

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	PL/2024/0000853/HHA
<b>Site:</b>	107 Blackwatch Road
<b>Ward:</b>	Radford
<b>Proposal:</b>	Two storey rear extension
<b>Case Officer:</b>	Ruth Adair

## SUMMARY

The application proposes the erection of a two storey rear extension. The proposal is considered to have an acceptable impact upon the street scene and no detrimental impact upon the existing neighbouring properties.

## BACKGROUND

The application site is an end-terraced property located in a residential area.

## KEY FACTS

<b>Reason for report to committee:</b>	The application has received more than 5 objections.
<b>Current use of site:</b>	Residential – three bedroom dwelling
<b>Proposed use of site:</b>	Residential – Four bedroom dwelling

## RECOMMENDATION

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

## REASON FOR DECISION

- The proposal will not adversely impact upon the amenity of neighbours or the character of the area.
- The proposal accords with Policies AC3, DS3, DE1, H5 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## APPLICATION PROPOSAL

The application proposes the erection of a two storey rear extension.

The ground floor extension will measure 6m from the original dwelling, be the width of the dwelling, and have a mono pitched roof that will measure 3.68m and 2.86m to the eaves.

The first-floor extension will measure 4.235m from the original dwelling, and have a width of 4.052m, with a side window on the first floor which will be obscure glazed and non-opening below 1.7m.

## SITE DESCRIPTION

The application site comprises of an end-terraced property located in a largely residential area. The site is located to the north of the city centre. The locality comprises a mix of

dwelling types, many of which have been subject to extensions and alterations. The main amenity space is to the rear of the application property. There are no site constraints which are relevant in the determination of the application.

The rear of the property has amenity space and is located next to the gated access which gives access to the rear of the properties for No's. 95-119 Blackwatch Road.

## **PLANNING HISTORY**

No relevant planning history

## **POLICY**

### **National Policy Guidance**

National Planning Policy Framework (NPPF). The NPPF revised in 2023 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 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:

- AC3 – Demand Management
- DE1 – Ensuring high quality design
- DS3 – Sustainable development policy
- H5 – Managing existing housing stock

### **SPD/ SPG**

- Householder Design Guide SPD

### **National Policy**

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)

## **STATUTORY CONSULTATION RESPONSES**

- Not Applicable

## **PUBLIC RESPONSES**

Notification letters were sent out to immediate neighbours 13<sup>th</sup> May 2024.

6 letters of objection were received raising the following material planning considerations:

- Loss of Light

- Loss of sunlight to neighbouring gardens
- Loss of sunlight to habitable rooms
- Loss of privacy / overlooking
- Noise/ Weekend disturbance

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

- Devaluation of properties
- Views blocked – view replaced with a brick wall
- Blocking public access for the neighbours

Any further comments received will be reported within late representations.

## **ASSESSMENT**

The main issues in determining this application are the impact upon the character of the area/visual amenity and the impact upon residential amenity

### Impact on visual amenity:

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”.

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 adopted SPD states it is important to ensure that extensions are in keeping with the design and character of the existing house and of the surrounding area. 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 this instance, the proposed development includes a two-storey extension to the rear of the property. Whilst large, the extension has a conventional pitched roof design and fits in with the design of the original dwelling.

Furthermore, given the location of the extension to the rear, it is considered that there will be no harm to the character and appearance of the area. The plans submitted as part of this application are considered to be acceptable and the proposed extension to the rear of the dwelling is considered to be of an appropriate design.

Subject to a condition securing materials to match those of the existing dwelling with rendering to match the front of the property it is considered that the application is acceptable in design terms.

Impact on residential amenity:

When considering adopted guidance it is noted that the Householder Design Guide SPD states that single storey rear extensions should not extend beyond 4m or impinge on the 45-degree line taken from the centre of the neighbouring window (whichever is greater). In respect of two storey rear extensions, these should not exceed the 45-degree line taken from the centre of the neighbour’s closest habitable rear facing window (ground or first floor). Policies H5 and DE1 seek to ensure that development proposals do not result in harm to the amenity of neighbouring residents, or indeed future occupiers of the site.

The extension respects the 45 degree sightline taken from the nearest habitable room window of 109 Blackwatch Road.

Turning to no.105 Blackwatch Road. It is acknowledged that the proposed ground floor and first floor extension exceed 4m in projection, as set out within the SPD. However, due to the existing extension at no.105 on the ground floor, the proposed two storey rear extension will not breach the 45-degree sightline when taken from the nearest habitable

room windows at ground floor and first floor and is in accordance with the adopted SPD 'Householder Design Guide' 2023.

The proposed two storey rear extension will not have an unduly harmful impact on the occupiers of the neighbouring properties through increased visual intrusion or loss of light and is in accordance with the Householder Design Guide SPD and Policy DE1 of the Coventry Local Plan.

A condition is recommended to ensure the side facing window at 1<sup>st</sup> floor level is obscure glazed and that future windows cannot be inserted into the side elevations of the extension at 1<sup>st</sup> floor level.

Neighbours have raised concerns about loss of sunlight to their gardens. Whilst the consideration is the impact on habitable room windows rather than patio/garden areas, it is noted that the extension is set to the south-east of no. 105 and unlikely to have any impact beyond that caused by the neighbour's existing extension. The extension is set to the north-west of no. 109 and separated by an entryway with the first floor set in further.

#### Other Matters

The proposals will not have any impact on the existing parking spaces at the property where there is currently off-street parking for 2 or more cars.

#### 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 visual or neighbour amenity, subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, DE1, H5 and AC3 of the Coventry Local Plan 2017, together with the aims of the NPPF.

## CONDITIONS/REASON

<b>1.</b>	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>
<b>2.</b>	The development hereby permitted shall be carried out in accordance with the following approved plans:  Proposed elevations DWG 08 Rev A Proposed First Floor Plan DWG 07a Block plan DWG 02 Proposed Ground Floor Plan DWG 06
<b>Reason</b>	<i>For the avoidance of doubt and in the interests of proper planning</i>
<b>3.</b>	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>
<b>4.</b>	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no first floor windows or openings (apart from any shown on the approved plans) shall be formed in the east and west side facing elevations of the first floor extension hereby permitted, without the prior grant of planning permission by the Local Planning Authority.

<b>Reason</b>	<i>In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2017.</i>
<b>5.</b>	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, the first floor window to be formed in the East facing elevation of the extension hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window will be at least 1.7m above the floor of any room in which the window is installed.
<b>Reason</b>	<i>In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2017.</i>