

Planning Ref:	FUL/2020/2127
Site:	9 Brinklow Road
Ward:	Wyken
	Parish:
Within Green Belt?	No
Visible from Green Belt?	No
Within Conservation Area?	No
Listed Building?	No
Were Adjoining Neighbours Notified?	Yes
Any Level Changes to Note?	No
Proposal:	To replace existing polycarbonate / UPVC conservatory with new oak beam frontage and tiled roof with velux windows
Case Officer:	Neil Simpson

POLICY GUIDANCE

Local Plan

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include **DE1**, and **H5**.

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

National Policy

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

RELEVANT HISTORY

R/2005/0008 - Extension to existing conservatory. Approved: 10/03/2005
L/1997/0092 - Erection of two storey side extension, conservatory to rear and porch at front of property. Approved - 11/03/1997.
L/1990/0440 - Erection of detached garage. Approved: 26/04/1990.
S/1986/0164 - Additional first floor bedroom. Refused: 24/10/1986.

CONSULTATION RESPONSES

Neighbour notification was sent in accordance with the Communications Record. No representations have been received.

ACCORDANCE WITH SPG - YES

OTHER ISSUES/COMMENTS/CLARIFICATION

Impact on the Character of the Area:

The proposal would not be seen from a public viewpoint. It would cause no harm to the street scene or the character of the area.

Impact on Neighbours:

The applicant seeks the replacement of the existing glass roof with a higher tiled roof with 5 no. roof lights. There would be no significant adverse impact on neighbours in terms of visual intrusion or overshadowing. There have been no neighbour objections.

Amenity Space:

The SPG Extending Your Home states that "Any extension into the private rear garden area should not unduly restrict the use of the rear garden for amenity purposes such as toddlers' play, clothes-drying and sitting out,

particularly where properties have existing small rear amenity areas. Normally a minimum of 30 sq. m. of rear garden should be retained." The proposal meets this requirement.

Vehicle Parking, Highways and Pedestrian Safety:

Parking requirements would not change. Parking standards would continue to be met. There would be no safety issues.

Equality Implications:

There are no known equality implications arising directly from this development.

Other Material Considerations:

None.

CONCLUSION

In view of the design, siting and massing of the extension it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for APPROVAL.

CONDITIONS

3 standard conditions.