Coventry City Council

Householder Design Guide

Supplementary Planning Document (SPD)

Contents

Glossary

Material Planning Consideration	A matter that should be taken into account in deciding a planning application. Material considerations can include, but are not limited to: Overlooking/loss of privacy. Loss of daylight/sunlight Overshadowing. Scale and dominance. Layout and density of buildings. Appearance and design. Materials.
NPPF	National Planning Policy Framework
Sustainability	Ensuring a balance between economic growth, environmental care and social well-being
Bulk	The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called massing.
Local Identity	Distinctive features found within local areas through the use of Heritage, Architecture or landscaping that form the identity of the places
Amenity	Something intended to make life more pleasant or comfortable for people such as garden space.
Biodiversity	Biodiversity is a fundamental measure of the state of nature and its ability to deliver these services. In simple terms, it is the variety and variability of life on earth, including genes, ecosystems, and species.
Form	Form is the outline shape the building creates
Fenestration	Fenestration refers to the openings in a building's facade. Fenestration can be the arrangement of windows, doors and openings in a building.
Subservience	Serving or acting in a subordinate capacity responding to present hierarchy of form or layout.
Ridge	Ridge refers to the junction at the highest point of a pitched roof.
Eave	Eaves are the part of a roof that projects out horizontally beyond the side of the structure it covers.
Verge	An edge or border.
Head and Cills	Heads are the top section of a masonry opening such as a window and doors and cills are the bottom section.

Brick Coursing	A course is a layer of the same unit running horizontally in a wall.
Quoin	Quoins are large rectangular blocks of masonry or brick that are built into the corners of a wall.
Brick Bond	Brick bonding is the pattern in which bricks are arranged in a structure.
Mortar Joints	Mortar joints are the spaces between bricks, concrete blocks, or glass blocks, that are filled with mortar or grout.
Streetscene	A streetscene is a view that depicts the buildings and layout of the street surrounding the property in question.
Facia Boards	Fascia is an architectural term for a vertical frieze or band under a roof edge, or which forms the outer surface of a cornice, visible to an observer.
Flues	A flue is a duct, pipe, or opening in a chimney for conveying exhaust gases from a fireplace, furnace, water heater, boiler, or generator to the outdoors.
Storey	A Storey refers to a level element of a building that has a useable floor. The term may be used interchangeably with 'floor', 'level', or 'deck'.
Habitable Rooms and Areas	Defined as any room where individuals will sit or lie down and require a reasonably quiet environment in which to concentrate or rest. Inclusive of living and dining room/spaces, conservatories, bedrooms and those frequently used garden areas such as patio's close to the house Where kitchens are used exclusively for preparation, these would not be considered habitable space, however, would retain a requirement for an outlook and positive level of natural light.
Gables	A gable is the generally triangular portion of a wall between the edges of intersecting roof pitches.
Public Realm	Includes streets, cycle links, footpaths, open spaces, play areas, street furniture and public art.
Rhythm	Rhythm refers to recurrence of elements such as lines, shapes, forms or colours resulting in organized pattern
Materiality	The applied use of materials in a built-form
Responsiveness	Responding sympathetically and respectfully to architectural influences found within the surrounding context
Local Contextual Appraisal	A study established through reviewing the existing local context to the site which should include existing precedents of built form, materiality and architectural detail which may inform the evolution of proposals.

Executive Summary

What is a SPD?

A Supplementary Planning Document (SPD) is a document which contains additional detail on how the Council will interpret and apply specific policies in its Local Plan. A SPD cannot include any new policies that do not currently form part of the Local Plan and a SPD also does not form part of the Local Plan. However, it is a key consideration in the determination of planning applications and applicants are advised to refer to the contents of an SPD, as this will provide guidance on how the Council will carry out its decision making functions.

Aims and Objectives

Householder Design Guide SPD supports Local Plan design policies by setting out what the Council considers to be good residential design. Its purpose is to provide guidance for householders and their agents in setting out principles for extending their home.

The Guide sits alongside, and should be read in conjunction with, other design guidance documents the Council has published.

