

Planning Committee Report	
Planning Ref:	PL/2025/0000436/HHA
Site:	2 Daventry Road, Coventry, CV3 5DP
Ward:	Cheylesmore
Proposal:	Removal of dormer to rear, erection of three storey extension to rear with first floor enclosed glazed garden, increase existing gable height and width to front, partial existing roof ridge increase, installation of 4no. rooflights to front, installation of canopy above ground floor to front, and installation of patio and stairs to rear
Case Officer:	Richard Edgington

SUMMARY

The application as submitted seeks consent for the re-modelling of the existing dwelling house which comprises an amalgamation of extensions and alterations which are considered to be of their time. The applicants are seeking to create a modern detached dwelling which adopts a contemporary and striking design whilst rationalising the ad-hoc accommodation of the existing dwelling.

The site has an extensive planning history as is set out within this report with a number of prior approval applications having been refused alongside a previous householder application which sought consent for larger extensions than those currently proposed. This application has been submitted following engagement through the pre-application process and a series of amendments which are now considered to accord with the relevant sections of the adopted and emerging Local Plans and the principles of the NPPF (2024).

BACKGROUND

As part of the application process, the Council duly consulted with adjoining neighbours who have raised objections to the application, Cllr Tucker has also requested that the application be considered by Planning Committee. This report sets out the relevant material planning considerations, recommended conditions and other relevant factors in the determination of this application.

KEY FACTS

Reason for report to committee:	The application has been referred to planning committee at the request of Cllr A Tucker and due to more than 5 objections having been received.
Current use of site:	Residential dwelling
Proposed use of site:	Residential dwelling
Parking provision:	2+

RECOMMENDATION

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

REASONS FOR THE 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 will not have a detrimental impact upon the character and appearance of the area.
- The proposal accords with Policies: DS3, DE1, AC3 and GE3 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

SITE DESCRIPTION

The application site relates to a 2.5 storey detached dwelling occupying a prominent corner plot on the Leamington Road/Daventry Road junction within the locality of Cheylesmore, although the boundary of the site and the southern neighbour forms the ward boundary to Earlsdon. The site is set back from the vehicular highway containing mature conifer trees with two access points, the driveway is laid to permeable paving which can accommodate in excess of 4 cars.

Immediately in front of the site lies a pedestrian crossing point. Neighbouring dwellings and indeed the application site comprise of a range of architectural styles and design features, as can be identified from both the front and rear elevations of neighbouring dwellings. Many have been subject to fairly substantial changes and re-modelling in recent years, all of which contribute towards a mixed character streetscene.

The application site and indeed surrounding neighbours benefit from substantially sized plots. To the rear of the site dwellings have a rear to rear relationship to properties on Lupton Avenue, the separation distance between the dwellings at the closest point is 66.5m at first floor level and largely screened by established trees and vegetation. The neighbour to the south at No. 91 is orientated around 30 degrees from No. 2 Daventry Road, No. 91 is noted to narrow towards the rear of the site boundary given the pattern of development. The site still, however, benefits from a substantial plot. Within the rear elevation of No. 91, the rear facing windows are recessed within the rear elevation.

The dwelling itself comprises a combination of buff brick and render and has clearly been extended over time with the addition of a large dormer window across the rear of the property and two single storey extensions, one of which has a conservatory built beyond. The amenity space of the site and the neighbouring dwellings has a level change of in excess of 1m with lawned areas stepping down further to the rear of the site. It should be noted that there are no overarching site constraints which are relevant in the determination of this application and permitted development rights remain intact.

APPLICATION PROPOSAL

The application seeks consent for the re-modelling of the existing dwelling which comprises the removal of the rear dormer window, the erection of a three-storey extension to the rear, increase in front gable height to the front, the installation of roof

lights and canopy to the front elevation and installation of a raised patio and stairs to the rear and associated works.

