

**APPLICATION NUMBER: FUL/2019/2300**  
**ADDRESS: 36 GRANTHAM STREET**  
**PROPOSAL: CONVERSION OF DWELINGHOUSE INTO THREE SELF-CONTAINED FLATS, INSTALLATION OF DORMER WINDOW EXTENSION TO REAR ROOF SLOPES AND ERECTION OF SINGLE STOREY REAR EXTENSION.**

## **INTRODUCTION**

- The purpose of this report is to consider the above application.

## **RECOMMENDATION**

- That planning permission be **refused** for the reasons outlined in the attached schedule.

## **DESCRIPTION OF APPLICATION SITE**

- The application site consists of a pre-war two-storey end terrace property located on the western side of Grantham Street, close to its junction with Walsgrave Road.
- The property is of traditional red brick construction with slate roof and two storey outrigger projecting to the rear. A small private amenity space is located to the rear of the property and enclosed by a mixture of brick walls and close boarded fencing.
- The site is located within a Victorian / Edwardian built-up area of Coventry which is predominantly residential in character with long terraces of similar two storey properties set back from the highway behind small front courtyard gardens.

## **PROPOSAL**

- The proposal involves the erection of single storey rear extension, the erection of a large dormer window extension to the main roof and that over the rear outrigger, and the conversion of the dwellinghouse into three flats. The dormer window extension has already been constructed and conversion works to form the flats have already commenced.
- The proposed single storey extension will wrap around the outrigger and infill an existing small side courtyard area. The extension will have a flat roof and will be constructed in matching materials. The rear element depth will increase from 2.15m to 3m.
- The dormer window extension has already been constructed and occupies both the main roof of the dwelling, and that over the rear outrigger. The dormer window is set below the main ridge line and appears to have been constructed off the rear wall of the property, as opposed to being set within the roof slope, as there is little evidence of a substantial setback from the eaves, which appears to have been partially increased in height. Above the outrigger the dormer window projects above the ridge line by over 1m and is set beyond the original central ridge by approximately 300mm. The agent has confirmed that the outrigger roof ridge line does not form the party boundary with the adjacent property No.34. The dormer window extension is faced in light grey render panels to all elevations.

- The proposal also includes the conversion of the dwellinghouse into three self-contained flats, with one unit of accommodation on each floor of the building. Each flat will provide two bedrooms, kitchen, lounge and bathroom.
- Only Flat 1 located at ground floor level will have direct access to the private amenity space to the rear. Flat 2 and Flat 3 would only have access to the garden amenity space via the pedestrian access to the side of the property, no direct access is to be provided.
- There is no provision for off-road parking and waste bins are to be stored to the front of the property within the small fore garden. The plans indicate three standard size wheelie bins. Cycle parking is to be provided within the rear garden area.

### **RELEVANT PLANNING HISTORY**

- HH/2019/0036 Erection of single storey rear extension- Approved 07/06/2019

### **DEVELOPMENT PLAN POLICIES**

- Coventry Local Plan 2016- AC1, AC3, DE1, DS3, H3, H5 & H9
- SPG Extending Your Home- A Design Guide
- SPG Design Guidelines for New Residential Development
- SPD Delivering a More Sustainable City 2009
- SPD Coventry Connected (Transport and Accessibility) 2019
- NPPF- National Planning Policy Framework 2019

### **STATUTORY CONSULTATION RESPONSES**

- Highways- Objection
- Environmental Protection- No Objection in relation to this proposal subject to condition

### **PUBLIC RESPONSES**

- Neighbour notification was sent in accordance with the Communications Record and a Site Notice was displayed outside the site on 23<sup>rd</sup> September 2019.
- No representations have been received in relation to this application.

### **ISSUES/ APPRAISAL**

#### **Principle of Development:**

- Policy H3: Provision of New Housing states that new residential development must provide a high-quality residential environment which assists in delivering urban regeneration or contributes to creating sustainable communities and which overall enhances the built environment. A suitable residential environment will be within a sustainable location and include safe and appropriate access, have adequate amenity space and parking provision and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.

- The proposed development is within a sustainable location, close public transport routes, local shops and services, and the conversion will provide an alternative form of accommodation which appears to be of a high standard and generous proportions.
- The scheme does provide direct access to outside amenity space for the proposed flat at ground floor level. The flats at first and second floor level would only be able to access the garden amenity space via the access to the side. Whilst this may be considered acceptable for single bed flats, the proposal is for the creation of three two-bed flats and consequently it is likely that the proposed accommodation may appeal to families with young children. The lack of any direct access to a private and secure amenity area without having to exit via the front door of the property and walk around to the rear garden via a communal footpath is undesirable for the type of accommodation being proposed.
- The proposal provides no off-road parking provision and is reliant on on-road parking in an area where demand is already high.
- The three flats proposed are considered to be an over-intensification of the use of the property to the serious detriment of the amenities of neighbouring residents from increased noise, general disturbance and comings and goings from the self-contained flats. The proposal would also increase demand for limited on-road parking facilities from visitors to the proposed flats which would have an adverse impact on the living conditions of adjacent occupiers.
- The over intensification of the use of the property is highlighted by the substantial and contrived physical alterations required to accommodate the number of flats proposed.
- The bins are indicated to be stored to the front of the property within the existing small front garden area. Such provision is not generally advised given the poor visual impact that can result, and it is noted that the plans indicate three standard wheelie bins. Such provision would be inadequate for three independent flats and no further information has been provided by the applicant to demonstrate that adequate waste storage can be provided in an acceptable location within the site.
- In light of the above considerations it is the opinion of the local planning authority that the proposal fails to accord with Policy H3 of the adopted development plan.