Applying the SPD

The Guide relates to householder development in the City. This includes:

- Householder improvements (e.g. extensions & curtilage developments);
- Conversions to residential uses and extensions & curtilage development in relation to Houses In Multiple Occupation (HMO's) .

The Guide does not provide guidance on matters already addressed by National Building Regulation requirements (e.g. energy and water efficiency and disabled access). The city benefits from a number of specific and detailed Conservation Area character documents in the form of Supplementary Planning Documents (SPD) and Conservation Area Appraisals. This Householder Design Guide sits alongside these documents as well as further guidance on specific topics such as HMO's which this should be read in conjunction with.

The Government and other bodies are expected to prepare or amend their policies, advice, and guidance in a number of areas referred to or relevant to this SPD. Where

this occurs, new or changed documents could also be material planning considerations and should be considered alongside this SPD.

1.0 Introduction

1.1 This guide sets out design considerations for all householder development.

1.2 The SPD is structured to ensure the following key elements are covered by:

- summarising relevant Local Plan policy that is relevant along with key aspects of National policy.
- setting out the information that should be included when submitting a planning application;
- providing guidance on good practice in residential design.

1.3 This SPD is intended principally for applicants when seeking planning permission to extend their homes, to inform their agents, and to assist planning decision makers.
It has been produced to ensure that proposals comply with Local Plan Policy DE1 – Ensuring High Quality Design.

1.4 This SPD is a material consideration in householder planning decisions and decision makers will use it to help determine planning applications.

How to use this guide

1.5 The Householder Design Guidance articulates the key considerations when developing proposals for alterations to residential properties. The guide moves through over-arching design principles to more detailed matters; with key design principles in summary on each topic shown highlighted in blue boxes.

2.0 Promoting Architectural Innovation

This design guide seeks to articulate the key principles to be considered in householder applications to the local planning authority, which sits alongside National Policy context where significant weight should also be given to "outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area" (NPPF). In seeking to encourage architectural innovation in the City, guidance upon a 'justification statement' is included at Appendix One, allowing applicants to build a case where deviation from these principles may be sought. This template seeks to ensure where such applications are made, sound contextual responsiveness is demonstrated alongside architecturally innovative design proposals, thus seeking to balance innovation alongside ensuring proposals positively contribute to local identity and character, and do not adversely impact on amenity (DE1).

3.0 Policy Context

National Planning Policy Framework

3.1 The NPPF, revised in July 2021, sets out the Government's planning policies for England and how these should be applied. Its main purpose is to protect the environment, promote healthy communities and sustainable growth.

3.2 Among the key changes to the NPPF are updated policies aiming to improve the design of new developments, in response to the findings of the Government's Building Better, Building Beautiful Commission. Key elements of this approach include:

- changes to the overarching social objective of the planning system (paragraph 8b) to include the fostering of "well-designed, beautiful and safe places".
- introducing a new test that development should be well-designed (paragraph 133). This says that "development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes".
- the test clarifies that "significant weight" should be given to "development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes". Significant weight should also be given to "outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area", paragraph 133.
- paragraph 128 states that in order to "provide maximum clarity about design expectations at an early stage", all local planning authorities "should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences".

National Planning Practice Guidance

3.3 The National Planning Practice Guidance document is relevant as detailed in the 2019 Design: Process and Tools. This useful document should be read alongside this Guidance, the National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice.

Local Policy Context

3.4 Local design policies can be found in the adopted Coventry Local Plan 2017. This Guide has been prepared to provide detailed guidance for residential development in relation to these design policies, particularly DE1 – Ensuring High Quality Design, see figure 1.

3.5 This SPD replaces the following SPD/SPG:

- Householder Design Guide, 2003.

