

**Time and Date**

2.00 pm on Thursday, 15th October, 2020

Place

This meeting will be held remotely. The meeting can be viewed live by pasting this link into browser: <https://www.youtube.com/watch?v=nIOuLjaGygE&feature=youtu.be>

Public Business**1. Apologies for Absence****2. Declarations of Interest****3. Members Declarations of Contact on Planning Applications**

Members are reminded that contacts about any planning applications on this agenda must, unless reported to this meeting by the Head of Planning, be declared before the application is considered.

4. Minutes of Previous Meetings held on 17 and 24 September 2020 (Pages 3 - 8)**5. Late Representations**

To be circulated at the meeting.

6. Application FUL/2020/1791 - 72A St Margaret Road (Pages 9 - 22)

Report of the Strategic Lead, Planning and Major Developments

7. Application HH/2020/0982 - 93B Bennetts Road South (Pages 23 - 36)

Report of the Strategic Lead, Planning and Major Developments

8. Outstanding Issues

There are no outstanding issues.

9. Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved**Additional Document - Late Representations Report****Private Business**

Nil

Julie Newman, Director of Law and Governance, Council House Coventry

Wednesday, 7 October 2020

Note: The person to contact about the agenda and documents for this meeting is Usha Patel Tel: 024 7697 2301

Membership: Councillors N Akhtar, P Akhtar, A Andrews, R Auluck (Deputy Chair), R Bailey, L Harvard (Chair), L Kelly, G Lloyd, C Miks, D Skinner and S Walsh

By invitation: Councillor D Welsh

If you require a British Sign Language interpreter for this meeting OR if you would like this information in another format or language please contact us.

Usha Patel

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Email: usha.patel@coventry.gov.uk

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 17
September 2020

Present:

Members: Councillor L Harvard (Chair)
Councillor N Akhtar
Councillor P Akhtar
Councillor A Andrews
Councillor R Bailey
Councillor G Lloyd
Councillor C Miks
Councillor D Skinner
Councillor S Walsh

Other Members: Councillor B Gittins and Councillor D Welsh, Cabinet Member for Housing and Communities

Employees (by Directorate):

O Aremu, Law and Governance
D Henry, Planning and Regulation
T Miller, Planning and Regulation
U Patel, Resources Directorate
A Saleem, Planning and Regulation
C Sinclair, Resources Directorate
E Spandley, Planning and Regulation
C Whitehouse, Highways and Transportation

Apologies: Councillor R Auluck and L Kelly

Public Business

64. