

OFFICER REPORT

Planning Ref:	FUL/2020/1917	
Site:	52 Woodshires Road	
Ward:	Longford	Parish:
Existing Floor Space:	-	
Proposed Floor Space:	-	
Net Floor Space:	-	
Proposed Number of Units:	-	
Proposed Number of Affordable Housing Units:	-	
Within Green Belt?	No	
Visible from Green Belt?	No	
Within Conservation Area?	No	
Listed Building?	No	
Proposal:	Erection of dormer to annex. Erection of extension, coming out 1.7m from existing building edge, to rear of annex.	
Case Officer:	Liam D'Onofrio	

POLICY GUIDANCE

Local plan

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: DE1, DS3, AC1, AC3, H5, GE3.

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)

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

- Notification letters sent as per the communications report.
- Site notice erected 27/11/20
- No representations received.

RELEVANT HISTORY

- FUL/2019/2003 Conversion of an existing residential dwelling to four apartments: Granted 01/10/19.
- S73/2015/1698 Removal of condition 3 (requiring garage to be available for parking) imposed on application reference 32970/D, granted on 11th May 2006 for replacement double garage: Granted 14/07/15.

CONSULTATION RESPONSES

- Highways: No objection
- EP: No objection, subject to conditions.
- Ecology: No objection.

SITE DESCRIPTION

The application site relates to a detached, single-storey, one-bedroom 'annex' flat set to the rear of a two-storey dwellinghouse/flats located on a corner plot fronting the northeast corner of Woodshires Road and Wilsons Lane. There is a vehicular access to the north of the main forward building providing access to a parking area and also the detached rear unit. The site is within a residential area, although there is a shop immediately next door. Longford Centre is some 500m away and the site is located within the built-up area of Coventry.

PROPOSAL DESCRIPTION

Planning permission is sought for a single storey 1.7m deep rear extension with flat roof over and a dormer window within the rear roof plane of a detached single-storey flat to provide a first-floor home office and en-suite.

The main building fronting the highway was granted planning permission to convert from a dwellinghouse to four one-bed apartments under FUL/2019/2003. As this annex building forms part of the site and is not a separate planning unit the planning application has been altered from a householder scheme to a full application.

ISSUES AND ASSESSMENT

Design and visual issues

Whilst flat roof extensions and box dormers are generally undesirable, it is noted that the scheme relates to a low rise, single-storey building nestling to the rear of the plot. Given the unobtrusive position of the extension and box dormer within the rear roof plane the scheme will not have any significant impact upon the visual amenity of the streetscene. The dormer will be acceptable proportioned, set in from the roof edges and up from the eaves. A condition is suggested to ensure that matching materials are used to aid with assimilation. The scheme is therefore considered to accord with Policy DE1.

Impact on neighbouring amenity

The built form created by the single storey extension and dormer are not considered to result in any significant impact upon the amenities of the occupiers of adjoining properties in terms of outlook or light, as to warrant refusal of the scheme.

The rear dormer faces away from properties on Woodshires Road and Wilsons Lane and will be over 25m from the rear elevation of the property to the northeast on Glenridding Close. There is concern however, that an openable side-facing ensuite window will cause direct overlooking of the neighbour's private rear garden, although it will be set some 8m from the boundary. Amended plans have been received to delete this window from elevations (it was not shown on corresponding floor plans). As amended the scheme is not considered to result in any significant impact upon the privacy of the occupiers of adjoining properties.

There are not considered to be any issues with removing the window within the ensuite, as it is a non-habitable room and separate extraction can be provided.

Highways

The home office can be easily used as a second bedroom and the first floor also includes the convenience of an ensuite. The whole site currently consists of five one-bedroom flats and therefore meets the Council's parking requirement of six spaces, as set in Appendix 5 for one-bedroom units: '1 per dwelling + 1 unallocated space per 5 dwellings for visitors.'

A second bedroom would require an additional parking space to be accommodated on site; however, Highways have raised no objection to the scheme. It is noted that there appears to be sufficient space within the existing hardstanding parking area to provide a further parking space.

Air quality

The standard air quality condition has been requested by EP to secure air quality mitigation measures in accordance with Policy DS3, to include EV charging and low emission boilers. This condition has not been applied as the scheme relates to the extension of an existing flat, rather than the creation of a new unit of accommodation.

Ecology

The Ecologist notes that the application includes a Preliminary Ecological Assessment (Martin Ecology, July 2020). This provides details of an assessment of the potential for bat roosts in the building and found no evidence of bats or birds within the building. The development involves the minor loss of a small area of garden but has provided evidence that there are no implications for any protected species. The Ecologist therefore raises no objection but suggests that the decision should include the normal informative regarding protected species.

The development is therefore in accordance with Policy GE3.

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.

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

CONCLUSION

In view of the acceptable design, siting and massing of the extension (as amended) and that the scheme will not impact upon neighbour's amenity, protected species or highway safety it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval, subject to conditions.