Figure 1: Coventry Local Plan design policy

Policy DE1 Ensuring High Quality Design

1. All development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.
2. The setting, integrity and character of heritage assets will be protected in accordance with Policy HE2.
3. All development will be expected to meet the following key principles:

   a) respond to the physical context of the site;

   b) consider the local distinctiveness and identity of the site but also have regard to opportunities to enhance the local built and natural environment through new development and enhanced design;

   c) where appropriate, retain and incorporate into the layout the protection of important views, including key views of the three spires;

   d) preserve or enhance the character and setting of the historic built, landscape and where appropriate archaeological environment;

   e) preserve or enhance the character and setting of major road, rail and canal corridors;

   f) clearly define the boundaries between public and private spaces and enclosure of space;

   g) provide attractive, safe, uncluttered, active and easily identifiable, high quality public spaces;

   h) make places that inter-connect and are easy to move through;

   i) ensure places are easily understood by users, with clear routes and distinct physical features;

j) seek high quality design and attention to detail in the layout of developments, individual buildings and infrastructure in terms of function and impact, not just for the short term, but over the lifetime of the development;

k) be adaptable to changing social, technological, economic and market conditions and ensure that developments maximise the use of the site;

l) promote diversity through mixes of uses within a site or building, which work together to create vital and viable places

m) be proactive in responding to climate change and adopt sustainable and low carbon construction principles in terms of their design, layout and density;

n) consider green infrastructure at the earliest stage in the design process, to ensure that it is well planned, designed, managed and maintained. It should also be well integrated and serve multiple purposes (as appropriate);

o) support the integration of through routes for public transport and incorporate suitable bus priority measures as appropriate;

p) minimise adverse impact on important natural resources;

q) conserve, restore or enhance biodiversity; and

r) respect and enhance landscape quality including trees, hedges and other landscape features of value.

4.0 Householder Extensions & Design Principles

4.1 This section provides additional guidance for those looking to extend or alter their existing homes.

Extensions - General guidance

4.2 Extensions to houses, both individually and cumulatively can have a profound effect on the appearance of an area and on the amenities enjoyed by the occupiers of adjoining properties.

4.3 Inappropriately designed extensions can result in a loss of privacy, restrict outlook, be overbearing and overshadow adjoining properties.

4.4 Extensions also have the potential to erode gardens and the spaces between buildings which contribute to visual amenity and suburban character. Designers should pay careful attention to the character of the area and the nature of the spaces between buildings and plot boundaries.

4.5 In most situations, extensions need to respect the main building they relate to in terms of style, form, fenestration, and detailing. However, on demonstration of innovative approaches with sound contextual rationales, other approaches may be deemed acceptable.

4.6 Where it is appropriate to seek subservience in the design outcome, architectural devices may include:

- Using a lower ridge height, utilising setbacks, and ensuring that the extensions width is no more than half the width of the existing dwelling;
- Using the host building as a reference point for appearance, materials and details such as ridge, verge and eave finishes, head and cills, brick coursing, dressing and quoin work;
- Using a roof form and slope that reflects the main building.
- Matching window style, form and positioning;
- Matching brickwork of the existing house in terms of colour, texture, type, size and brick bond and mortar joints;
- Matching roofing materials in terms of colour, texture, type and size.
- Matching windows, joinery and door detailing in terms of design, proportions, recessing and positioning.

4.7 Creating outstanding or innovative designs which promote high levels of sustainability will be encouraged to help raise the standard of design more generally in an area; as long as they complement with the overall form and layout of their surroundings and respect amenity (see figure 2).

Figure 2: examples of extensions that provide contrast to host building

Principle 1: Extensions

- Extensions should not result in a material loss of amenity to neighbouring properties as a result of overshadowing, loss of outlook, visual intrusion, eroding privacy or being overbearing.
- Extensions should not erode garden spaces and spaces between buildings which contribute to the visual amenity and character of a locality.
- Extensions will usually be expected to respect the form, scale, architectural style, and materials of the original building.
- Proposals that seek to deliver innovative, positive difference to the host building may be acceptable, when supported with a sound architectural rationale.

4.8 The following sections provide specific, more detailed guidance for common forms of extensions to houses.

Front extensions

4.9 Although consideration needs to be given to amenity issues, the primary consideration for the design of front extensions (including porches and canopies) will be the impact on the street scene and local character.

4.10 Generally front extensions will only be acceptable where the building is set well back from the street frontage in a large plot, or where the building is set back further from the street than the prevailing building line.

Principle 2 – Front Extensions

- Front extensions are generally not acceptable unless they can be appropriately designed without projection forward of the established building line.
- Porches or extensions should be designed with a roof profile and materials which compliment that of the main roof of the dwellinghouse.
- Where front extensions are proposed, distinctive features of the host dwellinghouse should be maintained, whilst roof lines and facing materials should complement the existing property.
- Where a dwellinghouse has an existing bay window or similar feature, a clear separation should be retained between this bay and any front porch or extension. Linking of bay windows to porches will not normally be acceptable.
- Front extensions should not reduce the parking provision available for the dwellinghouse. Where off-street parking is provided to the front of a dwellinghouse, this should meet the requirements of the Councils parking standards.

Above & Below: Good examples of well-considered porch design

Side extensions

4.11 Amenity issues and impact on the street scene and local character are both important considerations for the design of side extensions. Side extensions should, most often, remain subservient to the main building whilst seeking to respect and contribute positively to the design of the host building.

4.12 Side extensions will be assessed case by case, and where more positive design outcomes may be achieved through deviation from the rule of subservience these will be considered on their own merit.

4.13 In many areas of Coventry, the spaces between buildings are important components of street scenes and the character of the area. Locality specific design documents (e.g. Conservation Area Appraisals) for the City should also be consulted when designing side extensions as they will often identify and detail the nature of important spaces in residential areas.

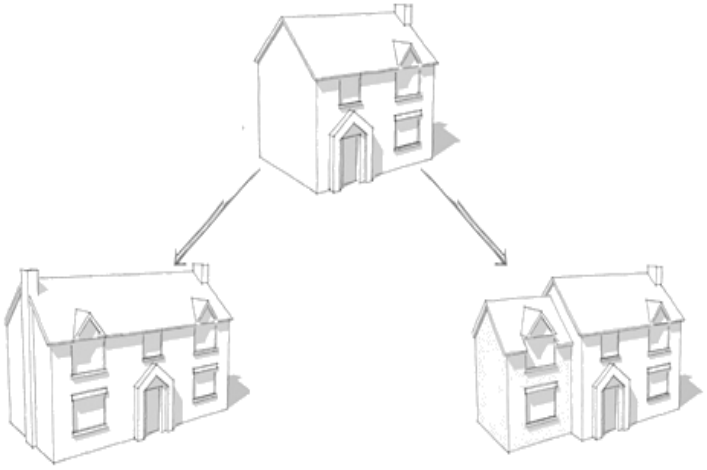


Figure 3: Example of side extension approaches, where subservience or balanced outcomes may be achievable

4.14 Spaces between buildings are also important for amenity reasons. A space or setback from a building side to the property boundary should be retained wherever possible to allow for adequate servicing and rear access.

Principle 3 - Side Extensions

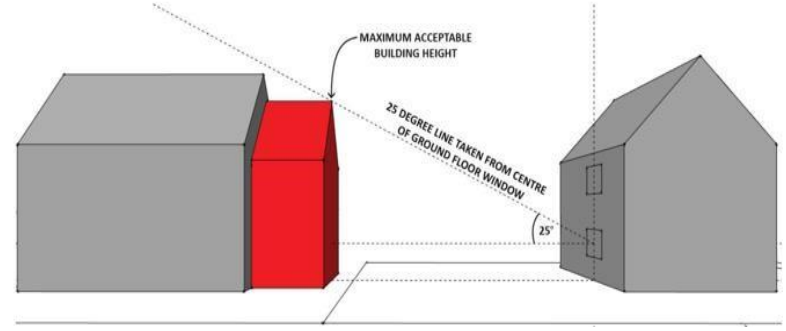
- Side extensions should normally be proportionate to the existing dwellinghouse.
- Side extensions should normally be subservient with a lower ridge.
- To prevent the linking of non-terraced houses, first floor side extensions should normally be set in 0.5m from the side property boundary and set back 1m from the front principal elevation, however other design approaches may be acceptable if they prevent inappropriate terracing.
- Facing materials should normally complement the existing dwellinghouse
- Roof pitch, style and materials should normally complement the existing dwellinghouse
- Window proportions, joinery and door detailing in terms of design, proportions, recessing and positioning should normally complement the existing dwellinghouse
- Where a neighbouring dwellinghouse has a side facing window which provides the primary source of light and / or outlook to a habitable room (e.g. kitchen, living room, bedroom), a side extension which adversely impacts on such a window would not normally be acceptable. (Using the 25-degree rule below can help assess acceptability)
- Clear glazed windows will not be permitted above ground level in elevations where they would result in overlooking of a neighbouring property
- Where the side of a dwellinghouse is at a right-angle to the front or rear of an adjoining dwellinghouse a minimum distance of 12m should be retained between the side of your extension and the front or rear of the neighbouring dwellinghouse. This distance may need to be increased if the ground level of your property is elevated in relation to your neighbours.
- Extensions should be designed to ensure that guttering, fascia boards, flues, extraction vents etc do not overhang the property boundary.

