

Application Number: FUL/2019/0322

8 Minster Road

Creation of a self-contained flat in a roofspace and erection of rear dormer

WITHIN GREEN BELT?	No
VISIBLE FROM GREEN BELT?	No
WITHIN CONSERVATION AREA?	No
LISTED BUILDING?	No
WERE ADJOINING NEIGHBOURS NOTIFIED	Yes
ANY LEVEL CHANGES TO NOTE	No
PRINCIPAL CLP POLICY	AC2, AC4, DE1, H3,

SPG EXTENDING YOUR HOME

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

POLICY:

The Local Plan 2016 to 2031 was adopted by Full Council on 5 December and was formalised on 6 December.

National Planning Policy Framework 2019

RELEVANT HISTORY

LDCE/2018/2050 Lawful Development Certificate for the existing use for 4no. Self-contained flats- Approved 17/09/2018

CONSULTATION RESPONSES

Neighbour notification was sent in accordance with the Communications Record and a site notice was posted on the 4th March 2019. .

No representations have been received.

Ecology recommend a note in respect of bats and nesting birds and this is included as an informative.

Environmental Protection officers have no objections to the proposal.

Highway officers have no objections to the proposal subject condition.

ISSUES/COMMENTS/CLARIFICATION

The application property is a mid-terraced, two storey dwelling, located in an elevated position on the east side of Minster Road. The street is predominately residential in character however, there is a corner shop, a hot food takeaway and a hand car wash located to the south of the site.

The proposal is to erect a dormer to the rear and to use the roof space to accommodate a self-contained flat. The dormer is proposed to have a projection of 2.5 metres and a height of 1.9 metres. The dormer is to be set below the ridge height and behind the adjoining two storey pitched element to the rear elevation. The dormer is to be designed roof tiles to match the host properties roof. The self-contained flat is to accommodate a kitchen/ dining area, bedroom and bathroom.

Policy H3 states that new residential development must provide a high quality residential environment which assists in delivering urban regeneration or creating sustainable communities and which overall enhances the built environment. A suitable residential environment includes safe and appropriate access, adequate amenity space and parking provision and be safe from environmental pollutants.

The NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Policy DE1 of CLP 2016 added

stating that all development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The proposed dormer extension is located to the rear of the property. The rear elevations of these properties are somewhat visible to the street scene Waveley Road. However given the scale of the dormer, the dormer will be subservient against the main roof as it is set below the ridge and set in from the side elevation. Therefore it is not considered to dominate the roof nor be prominent to these street scenes given it is set behind the existing two pitched element. The adjoining neighbour also has a flat roof dormer to the rear. The dormer is to be constructed in materials that match the host properties roof. The dormer is considered to have an acceptable impact upon the visual amenity and character of the property. The proposed flat would provide an acceptable residential environment.

The proposed dormer is considered to be no different than first floor windows. Thus is not considered to have a detrimental impact upon the amenity of the adjoining neighbouring properties No 6 and 10 Minster Road in regards to overlooking or loss of privacy.

The agent has submitted a parking survey. Highway raise no objection to the lack of car parking on site and have requested a condition to be attached in regards to cycle parking.

The additional flat would not result in a significant increase in waste and there is an area to store bins off the highway in front of the building. There would be limited impact upon residential amenity as the flat would only likely have one occupant and many properties in the area are already in use as either houses in multiple occupation or self-contained bedsits or studio flats.

Overall, the development would not cause any notable 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.

EQUALITY IMPLICATIONS:

There are no equality implications.

CONCLUSION

In view of the design, siting and massing of the proposal it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval.