

Planning Committee Report	
Planning Ref:	PL/2024/0000936/HHA
Site:	19 Heycroft, Coventry, CV4 7HE
Ward:	Wainbody
Proposal:	First-floor side extension, single storey side and rear extension, garage conversion, new porch, and new garage.
Case Officer:	Grace Goodman

SUMMARY

The application proposes to erect a first-floor side extension over the existing garage and convert the garage to a habitable room and create a new garage to the north-western side of the property. On the south-eastern side of the property a single storey side/rear extension is proposed. The proposal is considered to have an acceptable impact upon the amenity of neighbouring occupiers and the character and appearance of the area.

BACKGROUND

The application has been subject to amendments from the original design, and it is considered by officers that the proposed development accords with the relevant planning policies together with the principles of the adopted Householder Design Guide SPD

KEY FACTS

Reason for report to committee:	The application is referred to planning committee at the request of Cllr Blundell and due to 5 representations being received to the initial proposals.
Current use of site:	Residential Dwelling
Proposed use of site:	Residential Dwelling

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will have an appropriate visual appearance and layout.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: DE1, DS3, H5 of the Coventry Local Plan 2017, together with the aims of the NPPF.

SITE DESCRIPTION

The application site relates to No. 19 Heycroft, a modern detached dwelling located to the south of the city centre, off The Shrubberies which occupies a corner plot, opposite The Galliards. The street scene is green in character and benefits from established landscaping features located within the amenity spaces of dwellings. The front of the property has a projecting dormer feature with an attached garage, together with off-street car parking. The area is predominantly residential characterised by large, detached dwellings. It should be noted that there are no overarching site constraints which are relevant in the determination of this application.

APPLICATION PROPOSAL

The application proposes to erect a first-floor side extension over the existing garage and convert the garage to a habitable room. The rooflines are proposed to continue and match the existing pitch. A new garage is proposed to the north-western side of the property and will be set back in line with the front elevation of the first-floor extension. The garage will increase the width of the property by 4.66m with a pitched roof height of 4.7m.

On the south-eastern side of the property a single storey side/rear extension is proposed to be set back from the front elevation by 3.51m. The extension will be 2.8m in width and extend past the rear elevation by 8.3m. The roof will be mono pitched alongside the property but will be hipped as it extends past the rear elevation of the current property. The maximum height will be 3.8m. A new porch is also proposed at the front with a gable roof.

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
R/2007/1661	First floor extension and dormer window, side extension, front extension, and front porch Historic Reference: 43050/B	Granted 06/12/2007 (extensions never built)

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 6th December 2017. Relevant policy relating to this application is:

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 Householder Design Guide

SPD Coventry Connected

Appendix 5 – Car and Cyle Parking Standards

CONSULTATION

Statutory

None

Non-statutory

None

Neighbour consultation

Five letters of objection have been received raising the following material planning considerations:

- Privacy issues
- Overlooking
- Impact on Neighbouring Amenity
- Over development
- Out of character
- Road safety during construction
- Increase in parking on road
- Difference in plans from 2007

Further notification letters sent 31st July 2024 after significant changes to the design were made. Two letters of objection were received raising the same concerns made previously.

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

- Future use of the property
- Restrictive covenants

Councillor Blundell has asked that the application be considered by Planning Committee for determination for the following reasons.

- Traffic and Parking – property is situated on a blind bend with limited parking on drive.
- Impact on neighbouring amenity – property is also opposite The Galliards which is a road designated for the elderly and or retired.

- Overdevelopment of site

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are the impact upon the character of the area, impact upon neighbouring amenity and highways/parking 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.

Paragraph 131 of the NPPF states the creation of high-quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The National Planning Policy Framework, paragraph 135 states that “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- b) are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping.
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

The application site is located in an established residential area which is not subject to any overarching site constraints which would necessarily preclude the principle of extending dwellings, indeed it is noted that it is evident that numerous dwellings within the vicinity have been subject to alterations and extensions. Whilst the principle of

extending is acceptable, due consideration is given to development proposals in accordance with the aforementioned policies, together with the Council's supplementary guidance in the form of the Householder Design Guide SPD. This is 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.

Considering the overall design of the proposal, it should be noted that the design of the proposal has been amended since the application was originally submitted. The amendments which have been made include; the width of the first-floor extension being reduced by over a metre, and; the removal of the cat slide roof with a dormer, the rationale for which was to ensure that the extension does not dominate the existing property, particularly on the corner plot.

