

**Application Number: FUL/2019/0583**

**15 and 15a Lydgate Road**

**Erection of groundfloor, first floor and second floor extensions to the rear elevation and dormer to the side elevation**

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<b>WITHIN GREEN BELT?</b>	<b>No</b>
<b>VISIBLE FROM GREEN BELT?</b>	<b>No</b>
<b>WITHIN CONSERVATION AREA?</b>	<b>No</b>
<b>LISTED BUILDING?</b>	<b>No</b>
<b>WERE ADJOINING NEIGHBOURS NOTIFIED</b>	<b>Yes</b>
<b>ANY LEVEL CHANGES TO NOTE</b>	<b>No</b>
<b>PRINCIPAL CLP POLICY</b>	<b>AC2, AC3, AC4, DE1, H3</b>

**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**

There is no relevant planning history. However it would appear looking at Council Records the property was converted a number of years ago and therefore is likely to be immune through the passage of time.

**CONSULTATION RESPONSES**

Neighbour notification was sent in accordance with the Communications Record and a site notice was posted on the 18<sup>th</sup> March 2019.

Two representations have been received raising the following concerns:

- Loss of light
- Impact upon privacy
- Parking is an existing issue
- Proposed extension to impact existing parking arrangement
- Litter and rubbish concerns

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 to conditions.

**ISSUES/COMMENTS/CLARIFICATION**

The application site relates to a two-storey end terrace property which accommodates 8 flats. The application site is located within a residential area on the northern side of Lydgate Road, at the junction with Tulliver Street. The property currently consists of 6 self-contained flats of varying sizes, each with kitchen/living area, bedroom and bathroom facilities at 15 Lydgate Road and 2 self-contained flats, each kitchen/living area, bedroom and bathroom facilities in the rear wing, which is addressed 15a Lydgate Road. There are two separate entrance doors to Nos.15 and 15a from Tulliver Street and communal amenity areas to the rear and frontages.

The planning application proposes the following:

- A small single-storey extension and a raising of the eaves and ridge lines to the rear of 15a Lydgate Road;

- A single storey flat-roofed rear extension to Flat 1, 15 Lydgate Road, adjacent to the boundary with No.14;
- A first-floor rear extension to Flat 3, 15 Lydgate Road;
- Use of the roof space above this first floor rear extension to provide additional space to Flat 5, 15 Lydgate Road;
- The addition of a small dormer window on the inside roof slope to Flat 5, 15 Lydgate Road to
- provide additional headroom and light. The window would be obscure glazed and non-opening.

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 extensions are to be visible to mainly Tulliver Street. The extensions are mainly to the rear of the property. The extension visible to the street scene are to be designed in pitched roof forms in keeping with the main roof form. The single storey flat-roofed rear extension to Flat 1, 15 Lydgate Road, adjacent to the boundary with No.14 is to be placed behind the pitched wing (15a Lydgate Road). Thus, this element is not to be visible from the street scene. The proposed dormer is to be in keeping with the design of the dormers on the existing property. The extensions are to be constructed in materials that match the host property. The extensions are considered to have an acceptable impact upon the visual amenity and character of the property. The proposed extension would improve facilities to for 4 of the existing flats.

Adjoining neighbouring property, no 14 Lydgate Road is located east to the application. This property has a conservatory extension to the rear with a high boundary fence in between the properties. The proposed single storey flat roof extension is to project circa 1.8 metres and is not to protrude beyond the conservatory extension. Thus, is not considered to infringe on 45-degree guideline in regard to loss of light on the amenity of tis occupant. The small single-storey extension and a raising of the eaves and ridge lines to the rear of 15a Lydgate Road is to be located circa 1.8 metres from the shared boundary. The extension is to be visible in regard to the height, however given the existing arrangement, the impact is to be no more than what already exists given the separation and is not considered to overbear the amenity of this occupant. There are more windows proposed to the living area at ground floor level, which are to be screened by the boundary fence, thus are not considered to cause harmful overlooking. The proposed dormer is to be obscurely glazed and non-opening, thus is not considered to cause a harmful overlooking impact.

Neighbouring property No 2 Tulliver street is to be located north to the application property. This property is to be located circa 13.2 metres located from the ground floor extension (15a Lydgate) this is in line with our separation distances. This property is elevated at a higher level with a boundary fence screening the ground floor openings. The propped extension is not considered to cause harmful overlooking, loss of light or overbearing impact upon the amenity of this occupant.

This proposal is simply for the extension of a property with extant use which is to unchanged; as such it would not be expected to represent an increase in trip generation. Highway and Environmental Protection officers raise no objections subject to conditions.

Overall, the development is not considered to be harmful and accords with Policy AC2, AC3, AC4, DE1, H3 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.

**CONDITIONS**

Standard 3-year time