

OFFICER REPORT

Application Number: FUL/2019/2398

Maurice Edelman House 28 Moat House Lane

Erection of 2no single storey extensions to existing building to provide additional bathroom facilities and conversion of garage to an office

WITHIN GREEN BELT? No

VISIBLE FROM GREEN BELT? No

WITHIN CONSERVATION AREA? No

LISTED BUILDING? No

POLICY GUIDANCE

Local plan

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: DS3, DE1 & AC3

SPD/ SPG

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

Coventry Connected SPD

National Policy

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

- Notification letters were sent out in accordance with the communications report.
- No representations have been received to date.

RELEVANT HISTORY

- L/1994/1794 – Single storey extension to side, approved 9th February 1995.

CONSULTATION RESPONSES

- Highways – No objection
- Ecology – No objection

SITE DESCRIPTION

The application relates to an existing residential care home, for up to 16 adults. It is a single storey building with rooms in the roof to the eastern section of the building. The existing building takes the form as a U shape, thereby creating an internal courtyard with a spur coming of southwards, framing the car parking associated with the care home. The buildings sit within mature grounds surrounded by trees, none of which are protected by a Tree Preservation Order (TPO). There is a garaging access to the southern boundary. The building is currently constructed from red brick with concrete interlocking tiles.

PROPOSAL DESCRIPTION

The application proposes the erection of 2no extensions. One extension will be located to the south eastern elevation and provide two bathrooms to be used by those individual bedrooms; the second extension is located within the inner courtyard to the north eastern elevation and also provides two bathrooms to be used by those individual bedrooms and conversion of the existing garage located to the southern elevation into an office and store room.

ISSUES AND ASSESSMENT

Policy Background

Section 2, paragraph 10 & 11 of the NPPF 2019 states that applications must be approved that accord with an up-to-date development plan without delay. Coventry City Council have an up-to-date Local Plan which was adopted on 5th December 2017.

Policy DS3 of the CLP states the Council will take a positive approach that reflects the presumption in favour of sustainable development consistent with paragraphs 10 & 11 of the NPPF 2019.

Design and visual issues

Section 7 of the NPPF, specifically paragraph 56 states in part that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute to making places better for people'. This is echoed by policy DE1 and H5 of the Coventry Local Plan 2016 which seeks to ensure that development complement or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

The proposal relates to the erection of two single storey extensions which are located within the site, will not be highly visible from public vantage points. They will take the form and style as the existing property but will have a flat roof with lanterns and will be constructed from materials to match the existing building. The garage conversion will replace a garage door with a window and door combination. The proposals will not introduce an incongruous feature within the street scene and is in accordance with Policy DE1 of the CLP.

Impact on neighbouring amenity

All extensions are assessed against Policy DE1 of the CLP and the SPG titled 'Extending Your Home'. The Extending Your Home SPG states extensions to properties must not:-

- a) Breach the 45 degree sightline taken from the middle of the nearest habitable room from the neighbouring property, and
- b) Must maintain the relevant separation distances.

Due to the location of the proposed extensions there will be no impact on neighbouring residential properties to the south east. The extensions are located so that they will not impact on any existing habitable room windows on the existing building.

The application accords with the adopted SPG titled 'Extending Your Home' and Policy DE1 of the CLP 2016.

Highways

Policy AC3 states proposals for the provision of car parking associated with new development will be assessed based on the parking standards set out in amended Appendix 5 located within the Coventry Connected SPD.

The proposed extensions are for additional bathroom facilities and will not be increasing the bedroom numbers, thereby not increasing any trip rates associated with the existing use. The extensions do not impinge of the existing quantum of parking.

Taking this into account the application will not have a detrimental impact on highway safety or the free flow of traffic and is in accordance with Policy AC3 of the CLP.

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;
 - a) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - b) 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.

The equality implications of the development are as follows;

CONCLUSION

In view of the design and siting of the proposed extensions it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval, subject to conditions.