Principle 4 - Corner Plots

- Should deliver a width of extension which is proportionate to the width of the original dwellinghouse.
- Not infringe upon any established relevant building lines in the immediate vicinity.
- Maintain a minimum distance of at least 2m (measured at the narrowest point) between the edge of the side extension and the boundary.

4.15 Special considerations apply to corner plots as it is often these spacious and unique plots that provide suburban areas with their green and open characteristics. In addition to the factors mentioned within Principle 3. Extensions into these distinctive areas will be considered in the context of the openness & character of the plot in relation to the surrounding area, and the scale of the extension relative to the existing dwelling

Figure 4 - 25 Degree rule – Side Extensions



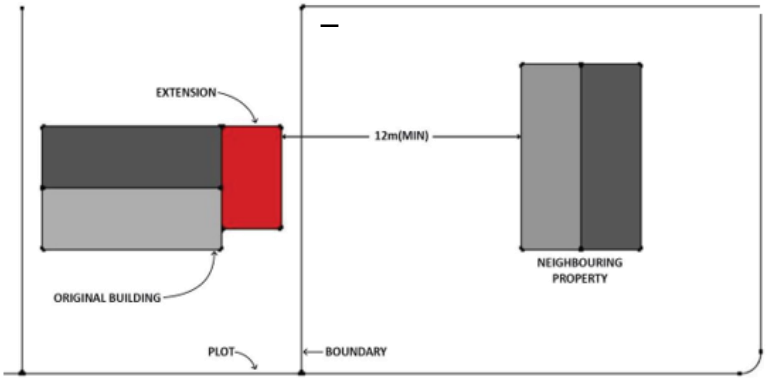


Figure 5 – 12m Rule – Side Extensions

Rear extensions

4.16 Amenity issues will be the primary considerations in the design of rear extensions. Regard needs to be given to potential overshadowing and visual intrusion as well as loss of privacy, outlook, and light of adjoining properties.

Principle 5: Rear Extensions

- Development should not unduly restrict use of the private rear garden and should be proportionate to the size of the dwellinghouse and its plot.

For single storey rear extensions, the following principles should be followed: -

- The depth of the extension should not exceed a projection of 4m along the boundary or impinge an imaginary 45-degree line taken from the centre of the neighbour's closest habitable rear facing window (whichever gives the greater depth) subject to ground levels and orientation.
- Where there is a stagger in the rear building line, the 4m projection will be measured along the boundary from the rear of the affected neighbour's property, subject to ground levels and orientation.
- For properties with large outriggers/ rear wings and only a narrow space to the boundary it will not normally be appropriate to infill the space to the boundary unless it can be demonstrated that the 25-degree rule is met. If the 25-degree rule cannot be met, it is normally more appropriate to extend the outrigger.

