination of this application.

### **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 in principle and will not result in any significant impact upon neighbour amenity, visual amenity or ecology subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1 and H5 of the Coventry Local Plan 2017, Householder Design Guide SPD, together with the aims of the NPPF.

## CONDITIONS/REASONS

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: Proposed Floor Plans DWG 2404-2 REV G; Proposed Elevations DWG 2404-4 REV G; Proposed Sections 2404-5 REV G; Location and Block Plan DWG 2404-6 REV G;
<b>Reason</b>	<i>For the avoidance of doubt and in the interests of proper planning</i>
3.	Other than where specified on the approved plans, no facing materials shall be used other than materials similar in appearance to those used predominantly in the construction of the exterior 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 Policy DE1 of the Coventry Local Plan 2016.</i>
4.	Prior to the first occupation of the development hereby permitted details of biodiversity features e.g. planting of native shrubbery shall be submitted to and approved in writing by the Local Planning Authority. These features shall be fully installed in strict 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.
<b>Reason</b>	<i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF.</i>