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
PL/2024/0002268/PAH	Application under Prior Approval for single storey rear extension. The extension will be 8.00 metres away from the original rear wall of the building with a height of 3.10 metres at the highest point and 2.40 metres to the eaves	Refused due to information not meeting requirements under Class A of the General Permitted Development Order 2015 (As Amended). Date: 26.11.2024
PL/2024/0002187/PAH	Application under Prior Approval for single storey rear extension. The extension will be 8.00 metres away from the original rear wall of the building with a height of 3.10 metres at the highest point and 2.40 metres to the eaves	Refused due to information not meeting requirements under Class A of the General Permitted Development Order 2015 (As Amended). Date: 11.11.2024
PL/2024/0001764/PAH	Application under Prior Approval for single storey rear extension. The extension will be 8.00 metres away from the original rear wall of the building with a height of 3.10 metres at the highest point and 2.40 metres to the eaves	Refused. Date: 29.10.2024
PL/2024/0001709/PAH	Application under Prior Approval for single storey rear extension. The extension will be 8.00 metres away from the original rear wall of the building with a height of 3.10 metres at the highest point and 2.40 metres to the eaves	Refused due to information not meeting requirements under Class A of the General Permitted Development Order 2015 (As Amended). Date: 24.09.2024
PL/2024/0001680/PAH	Application under Prior Approval for single storey rear extension. The extension will be 8.00 metres away from the original rear wall of the building with a height of 3.10 metres at the highest point and 2.40 metres to the eaves	Refused due to information not meeting requirements under Class A of the General Permitted Development Order 2015 (As Amended). Date: 11.09.2024

PL/2023/0001791/HHA	Erection of two storey extension to rear, single storey extension to front, extension of dormers to rear, installation of 4no. rooflights to front, and installation of 3no. first floor Juliette balconies to rear	Withdrawn Date: 24.04.2024
L/1997/1490	Single storey rear conservatory	Granted Date: 12.12.1997
L/1992/1323	Ground floor extension to form garage, first floor bedroom extension, new pitched roofs over single storey elements including canopy at front	Granted Date: 29.10.1992
S/1984/0637	Construction of dormer windows	Granted Date: 11.07.1984
S/1980/0560	Erection of kitchen extension	Granted Date: 21.01.1980
S/1965/0381	Erection of extension to lounge, garage and construction of car port	Granted Date: 01.04.1965
S/1954/0343	Erection of dwelling house	Granted Date: 05.05.1954

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. 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 GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy DE1 Ensuring High Quality Design

Policy AC2: Road Network

Policy AC3: Demand Management

Policy AC4: Walking and Cycling

Policy EM5: Sustainable Drainage Systems (SuDS)

Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation

Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy DE1 Ensuring High Quality Design

Policy AC2: Road Network

Policy AC3: Demand Management

Policy AC4: Walking and Cycling

Policy EM5: Sustainable Drainage Systems (SuDS)

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Coventry Connected

SPD Householder Design Guide

CONSULTATION

Neighbour/Third Party Representations

Adjoining neighbours have been notified. Eight representations (from two addresses) have been received, objecting to the proposals and raising the following the material planning considerations:

- Significant overlooking, overshadowing and loss of privacy
- Out of character with the existing dwelling and locality
- Breach of 45-degree sightline
- Breach of 25-degree sightline
- Absence of a preliminary roost assessment as there are damaged tiles on dormer window

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, the impact upon the character of the area, the impact upon neighbouring amenity, highway considerations and ecology.

Principle of Development

In this instance the principle of development is considered to be acceptable given that there are no overarching site constraints which are relevant in the determination of this application which would weigh against the re-development of a residential dwelling. Weight is also afforded to Paragraph 11 of the NPPF which sets out the clear presumption in favour of sustainable development, as does Policy DS3 of the adopted and emerging Local Plans. Paragraph 131 of the NPPF also 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', and is thereby expected in any new development proposals. On this basis the principle of development is therefore

acceptable, the relevant material planning considerations are set out in the succeeding sections of this report.

Design & Character

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 135 planning decisions should ensure that developments 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, and; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The adopted Housholder Design Guide SPD (2023) is a material consideration in the determination of applications which seek to extend and alter dwellinghouses within the city. The SPD sets out key principles as to how design will be considered for respective types and styles of extensions.

The ground floor rear extension will measure 8.0 metres from the original main rear elevation, for a width of 12.95 metres, reducing to a depth of 4.2 metres and width of 4.2 metres. The proposal will have a flat roof with a parapet wall and roof lantern including 1 door to the side elevation; 1 window, 1 set of 3-panelled and 1 set of 4-panelled bi-fold doors to the rear elevation; and 1 set of 3-panelled bi-fold doors to the side elevation.

At first and second floor the rear extension will measure 5.95 metres in depth and 4.5 metres in width nearest no. 4 Daventry Road and 3.9 metres in depth and 4.5 metres in width nearest no. 91 Leamington Road. The centre of this section will have a glass atrium and third gable pitched roof, to create an all-weather enclosed glazed balcony, projecting 3.7 metres in depth and 8.15 metres in width. The three pitched gables will have floor length windows and apex windows to the rear elevations.

The first-floor side extension will increase the depth of the existing property by 0.25 metres and height by 0.65 metres.

The proposal also includes the installation of 4 no. rooflights, alteration of dual garage doors to a large singular door and rendering of the entire property.