For two storey rear extensions the following principles should be followed: -

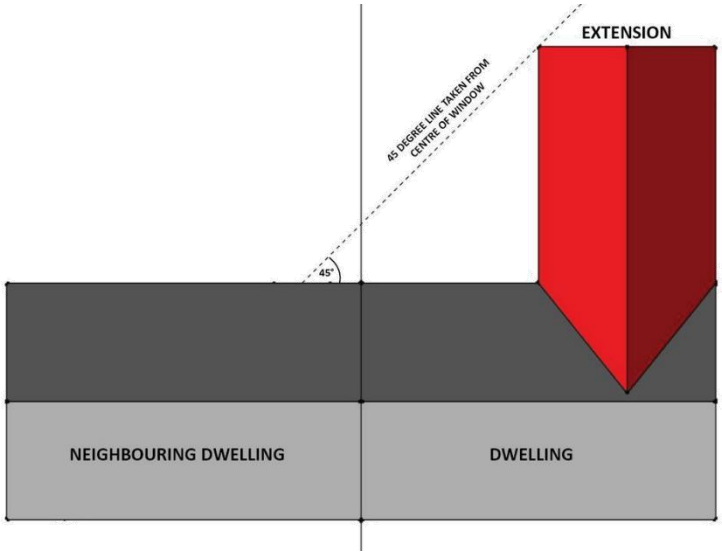
- The depth of the extension should not exceed an imaginary 45-degree line taken from the centre of the neighbour's closest habitable rear facing window (ground or first floor)
- A minimum rear to rear windows distance of at least 20m should be retained
- A minimum distance of at least 10m should usually be retained between first floor windows and the rear site boundary
- Any side facing windows above ground level should be obscure glazed to prevent overlooking

Principle 5: Rear Extensions (continued)

- Two storey extensions should not link into a dormer window and ensure an appropriate roof design that reflects the character of the area is provided.
- Balconies are rarely acceptable as in built up areas they cause overlooking and loss of privacy to your neighbours.

Roof alterations (including dormers)

Figure 6 - 45 Degree rule – Rear Extensions



4.17 Additional habitable space in existing dwellings can sometimes be created by altering and increasing roof spaces using dormer window extensions, roof lights, and increases to ridge and eaves heights.

4.18 Changes to roofscapes can be particularly prominent in the street scene and it is important that their design is well considered and high quality. In Conservation Areas, or locations where increased overlooking would result, roof alterations may not be appropriate.

4.19 Acceptable design solutions for converting roof spaces *may* include:

- Positioning dormer windows within the main roof slope, set back from eaves, hips and ridgelines.
- Dormer windows do not dominate the roof slope or existing building they should be the same size or preferably smaller than the windows below and occupy no more than half the width or depth of the roof slope.
- Ensuring dormers do not come within 700mm of the side boundary of the roof slope and 1m measured from the eaves line, measured vertically along the roof slope.
- Aligning dormers with windows below
- Keeping dormer cheeks as narrow as possible and finished in lead, tiles, slates or other traditional materials to complement those used on the original roof slope.
- Using gable end extensions (hipped to gable conversions) where full gables are part of the existing street character.
- Raising roof and eave heights only where buildings in the local context are significantly taller; and
- Using roof lights that are flush with the roof slope and located on rear roof slopes. Roof lights should not dominate roofscapes that are visible in the street scene.

Figure 7 - sketch diagram showing dormers that are an appropriate size and position, and examples of proposals which would not be accepted.

