

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	PL/2023/0001811/HHA
<b>Site:</b>	15 Merynton Avenue
<b>Ward:</b>	Wainbody
<b>Proposal:</b>	Application for revised dormer and roof alterations, raised patio to rear and retention of minor amendments to extensions approved in HH/2020/0565 for two storey front, rear and side extensions.
<b>Case Officer:</b>	Grace Goodman

## SUMMARY

The property has recently been extended with a two-storey front, rear and side extension, approved under application HH/2020/0565). In addition to the extensions, a rear dormer and additional roof alteration have been added, with an application to retain these having been refused (HH/2022/2530) and subsequently dismissed at appeal.

The current planning application is principally for alterations to change the as built dormer and roof alterations to construct, a smaller dormer window and a raised patio, with some other minor alterations to the extensions. The proposal is considered to have an acceptable impact upon the neighbour's amenity and character of the area.

## KEY FACTS

<b>Reason for report to committee:</b>	Over 5 objections
<b>Current use of site:</b>	Residential dwelling
<b>Proposed use of site:</b>	Residential dwelling with extension

## RECOMMENDATION

Planning committee are recommended to approve 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.
- The proposal will have an appropriate visual appearance and layout
- The proposal accords with Policies DE1, DS3, H5 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## SITE DESCRIPTION

The property is a semi-detached two storey dwelling, with extensions to the side and rear. There is a long rear garden of over 20m in length and off-street parking for at least two vehicles. The character of the street is quiet residential comprising of a mixture of mainly substantial semi-detached with some detached properties close-by particularly at the junction with Hilary Road just to the north.

## APPLICATION PROPOSAL

The application is to change the as built dormer and roof alteration for a smaller dormer window on the rear roof slope of the property, alterations to the roof which will vary the pitch of the side roof slightly, a raised patio as well as minor alterations to the size and positions of a couple of windows and doors in the extensions.

The proposed flat roof dormer window will be 3.7m in depth, 2.4m in height and a width of 5.25m. The pitch of the hipped roof will be altered to the side elevation to accommodate the ridge steel beam which sits on top of the side wall and will support the flat roof dormer. The raised patio will be 0.55m high and extend out 1.5m before stepping down.

Minor amendments: On the ground floor southern facing side elevation, there is the addition of 3 small new windows, one of which will be obscure glazed. One side door will be blocked up with a new door further down, one of the side windows will be slightly bigger. At first floor on the southern facing side elevation, one new window is proposed which will be obscure glazed.

## PLANNING HISTORY

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
HH/2020/0565	Erection of 2 storey front, rear and side and single storey rear extensions.	Approved (May 2020)
HH/2022/2530	Two storey front, rear, side and single storey rear extension, dormer and garden outbuilding	Refused (November 2022) and subsequently dismissed at appeal
PL/2023/0000220/HHA	Rear Outbuilding	Approved (at committee, March 2023)

## 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 6<sup>th</sup> December 2017. Relevant policies relating to this application are:

Policy DE1 Ensuring High Quality Design;  
Policy DS3: Sustainable Development;  
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.

Six letters of objection raising the following material planning considerations:

- Overlooking
- Privacy issues
- Dormer dominates the roof slope.

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

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

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.

The National Planning Policy Framework, paragraph 130 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 134) “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 proposed alterations to the roof over the two-storey side extension will re-introduce a traditional hipped roof the side of the property, albeit with a slightly steeper angled roof slope than the neighbouring properties, which is more in keeping with the character of the area and similar appearance to the originally approved scheme which allowed for a two-storey side extension. The alterations to the side of the roof are not considered to adversely impact on the street scene or character of the surrounding area.

The dormer to the rear will be reduced in size and will not be visible from the street scene as it will be screened from view by the roof of the rear wing and consequently will have no adverse impact upon the street scene. It is not uncommon to have dormers in the area and the overall scale, materials and design are in keeping with the property and is considered to be acceptable. The dormer is in keeping with the guidelines within the Householder Supplementary Planning Document and will be 1000mm up from the eaves as well as 700mm in from the side boundary.

Impact on residential amenity:

The dormer is not considered to result in any more overlooking or result in more loss of privacy than results from the existing window arrangement to the rear. The dormer window is set up the roof slope and in from the side boundaries in accordance with the SPD and given the position of the windows away from the side boundaries and the length of the rear garden it is not considered that this would result in any unacceptable overlooking or loss of privacy to neighbouring occupiers. The raised patio will only be half a metre in height and therefore it is unlikely to result in overlooking with the current standard height fence. The gardens along Merynton Avenue, all have a slight downward slope therefore most properties have already installed raised patios. The revised positions and sizes of windows will not impact neighbouring amenity as they are on the ground floor or obscure glazed therefore will not result in an increase in overlooking. The proposal is not considered to cause a detrimental impact upon the amenity of the adjoining neighbours.

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 therefore the application is recommended for approval. The development is in accordance with Policies DE1, DS3, H5 and HE2 of the Coventry Local Plan 2016.

## CONDITIONS / REASONS

1.	The amendments to the dormer hereby permitted shall be carried out within 6 months of the date of this permission in full accordance with the approved plans and schedule of works.
<b>Reason</b>	<i>The works to the patio hereby permitted shall begin not later than 3 years from the date of this decision.</i>
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Proposed Loft Floor Plan and Elevations DWG C361 - 103 Rev G</p> <p>Location Plan DWG C361 / 010</p> <p>Site and Block Plan DWG C361/021 Rev B</p> <p>Existing Floor Plans and Elevations DWG C361 - 012</p>
<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 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.
<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>