

Application Number: FUL/2019/2452

Glen Ellen Wall Hill Road

Erection of two storey rear extension and alterations to existing dwelling

WITHIN GREEN BELT?	Yes
VISIBLE FROM GREEN BELT?	Yes
WITHIN CONSERVATION AREA?	No
LISTED BUILDING?	No
WERE ADJOINING NEIGHBOURS NOTIFIED	Yes
ANY LEVEL CHANGES TO NOTE	No
PRINCIPAL CLP POLICY	DE1, GB1, GE3

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 Design Guideline for Developments in Coventry's Ancient Arden – A Historic Landscape Area 1995

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

No relevant planning history.

CONSULTATION RESPONSES

Neighbour notification was sent in accordance with the Communications Record and a site notice was posted on 22nd October 2019.

Five representations have been received raising the following concerns regarding the new dwelling:

- Large house does not meet local needs
- There is sufficient housing of this type in the area.
- The dwelling does not replace substantial redundant buildings as mentioned in the design an access statement these are sheds.
- Harm to the Green Belt
- Concerns were raised over the safety of the new access and impact on the tree to the front
- Impact upon wildlife
- New dwelling may attract social housing.

The dwelling initially proposed has been removed from the plans and neighbours were re-notified on 7th November 2019 for further 10 days on the amended plans and one further representation has been received in regard to the new house. I confirmed with this neighbour that the new dwelling has been removed from the plans.

Highway officers have no objections
Environmental Protection officers have no objections.
Ecology has no objections subject to a condition.

ISSUES/COMMENTS/CLARIFICATION

The application site comprises of a detached two storey property located in a wholly rural/ residential area. The property is set within considerable grounds with main amenity space is to the rear and front of the

application property. The property has sheds and a barn to the rear. The property is located within allocated Green Belt and within ancient arden.

The proposal is to erect two storey rear extensions to the rear of the property. The extensions are to accommodate a kitchen and dining room extension at ground floor level and the creation of three additional bedrooms at first floor level and an extension to the bathroom. The extensions are to have a gable roofs set below the main roof and are to be designed in materials that match the host property.

Initially the proposal also included a new detached dwelling and garage to the rear of the property with a new access. This was considered to be inappropriate development within the Green Belt and therefore was removed from the application and the plans were amended.

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

The proposed two storey rear extensions are to the rear of the property, thus are not visible from the street scene. The design and the scale of the extensions are considered to be acceptable. The roof form gable design is in keeping with the main roof form. The materials proposed are in keeping with the main house. The design, scale and materials are considered to be acceptable within the Ancient Arden.

The site is located within Green Belt and is surrounded by neighbouring properties in considerable large grounds and mature grass land. Consideration needs to give as to whether the proposed scheme is disproportionate in relation to the main dwelling. From checking the Council records it would seem that the house is in its original form. The proposed extensions would result in a circa 56% increase in footprint. The extensions are sited in an area which is quite built up and elements of the extension are above the existing footprint. Given all these elements the proposal is considered to not compromise the openness and character of the Green Belt.

The neighbouring property Marlow is located east to the application property. This a bungalow that also has been extended into the roof with dormers. There is a separation distance of circa 9.2 metres between the properties with a boundary hedge. This neighbouring property is also set further within its curtilage in comparison to the application property. Given the separation distance and the siting of the dwellings the proposed extensions are not considered conflict 45-degree guideline nor have a detrimental impact in regard to loss of light. There are no windows proposed to the side elevation that would cause a harmful overlooking impact.

The neighbouring property the orchard bungalow is located south west to the application property and is set far back within its curtilage. The proposed extensions are to be located circa 52.0 metres away from this property. The extensions are not considered to have a harmful impact upon the amenity of this occupant.

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, GB1 and GE3 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 subject to appropriate conditions.