

Planning Committee Report	
Planning Ref:	HH/2022/1659
Site:	7 Carter Road
Ward:	Lower Stoke
Proposal:	Erection of two storey side and single storey rear extension
Case Officer:	Yeuk Lam

SUMMARY

The application proposes to erect a two-storey side and single storey rear extension. The proposal is considered to have an acceptable impact upon the street scene and character of the main house.

BACKGROUND

The application has been recommended for approval. The application has received 5 public representations objecting to the proposal.

KEY FACTS

Reason for report to committee:	the application has been referred to planning committee as five objections have been received.
Current use of site:	C3 dwellinghouse (residential dwelling)
Proposed use of site:	C3 dwellinghouse (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 not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: DE1 and H5 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application seeks consent for a two-storey side and single storey rear extension.

The proposed two-storey side extension will project 2.8 metres from the original wall. It will be set back from the front elevation by 0.5 metres and measure 6.3 metres in length. It will feature a hipped roof incorporated with a lower ridge to match the main house and will include side windows.

The proposed single storey rear extension will project 3.0 metres from the original wall and will feature a mono pitched roof. It will create a larger kitchen, an extra utility room and an extra WC.

The whole proposal will be finished with materials matching the existing dwelling.

SITE DESCRIPTION

The application site is on the east side of Carter Road within the residential estate characterised by two-storey semi-detached and terraced properties and holds a prominent location at the roundabout junction where five roads intersect. Retail premises exist on the opposite side of Carter Road.

The property is a three bedroomed end terrace house and has not previously been extended. The main amenity space is to the side and rear of the property with a boundary wall surrounding the site.

There is a change in ground level along Carter Road where adjacent (rear) neighbour no. 9 Carter Road is situated slightly higher than the proposed site.

PLANNING HISTORY

There are two historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
FUL/2021/2443	Erection of single storey side extension to create 2 x retail units on the ground floor (resubmission of FUL/2021/0438).	Refused – 23/09/2021 Dismissed at Appeal – 22/03/2022
FUL/2021/0438	Erection of two storey pitched roof and part single storey flat roof extension to side of dwelling to provide additional bedrooms at first floor and 2 no. retail units (Use Class E) on the ground floor.	Withdrawn – 12/07/2021

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 DE1 Ensuring High Quality Design
Policy H5: Managing Existing Housing Stock

Supplementary Planning Guidance:

SPG Extending Your Home adopted by Planning Committee on 10 April 2003 and reviewed on 15 December 2005, both following public consultation exercise in accordance with PPG12.

INTERNAL CONSULTATION RESPONSES

Ecology - No objection

PUBLIC RESPONSES

Notification letters were sent out to adjoining neighbouring addresses and 5 representations of objection have raised the following material planning considerations:

- a) Overlooking and loss of privacy issues
- b) Potential increase in car parking
- c) Impact on the character of the area
- d) Loss of light
- e) Increase in noise levels
- f) Proximity to the public footpath

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

- g) An intended HMO property – no change of use is proposed as part of this application.
- h) The boundary wall – referred to enforcement to investigate but the agent has confirmed that the wall is to be removed.

Any further comments received will be reported within late representations.

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

Relevant Policies

Paragraph 126 in Section 12 of the NPPF states that *'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'*. This is echoed by Policy DE1 and H5 of the Coventry Local Plan 2016 which seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

Policy DE1 states that all development proposals must positively contribute towards the local identity and character of the area. All development proposals are expected to consider the local distinctiveness and identity of the site but also have regard to opportunities to enhance the local built and natural environment through new development. The SPG states that each site is unique, and proposals will be determined on their own individual merits.

Policy H5 states that the existing housing stock will be renovated and improved, in association with the enhancement of the surrounding residential environment and to meet local housing needs.

Assessment

Impact on neighbours

For single-storey rear extensions, the SPG Extending Your Home requires that the depth of a new extension should not exceed either 3.3m or impinge on an imaginary 45-degree sightline from the middle of the nearest rear-facing window to a habitable room on the neighbour's property, whichever gives the greater depth. Habitable rooms include living rooms, kitchens, bedrooms and conservatories, but not bathrooms, WCs, hallways, landings and utility rooms.

The proposed rear extension is 3.0m extending from the original dwelling, therefore, the proposal complies with the requirements of the SPG and as such any harm caused to the neighbouring amenity of the occupiers of 5 Carter Road should not be significant.

Although only 6.7 metres and 9.5 metres will be retained between the proposed single storey and two storey side extension and the adjacent (rear) neighbour no. 9 Carter Road respectively, both sites are separate by a standard fence (1.8 metres high), as well as no. 9 Carter Road being situated on a slightly higher ground level than the application site. Also, the windows on the proposed two-storey side extension should not have a greater insight into the rear garden of no. 9 than the windows on the existing dwelling on no. 7. As such, there should be no harmful overlooking issues caused by the proposal.

As the proposed two-storey extension is set away from both adjacent neighbours no. 5 and 9 Carter Road, and the proposed single storey rear extension is only 3.0m deep, any overshadowing effect should be minimal and should not result in a detrimental impact on the occupiers of any adjacent neighbours.