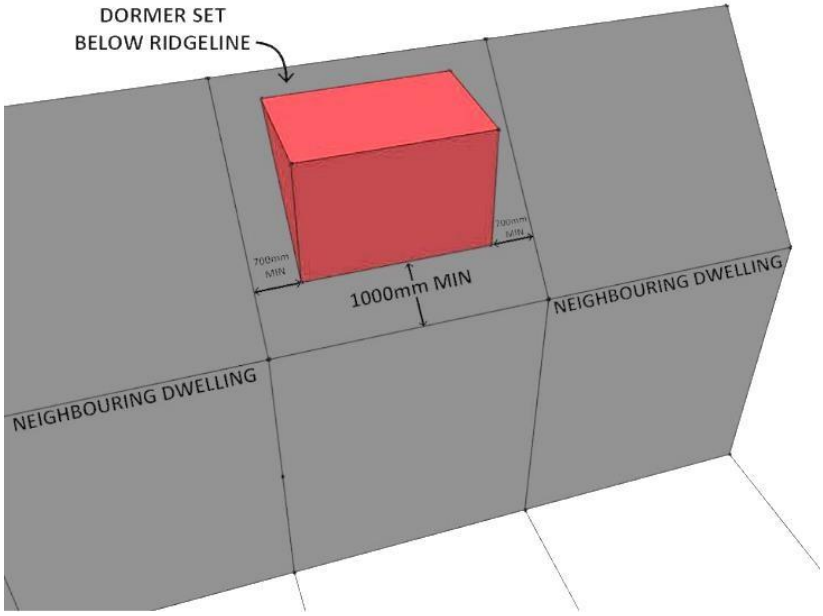


Figure 8 (left) – Dormer window General acceptable Position parameters

Principle 6 - Extensions to the roof

- Dormer window extensions on front facing roof slopes are not normally acceptable unless they are part of the established, positive character of the area.
- Dormer window extensions to side facing roof slopes will be resisted where overlooking and loss of privacy would result
- Dormer window extensions on rear facing roof slopes should be of a proportionate scale and subservient to the main roof. This can be achieved by ensuring that any dormer is set in from the sides of the main roof with its front face set up from the eaves to ensure that they do not appear as an extension to the first floor.
- Dormer window extensions that wrap around two roof slopes are not normally acceptable as they create bulky and disproportionate additions
- Balcony areas and railings are not normally acceptable as they can result in overlooking of neighbouring properties.
- Dormer window extensions should be of high-quality materiality which complements the main roof of the existing dwelling.
- The form of a new dormer window should complement the architectural style of the host property.

Design Principles for Works in Residential Garden Areas

Principle 7 - Garden/outbuildings

- Garden buildings/ sheds should be proportional to the scale of the associated dwellinghouse and plot.
- Garden buildings/ sheds should be sited so they do not result in visual intrusion, overshadowing, overlooking or loss of privacy to neighbouring properties.
- Care needs to be taken on corner plots to ensure that buildings are not located in a prominent position where they could adversely impact on the character of the area.
- Garden buildings/sheds/ outbuildings should only be used for purposes incidental to the use of the dwellinghouse and should not be used for commercial purposes or living accommodation.

Principle 8: Decking and raised platforms

- Decking and raised platforms should be designed to ensure that serious loss of privacy or overlooking does not result.
- Privacy screens will usually be required and will need to be carefully designed to ensure they are not intrusive or overbearing when viewed from neighbouring properties.

Boundary treatments

4.20 Boundary treatments are important in helping to define defensible space, establishing the boundaries between public and private space and setting the character of a street.

4.21 Strongly defined boundaries help to convey ownership and maintenance responsibility, privacy and home security. The absence of clearly defined boundaries, between public and private space can lead to confusion over ownership and responsibility leading to neglect and poor-quality spaces between buildings and public realm.

4.22 The cumulative effect of boundary treatments in a street can be a very significant component of street character and quality. Good quality boundary treatments define the pattern of plots and frontages along a street and create visual interest through the provision of rhythm and variety of materials and form.

4.23 Poor quality, or omissions of boundary treatments can erode street character and quality and can create environments that feel unsafe. This can result from:

- A lack of strong front and side boundary treatments;
- Absence, or very weakly present boundary treatments;
- Partial removal of boundary treatment to accommodate parking;
- Erosion of existing boundary treatments by the insertion of ill-considered new styles of treatments that are out of keeping;
- Long unbroken stretches of high, blank walls or fences and the inappropriate use of security gates;
- Use of poor-quality boundary treatments materials (e.g. close boarded fencing) fronting public realm areas.

4.24 Given the importance of boundary treatments to street character and quality, where homeowners seek to construct or omit boundary definitions care should be taken in ensuring proposals contribute positively to the character and quality of the street scene.

Principle 9 – Boundary Treatments

- All boundary treatments visible from publicly accessible land should seek to positively contribute to the character of the street scene or locality.
- Boundary treatments more than 1.2m in height adjacent the highway will be discouraged
- Wooden shiplap fencing should only be applied to rear boundary treatments

Hardstanding and vehicle cross-overs

4.25 If not carefully designed, driveways and hardstanding areas can create hard, unattractive environments that break down the rhythm of plot definitions and landscaping, increase flooding and reduce biodiversity.

4.26 Provision of new vehicle crossings can result in a loss of front boundary definitions and if inadequate space is available in front of a dwelling for parking, result in vehicles:

- hanging over pavement areas, potentially causing problems for pedestrians; or
- lying hard up against habitable rooms, affecting outlook.