Considering each aspect in turn, in relation to front extensions, the householder SPD states at para. 4.9 'Although consideration needs to be given to amenity issues, the primary consideration for the design of front extensions (including porches and canopies) will be the impact on the street scene and local character' and at 4.10 the SPD states that; 'Generally front extensions will only be acceptable where the building is set well back from the street frontage in a large plot, or where the building is set back further from the street than the prevailing building line.'

Principle 2 elaborates upon this and identifies that front extensions are generally not acceptable unless they can be appropriately designed without projection forward of the established building line, and where front extensions are proposed, distinctive features of the host dwellinghouse should be maintained, whilst roof lines and facing materials should complement the existing property.

In this case the site contains a central gable feature which protrudes from the remainder of the front elevation. The proposal seeks to increase the width of the three-storey central gable feature by 0.8 metres and decrease the height marginally by 0.15 metres, thus increasing the massing marginally overall. In this case the site and locality include numerous examples of gables and many dwellings have been subject to extensions and alterations as previously stated.

As such the gable feature is not an uncommon characteristic in the Streetscene and is worth noting that properties within the area are of various design and therefore the increased massing of this feature would not negatively impact the character of the property or Streetscene, especially given the setback from the highway and presence of established landscaping.

Whilst it does alter the original design of the property, this is not deemed detrimental and appears similar to that of the adjacent neighbour at No. 91 Leamington Road. Additionally, the gable does not project forward of any established building line given the angled nature of the plot and is set within a large plot which can handle the increased massing so that this does not over-dominate or detract from the overall character of the property. The application therefore accords with the relevant principles of the adopted design guide in respect of the front extension.

When considering development proposals for side extensions, the Householder Design Guide SPD requires developments to adopt designs which do not result in a terracing effect through the use of setbacks where appropriate. Each site is considered on its own merits.

In this case, given the size of the plot and the pattern of development, inclusive of the orientations of the dwellings, no concerns arise with regards terracing as the buildings are set away from the boundary and are not linked in any way. The way in which the extensions have been designed retain elements of subservience through the ridge reduction on the garage. The use of pitched roof with materials and slope to match the existing house is welcomed and considered to be of good design. Therefore, it is not considered to result in adverse impact on the street scene or the character of the area.

Finally, the rear extensions have also been duly considered against the relevant principles within the Householder Design Guide. It is noted that the rear extension would not be visibly prominent from public vantage points with the rear of the site being relatively concealed. That being said extensions and alterations of neighbouring dwellings adjacent to the application site are visible. As proposed, the applicants are seeking to significantly rationalise what is currently an ad-hoc amalgamation of extensions to create a more uniform design comprising three gable elements to include a high level of glazing, particularly at first floor level.

Whilst a departure from the existing architectural style, the extension is deemed to be of a high-quality design and aligns with the relevant principles within the SPD, and it is noted that the extension is set below the main roofline. There are examples of properties in the surrounding area that appear to have been extended and are of varying scale and design; the proposal is considered to be of an acceptable design and street scene as existing and not therefore a stark contrast to the surrounding character. Although a less

conventional design, the style and appearance is supported through the advocacy of architecturally innovative design of which this proposal aligns, particularly in respect of the high level of glazing. Taking the above into account it is therefore considered that subject to materials being secured via condition the proposed development would be of high-quality design and thereby in accordance with the aforementioned policies and principles set out within the adopted SPD.

Residential Amenity

The SPD further requires extensions to be designed and positioned so it does not adversely affect the amenities of the occupiers of neighbouring properties. Due to the detached nature of the adjacent properties, the front extension does not impact neighbouring 45-degree sightlines. The SPD further requires that a depth of a rear extension should not exceed either 4.0 metres (when measured externally from the neighbouring rear elevation) 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 greatest depth. Habitable rooms include living rooms, kitchens, bedrooms and conservatories, but not bathrooms, WCs, hallways, landings and utility rooms.

The proposed ground floor rear extension nearest to No. 91 Leamington Road does not project further than the existing extension. The first-floor rear extension has been set in from no. 91 Leamington Road to not impact the neighbouring 45-degree sightline to the nearest habitable window.

The ground floor rear extension nearest to no. 4 Daventry Road does not exceed 4.0 metres when measured from the neighbouring conservatory. The proposed extension would measure an additional 1.2 metres from the conservatory rear elevation. Additionally, due to the neighbouring property being set back further than the main rear elevation of the property, the 45-degree sightlines are not impacted when measured from the nearest habitable window.

Adjoining neighbours do not have side windows to ground or first floor and therefore the 25-degree rule has not been applied.

