

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	PL/2024/0000172/HHA
<b>Site:</b>	18 Cryfield Heights
<b>Ward:</b>	Wainbody
<b>Proposal:</b>	Rear Outbuilding (retrospective)
<b>Case Officer:</b>	Grace Goodman

## SUMMARY

This is a retrospective application for the outbuilding that has been constructed in the rear garden of the property. The proposal is considered to have an acceptable impact upon the neighbour's amenity and character of the main house.

## BACKGROUND

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

## 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 outbuilding

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

## SITE DESCRIPTION

The application site is a modern large, detached dwelling situated within a cul-de-sac location on the north side of Cryfield Heights. The site itself has a slightly irregular triangular shaped rear garden, with the rear of No.14 and 16 at a right-angle, facing the side boundary of the application site.

## APPLICATION PROPOSAL

The application is for retention of an outbuilding. The outbuilding sits in the rear corner of the plot, adjacent to the boundary with No.14 Cryfield Heights to the side and No.3 Little Cryfield to the rear. The outbuilding has an irregular shaped footprint which follows the triangular plot boundary, with the two longest edges measuring 9m and 8.3m with a flat roof height of 2.7m. The outbuilding has been finished in white render on the sides facing the neighbouring properties and facing brick on the sides facing into the property. The application also shows the proposed reinstatement of grass and

block paving to highway owned land to the front, although this does not form part of the application.

## **PLANNING HISTORY**

There is no relevant or recent planning history.

## **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 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/SPF) Householder Design Guide SPD**

## **STATUTORY CONSULTATION RESPONSES**

None

## **PUBLIC RESPONSES**

Notification letters were sent out to adjoining neighbouring houses. 9 letters of objections were received. Comments included:

- Out of character with area
- Overdevelopment
- Loss of outlook
- Poor quality build

Non-material considerations

- Future use of the property
- Loss in property value

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 the Householder Design Guide SPD, 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 and HE2 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 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 outbuilding is rendered on the sides facing the neighbouring properties and facing brick on the sides facing into the property. This finish is considered to have an acceptable impact upon the character of area. The outbuilding is situated to the rear of the property and will not be visible from any surrounding public areas. Its impact therefore on the character of the surrounding area is minimal.

**Impact on residential amenity:**

The outbuilding is set to the rear site boundary and at least 10m from the rear of neighbouring properties. The outbuilding has a flat roof and an overall maximum height of 2.7m. In view of this and the positioning of the existing boundary fencing, there is not considered to be any significant overlooking or loss of privacy. There are a few outbuildings in the area, and it is not considered out of character to have an outbuilding in a residential area. Some of the comments received included comments regarding the poor quality of the build, it is considered that the building has been acceptably finished and is of sound quality. A condition is recommended to ensure the building is only used for purposes incidental the occupation of the dwelling. Non-material planning considerations were received which included future use of the property and loss in property value. These are not material planning considerations.

**Highways:**

Works have been carried out to pave the front garden area. These do not need planning permission. However, part of these works extend on to the highway and an informative is recommended to advise the applicants to address this with Highways.

**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 2023 therefore the application is recommended for approval. The development is in accordance with Policies DE1, DS3, H5 of the Coventry Local Plan 2016.

## CONDITIONS / REASON FOR REFUSAL

<b>1.</b>	The permission hereby granted is in relation to the following approved plans:  Site Plans and Elevations DWG 4588 Location Plan
<b>Reason.</b>	<i>For the avoidance of doubt and in the interests of proper planning.</i>
<b>2.</b>	The building hereby permitted to be erected shall be used only for a purpose incidental to the residential use of the application property and the building shall not be used as primary living accommodation or for the purpose of any trade or business.
<b>Reason.</b>	<i>To ensure that the outbuilding is not used in a manner prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policies DE1 and EM1 of the Coventry Local Plan 2016</i>