4.27 It is important that new vehicle crossings and areas of hardstanding on residential properties do not contribute to a deterioration of the street scene, a loss of biodiversity, reduced pedestrian safety or increased flooding.

4.28 Potential solutions for minimising adverse impacts of hardstanding include:

- using porous materials such as bonded gravel or blocks;
- keeping driveways and parking areas only as large as necessary;
- Integrating areas into an overall landscaping scheme;
- Ensuring the spaces is enclosed as much as possible by soft planting, walls or other boundary treatments which are in keeping with the character of the area

Figure 9 – Permeable Parking solutions integrated into soft landscaping precedents

Principle 10 – Vehicle Crossing and Frontage Hard Standing

- A minimum depth of 5m must be provided to ensure vehicles do not overhang the footway
- Hard standing should be considered in meeting the needs of both vehicle and pedestrian use, providing a definition of routes, and maintaining unobstructed access to dwellings.
- New hard standing areas will be expected to be constructed in porous materials and cover only the minimum space necessary. Hard standing that is not designed as part of a soft landscaping scheme, or which results in a deterioration of the street scene, will be resisted.
- Elevated or raised areas contrary to natural land levels will not normally be permitted.
- Highway visibility sightline requirements must be maintained
- Vehicle crossings considered prejudicial to highways or pedestrian safety will not be permitted

Refuse & Cycle storage

4.29 It is important that the design of bin storage, and where appropriate cycle storage, is considered at an early stage in the design process for all householder developments, as conspicuous and prominent bin storage to the front of properties can have a seriously detrimental impact on the amenity of an area. It is therefore considered important to ensure that all opportunities to deliver positive design outcomes for their accommodation are taken.

4.30 All applications will therefore be expected to demonstrate that sufficient regard has been paid to the accommodation of bin and where appropriate cycle storage on

site. The provision of purpose-built storage facilities will be required as part of the application if discrete storage solutions cannot be identified.

4.31 It is important that the storage requirements are handled in purpose-built spaces that are sufficient in size, easily accessible and which do not generate offensive smells or negatively impact on a street scene's character and quality.

Figure 10 – Examples of well-considered bin and cycle storage solutions

Party Walls Etc. Act 1996

You are advised to check if your proposal involves works covered by the *Party Walls Etc. Act 1996*, and if so, you are recommended to seek independent advice.

Appendix One – Justification Statement

The City Council welcome outstanding and innovative design proposals which seek to positively contribute to local character and quality and raise the architectural standard of development within the City.

In recognizing that proposals which seek to deliver architectural innovation may challenge elements of design guidance, where such proposals are submitted, applicants are required to produce a supporting design narrative to ensure that proposals are well justified and appropriately responsive to local context.

The supporting statement should reference the below key points of consideration regarding the articulation of the design process.

Where such applications are received by the LPA, the supporting statement, analysis, and rationales within will be assessed, and decision making upon applications will then be informed by thorough examination of the design justifications presented in the supporting statement.

- **Vision setting**
  Articulate the aspiration of the proposals, what change is sought to the property and how the space is hoped to be used in future.

- **Local contextual appraisal**
  In seeking to inform design outputs, a local context study should establish prevailing precedents of built form, materiality and architectural detail which may inform the evolution of proposals.

- **Design Steps**
  Showing appropriate considerations of the findings of the local context study, the design steps should show how the form of proposals has developed, identifying key informatives through the process

- **Materiality & Detailing**
  Referencing local context, the applicant should show how materiality and detailing choices have been informed by the environment within which the proposals are

located. Contemporary re-interpretation is encouraged where high quality materials and detailing are proposed

- **Summary & Testing**

  Seeking to ensure positive responsiveness, the proposals should then include a critical self-appraisal of proposals, evidencing how local character has informed architectural outputs which yield an innovative design outcome.

Appendix Two – Precedent Images

A2.1 – Collage image showing range of single storey rear extensions which could be acceptable subject to compliance with design principles / appendix one justifications

A2.2 - Image showing a range of two storey extension precedents which could be acceptable subject to compliance with design principles / appendix one justifications

If you need this information in another format or language please contact us

Telephone: (024) 7683 1109
e-mail: planningpolicy@coventry.gov.uk