#### **Design & Visual Amenity:**

- The National Planning Policy Framework (NPPF) published in March 2018 encourages securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It suggests that the permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. This is echoed by Policy DE1 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.
- Given its location and the relationship with adjacent properties the proposed rear extension will not be visually prominent within the street

scene or the wider locality; and it is considered to be of an acceptable scale, design and appearance. The extension has also been approved previously under application HH/2019/0036.

- The proposed dormer extension will not be prominent within the street scene given the siting of the property and its relationship with those adjacent, however it will be prominent when viewed from the surrounding properties, particularly No.38 immediately adjacent and those to the rear fronting King Richard Street and Walsgrave Road. Given the scale of the dormer window and its projection beyond the prevailing ridge heights the proposal is considered disproportionately large, over-dominant, and uncharacteristic; resulting in serious material harm to the character and appearance of the locality. Furthermore, the inappropriate use of materials and the lack of set-back from the eaves line accentuates the incongruous nature of the development and its uncharacteristic dominance of the roof slope.

#### **Neighbour Amenity:**

- Policy H5 requires new development to be designed and positioned so it does not adversely affect the amenities of the occupiers of neighbouring properties.
- The rear extension will technically breach the 45-degree angle from the nearest rear habitable room of the neighbouring property at No.38, however this window is at a much higher level than the application proposal, the breach occurs at approximately 8.4m away, and is also separated by an alleyway with high boundary treatments between the two properties and is therefore considered acceptable, with minimal adverse impact on the occupiers of No.38. There is no breach of the 45-degree angle to the other neighbour adjacent at No.34 and so the extensions will not be overbearing to either neighbour or cause a loss of light. There are no side windows/doors proposed and therefore no overlooking will occur.
- The proposed dormer incorporates new windows to the side elevation, one of which serves a bedroom. This habitable room has a clear glazed window and consequently a direct view into the private rear amenity area of No.38 is provided. Also given the scale of the dormer window, its lack of set back within the roof slope and the inappropriate external facing materials the proposal represents an overbearing and oppressive structure that result in serious demonstrable harm to the living conditions of the occupiers of No.38 by reason of increased overlooking and associated loss of privacy.

#### **Highway:**

- Policy AC2 requires new developments to support and accommodate, where appropriate, measures which facilitate enhancements to the wider transport network.
- The proposal has no onsite parking proposed and is reliant on on-street parking in an area where existing demand is high. Highways officers have raised an objection to the proposal and have requested a parking survey to demonstrate satisfactory parking provision available.

## **CONCLUSION**

I therefore recommend that permission be refusal.

### **REASONS FOR REFUSAL:**

The conversion of this terraced dwellinghouse into three self-contained flats is contrary to Policies DE1, H3 and H5 of the Coventry Local Plan 2016 and the objectives of the National Planning Policy Framework as it would result in the inappropriate over-intensification of the use of the property to the serious detriment of the amenities of neighbouring residents from increased noise, general disturbance and comings and goings from the self-contained flats. Furthermore, the applicants have failed to demonstrate that adequate and suitable provision for the storage of domestic waste can be provided within the application site to the detriment of the living conditions of future occupiers and the visual amenity of the locality.

The dormer window extension is considered contrary to Policies DE1 and H3 of the Coventry Local Plan 2016 and the aims and objectives of the National Planning Policy Framework by reason of its siting, design, resultant massing and external facing materials which results in the introduction of a disproportionately large addition within the roof slope of overall poor design and appearance, disrupting the rhythm of development and contrary to the established and prevailing character of the locality; to the serious detriment of the visual amenities of the locality and the occupiers of the adjacent properties. Furthermore, the proposal results in the provision of an overbearing and visually oppressive structure in close proximity to the party boundary with No.38 Grantham Street which introduces an inappropriate level of overlooking and associated loss of privacy to the serious detriment of the living conditions of the occupiers of the adjacent property.

The proposal is contrary to Policies AC2 and AC3 of the Coventry Local Plan 2016, in particular 'the Car and Cycle Parking for New Development (Appendix 5)' and the aims and objectives of the National Planning Policy Framework as the proposal has failed to either include on-site parking provision, or if this cannot be achieved, provide any evidence to demonstrate the proposal would not result in the intensification of demand for on street parking in the locality in the absence of on-site parking provision. It is considered the proposal would result in an increase of demand for on-street parking in the locality where demand is already high, which would be to the detriment of highway safety, the free flow of traffic and to the amenities of the occupiers of adjacent dwellings.