There are no first-floor windows proposed in the side elevations of the extension and therefore no concerns are raised regarding potential overlooking or loss of privacy.

The first-floor glass atrium and balcony are situated in-between the gable features and this will not further negatively impact than if windows were proposed and therefore this design is considered acceptable and will not result in unacceptable overlooking or loss of privacy to neighbouring occupiers.

The three storey gable peaks would increase the massing in the roof slope but not considerably more than a normal roof pitch. Additionally, given the removal of the large box dormer, this would result in a better design and therefore given the above limited impact on neighbouring amenities and improved design would therefore be considered acceptable in this instance.

A condition has been attached to ensure that the ground floor rear extension flat roof will not be used as a balcony.

With regards to amenity space, the Householder Design Guide SPD states that “Extensions should not erode garden spaces and spaces between buildings which contribute to the visual amenity and character of a locality... Development should not unduly restrict use of the private rear garden and should be proportionate to the size of the dwellinghouse and its plot.” The proposal does not seek to extend further into the garden and therefore this is not applicable.

Highway Considerations

Policy AC3 of the adopted Local Plan seeks to ensure that development proposals provide a sufficient quantum of vehicle parking which accords with the standards as set out within Appendix 5 of the Coventry Connected SPD (2016). In this instance there is a requirement for 3-Bed plus dwellings to provide a 2 allocated parking spaces. As existing there are in excess of three spaces provided, thereby exceeding the maximum requirement, as this is existing and the re-development does not increase the parking further or indeed impact the overall provision in any way, the impact of the development in respect of parking and highways is deemed to be neutral.

Ecology

Policy GE3 of the Local Plan states proposals for development will be permitted provided that they protect, enhance and/or restore habitat biodiversity. Development proposals will be expected to ensure that they:

- Lead to a net gain of biodiversity, where appropriate, by means of an approved ecological assessment of existing site features and development impacts.
- Protect or enhance biodiversity assets and secure their long-term management and maintenance.
- Avoid negative impacts on existing biodiversity; and
- Preserve species which are legally protected, in decline, are rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans.

In this case the site is not located within, or in proximity of, a statutory or non-statutory wildlife site. Within the representations received, concerns have been raised as to the impact upon protected species in the form of bats, with photographs having been provided of slipped tiles on the dormer and the erosion of small areas of mortar on the side apex of the dwelling. This was also observed by the case officer on site and as a result a bat survey is required to ensure that this matter is fully considered and that if bats are present, the development is carried out appropriately.

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, visual amenity, highway safety or ecology, subject to relevant conditions. The reasons for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, DE1, AC3 and GE3 of the Coventry Local Plan 2017 and the emerging Local Plan Policies, together with the aims of the NPPF.

CONDITIONS/REASONS

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)*

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Existing Site Plan DWG 0446-01-001
- Proposed Site and Location Plan DWG 0446-01-002-P1
- Existing Ground Floor Plan DWG 0446-01-003
- Existing First Floor Plan DWG 0446-01-004
- Existing Second Floor Plan DWG 0446-01-005
- Existing Elevations DWG 0446-01-006
- 2. Existing Elevations 2&4 DWG 0446-01-013
- Proposed Ground Floor Plan DWG 0446_01_007/P2
- Proposed First Floor Plan DWG 0446_01_008/P2
- Proposed Second Floor Plan DWG 0446_01_009/P2
- Proposed Elevations 1&3 DWG 0446_01_011/P2
- Proposed Elevations 2&4 DWG 0446-01-012-P1
- Proposed Roof Plan DWG 0446-01-010-P1
- 3-D Model

Reason *For the avoidance of doubt and in the interests of proper planning.*

3. Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the

development and thereafter shall be retained and shall not be removed or altered in any way.

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 2017 and the emerging Local Plan.*

4. 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 roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

Reason *In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.*

5. No development (including any demolition or preparatory works) shall commence unless and until a survey for the presence of bats has been carried out by a qualified surveyor and has been submitted to and approved in writing by the Local Planning Authority. Should the presence of bats be found then no demolition or preparatory works shall take place until full details of measures for bat mitigation and conservation in accordance with good practice guidelines have been submitted to and approved in writing by the Local Planning Authority. All works shall be implemented in strict accordance with the approved timings and details and once undertaken any mitigation works shall not be removed or altered in any way.

Reason *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.*

6. Within one month of the installation and carrying out of the approved bat mitigation and conservation measures submitted in accordance with condition no. 5, a qualified Bat workers report shall be submitted to the Local Planning Authority to verify completion of the works.

Reason *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.*