Taking the elements of the work in turn, the side extension has been considered in accordance with principle 3 of the Householder Design Guide SPD which states that 'Side extensions will be assessed case by case, and where more positive design outcomes may be achieved through deviation from the rule of subservience these will be considered on their own merit'. The current design with the continuation of the roof line ensures a balanced appearance of the property, which is further complimented by conditioned matching materials and window forms which are designed to be the same as the existing windows on the front elevation above the existing porch area. The combination of the continued design and materiality is considered to retain the character of the property and is in accordance with the SPD.

With regards the further extension in the form of the garage, it should be noted that garages are common feature in this area and have evidently been designed to integrate with in the original house types of the development. The proposal involves converting the existing garage and creating a new garage to the side. The Householder Design Guide SPD does not specifically advise on garages; however, side extensions must be subservient to the main building whilst seeking to respect and contribute positively to the design of the host building. Reference has been made through representations to a similar planning application made at this site in 2007 (R/2007/1661). Within that application the proposal to create a garage to the side was removed.

It should be noted that our design guide for residential extensions was revised and adopted in 2023. The addition of the garage is not contrary to this recent guidance, and it is considered that the design and layout of the site allows for the development to be implemented in a successful way and is of an acceptable design. On this basis it is deemed that the garage element of the development is acceptable. It should also be noted that most of the landscaping is to be retained to the side garden area also which will also mitigate the garage siting further.

Principle 2 of the adopted SPD relates to the provision of new porches. Considering the porch element in this case, the additions are deemed to be modest in nature and in keeping with the design and materials of the dwelling. Therefore, the porch is in accordance with Principle 2 of the SPD.

The rear extension will project as a rear wing to the dwelling adjacent to the boundary with no. 17 Heycroft. The design is considered acceptable in this location and not visible from the street scene given its position close along the shared boundary with No. 17

Heycroft. The rear extension is in accordance with Principle 5 of the Householder Design Guide SPD by way of being a proportionate size to the dwellinghouse and its plot and does not impinge on the 45-degree line of the neighbours' rear facing windows. Further detail is given on this within the neighbour amenity section of this report.

Other changes within the site include a minor alteration to the fence line to enable a side gate to access the rear garden. The fence proposed would be 1.8m high close boarded fence and hedge, with a retained separation distance of at least 6m to the boundary.

The overall scale, design and materials of the extensions are considered to have an acceptable impact upon the character of the dwelling and is considered to be appropriate for the plot size at No. 19 Heycroft with plenty of amenity space remaining available for use, for the reasons as set out the application is therefore deemed acceptable in design terms.

Impact on neighbouring amenity

When considering the impact of the proposed extensions and alterations, it is not considered that the front or side extension/garage will result in any detrimental impacts upon neighbouring dwellings. Concern has been raised about overlooking from a new first floor window in the western side of the property but given the separation distance is approximately 30m from the nearest habitable room window of the neighbouring property which is well in excess of the typical 20m rear to rear separation distance guideline, the impact is deemed acceptable.

The single storey side/rear extension to the eastern side of the property is not considered to be detrimental to neighbouring amenity due to the staggered relationship of the application site and No. 17 Heycroft. The extension does not project beyond the rear of no. 17 Heycroft of impinging the 45-degree sightline.

Highway considerations

The development as proposed provides off street, car parking spaces within the existing driveway, plus a garage which is of suitable proportions to accommodate a car. There will be no change to the parking layout at the property in terms of the quantum proposed given that the existing hardstanding in front of the proposed garage is to be retained. Concern has been raised during the public consultation as to an increase in parking on the road as a result of the development. However, as the property has space for at least 2 cars (3 including the proposed garage), this provision meets the Council's adopted standards for vehicle parking as set out within the Coventry Local Plan, appendix 5.

Also, concern has been raised as to road safety during the construction period. Given the small scale of development and likely short term construction period any impact will be temporary and negligible.

Other Matters:

Future use of the property is not a material planning consideration nor is the presence of a restrictive covenant material to the grant of planning permission.

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, highway safety, or visual amenity 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, together with the aims of the NPPF.

CONDITIONS/REASON

1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	<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: Block Plan DWG 9712-04 Rev E Location Plan Proposed Elevations DWG 9712-03 Rev G Proposed Floor Plans DWG 9712-02
Reason	<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 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	<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 2017.</i>
4.	Any planting shall be carried out in strict accordance with the approved details within the first planting season of that first use. Any tree(s) or shrub(s) removed, dying, or becoming; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.
Reason	<i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2017.</i>