Concern has been raised by neighbours regarding overlooking and a loss of privacy, however, as discussed already, the proposed single storey extension is 3 metres deep and should not create any overlooking issues to adjacent neighbours, since no. 9 Carter Road is located at a higher ground level than the application house, and the boundary treatment between the sites is a 1.8 metres fence, the same as with no. 5 Carter Road. In addition, the windows on the proposed two-storey side extension should not have a greater insight into the rear garden of no. 9 than the windows on the existing dwelling on no. 7 Carter Road.

Therefore, the proposal is considered acceptable and should not have a detrimental impact upon neighbouring amenities.

Concern has also been raised regarding a loss of light. As the proposed two-storey extension is set away from both adjacent neighbours no. 5 and 9 Carter Road, and the proposed single storey rear extension is only 3.0m deep, any overshadowing effect should be minimal and should not result in a detrimental impact on the occupiers of any adjacent neighbours.

An increase in noise levels has also been raised as an issue. This application is for a two-storey side and single storey rear extension only, no change of use is proposed and therefore levels of noise emanating from the site are not expected to be any greater than what would be expected from a family home. Whilst there may be additional noise created as expected during the construction process, should such a noise prove to be a nuisance, colleagues in environmental protection can deal with such issues under separate legislation.

Impact on the visual amenity of the street scene

The SPG states that corner plot extensions will be considered in the context of openness and character of the plot in relation to the surrounding area and the scale of the extensions relative to the existing dwelling. In order to achieve this, the SPG requires that extensions should at least:

- Be less than the width of the original dwellinghouse
- Not infringe any established relevant building lines in the immediate vicinity, and
- Maintain a minimum distance of 2.0 metres between the edge of the side extension and the boundary (measured at the narrowest point).

It also states that, in order to protect the character of a given residential area and prevent the linking of non-terraced houses, first floor side extensions should incorporate a set back from the main front wall of the original house by at least 1m and be set at least 0.5m from the side boundary. Also, the ridge of the roof should be lowered in conjunction with the set back, and all side extensions should have a pitched roof with materials and slope matching the existing house. Where the character of the area consists of predominantly hipped roof designs, the use of a gable end will not be permitted.

The proposed two storey side extension will be less than the width of the original dwellinghouse and will not infringe the building line along this side of Carter Road. At least 2.0m will be retained between the proposed two-storey side extension and the site boundary. Therefore, it is considered that the proposal will maintain the overall openness and character of the area.

In this case, the dwelling is at the end of the row and as such, the two-storey side extension will not cause a terracing impact. The two-storey side extension will not impinge on an imaginary 45-degree sightline from the habitable room windows of any neighbours due to the site's orientation and location. Although terracing effect will not occur, the proposed two storey extension will be set back from the front elevation by 0.5 metres and will feature a hipped roof incorporated with a lower ridge to match the main house. Therefore, the proposed extension should look subservient to the original dwelling and should not cause significant unbalancing of the existing terrace houses. As such, the two-storey side extension complies with our SPG and there should be no risk of visual terracing effect as a result of the proposal.

In terms of the design of the proposal and visual impact upon residential 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.

Although the site holds a prominent location at the roundabout junction and the proposal is highly visible from street view, the proposed two-storey side extension will be set back from the main house by 0.5 metre and will feature a hipped roof incorporated with a lower ridge to match the main house. Also, the whole proposal will be finished with materials matching the existing dwelling. Therefore, the proposal should be subservient to the main house and should not have an adverse impact upon visual amenity.

Overall, the development would not cause any detrimental harm to the amenities of neighbouring residents, and it is considered that the proposed development accords with Policy DE1 of the Coventry Local Plan and the guidance contained within the SPG and NPPF.

Amenity Space

The SPG *Extending Your Home* states that “Any extension into the private rear garden area should not unduly restrict the use of the rear garden for amenity purposes such as toddlers’ play, clothes drying and sitting out, particularly where properties have existing small rear amenity areas. Normally a minimum of 30 sqm of rear garden should be retained.” The proposal meets this requirement.

Highways Issues

There is no change to parking arrangements or a requirement to provide additional parking. The proposal would not give rise to highway safety issues. Concerns have been raised by neighbours regarding the potential increase in car parking caused by the extensions. The site is proposed to remain as a residential dwelling, as such there is no additional parking requirement caused by the extension. If in the future a different use is proposed, the parking for that use will be considered at that time as part of any necessary planning application that may need to be submitted.

Concern has been raised regarding the proximity to the public footpath – there will be at least 2 metres distance between the proposal and the site boundary and the footpath will not be obstructed by the extension. It is considered that the proposal accords to our SPG and should not affect the public footpath.

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 neighbouring amenity, highway safety, ecology or infrastructure, 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 2016, 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: *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: Site and Location Plans DWG AMA 723-001 & Existing Floor Plans DWG AMA 723-002 & Existing Elevations DWG AMA 723-003 & Proposed Floor Plans DWG AMA 723-004 B & Proposed Elevations DWG AMA 723-005 & Existing and Proposed Roof Plans DWG AMA 723-006

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.*

