

**Application Number: FUL/2019/0556**

**58 Fivefield Road**

**Erection of Annex ancillary to the main house**

---

<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>DE1, DS3</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.

**RELEVANT HISTORY**

FUL/2015/1517 Erection of two dwellings- Approved 14/07/2015

DC/2016/0574 Submission of details to discharge condition 3 (facing and roofing materials) and condition 8 (construction method statement) : imposed on application reference FUL/2015/1517, granted on 14th July 2015 for erection of two dwellings- Approved 24/05/2016

DC/2017/2124 Submission of details to discharge condition 7 - drainage strategy : imposed on application reference FUL/2015/1517, granted on 14/07/15 for erection of two dwellings- Approved 24/11/2017

**CONSULTATION RESPONSES**

Neighbour notification was sent in accordance with the Communications Record and a site notice was posted on 1<sup>st</sup> April 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 have no objections subject to conditions.

Highway officers have no objection.

**ISSUES/COMMENTS/CLARIFICATION**

The application proposes an annex ancillary to the main house detached in the rear garden of this property; 58 Fivefield Road. The annex is to measure 7.4 metres by 5.4 metres. It is to have a pitched roof form at a height of circa 3.8 metres. The annex is to serve a bedroom, shower room and kitchenette and lounge area. It is also to incorporate three roof lights.

The main issues are the impact of the development on street scene, character of the area and the neighbouring amenities.

The annex is not to be visible to the street scene given it is to be placed to the rear of the property. Many of the neighbouring properties have outbuildings to the rear. The annex accommodation is considered to be of an acceptable design and scale. The materials proposed to the garage is brick walls to match surrounding properties and roof tiles. The materials proposed are considered to be acceptable. Overall the design and scale are considered to have an acceptable impact the character of the area.

No 60 Fivefield Road has a boundary fence surrounding its garden amenity space. The proposed annex is to be located circa 1.6 metres away from the boundary fence and 16.5 metres from the rear elevation of this neighbouring occupant. The openings are not considered to cause harmful overlooking given they are to be screened by the fencing. The annex is not considered to overbear or overshadow the amenity of this occupant.

There is also fencing between No 56 Fivefield Road and the application property. The proposed annex is to be located circa 3.9 metres from this fence and circa 18.0 metres from the rear elevation of this property. The annex is not to have any openings on the side elevation that will cause harmful overlooking. The annex is not considered to overbear or overshadow the amenity of this occupant.

Environmental Protection officers have no objections subject to conditions.

Highway officers have no objections to the proposal.

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 and DS3 of the Coventry Local Plan and the guidance contained within the SPG and NPPF.

### **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 and materials to match