

Application Number: FUL/2019/1114

Stoke Aldermoor Clinic Aldermoor Lane

External refurbishment works including window/door replacement and partial roof upgrade works, high level window removal and infill works

WITHIN GREEN BELT? No

VISIBLE FROM GREEN BELT? No

WITHIN CONSERVATION AREA? No

LISTED BUILDING? No

POLICY GUIDANCE

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: DE1

NPPF 2019

RELEVANT HISTORY

None relevant

CONSULTATION RESPONSES

Neighbour notification was sent in accordance with the Communications Record.

A site notice was erected on 17th June 2019 near the application site.

No consultation responses were received.

ISSUES/COMMENTS/CLARIFICATION

The application site comprises a single storey detached local clinic building which comprises a flat and hipped roof arrangement. The site includes a small area of hard standing to the front with car parking spaces. The Clinic is accessed via Aldermoor Lane and is surrounded by residential dwellings. The works proposed comprise of minor alterations to the exterior of the building as per proposed plans:

- Removal and replacement of glazing units and infill panels to the North elevation with new white double-glazed windows (colour RAL: 9016 White)
- The removal of high-level windows to the East elevation, framed out, boarded and clad in white PVCu panels.
- The removal of existing glazing units and infill panels to the West elevation with new double glazed windows (colour RAL: 9016 White)
- The removal and replacement of the single timber door with a new PVCu alternative. The removal and replacement of the double timber doors and fanlight with a white powder coated aluminium finish alternative.
- The removal of the existing timber screen with new PVCu panels.
- Roof / thermal upgrade works to be carried out to the Eastern section only. The roof is to be raised approx. 130-140mm with new built up reinforced bitumen membrane warm deck roof.

- Existing single glazed skylight to be removed and replaced with new white powder coated aluminium reinforced rigid PVCu rooflight.

It is important that extensions are in keeping with the scale and character of the surrounding area. They should not restrict the amenity, privacy and daylight of surrounding properties. Policy DE1 states that a high-quality urban design will be promoted and encourages guidance in the form of SPG. Although DE1 relates to residential extensions, the site is adjacent to residential dwellings, therefore this policy still applies.

Although Residential accommodation overlooks the site to the Northern, Eastern and Southern elevations, the development does not propose any extensions and the footprint therefore remains as existing. There is therefore no further impact on the amenity of the existing neighbours and therefore conforms to the SPG.

The existing building comprises single glazed windows and is in a general need of repair. From a design perspective, although the building can be seen from the streetscene, the works proposed will enhance and improve the existing aesthetics of the building. The proposal therefore would not result in a detrimental impact to the visual amenity of the streetscene or character of the area.

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 NPPF.

CONCLUSION

In view of the appropriate design the scheme accords with development plan policies and therefore the application is recommended for approval.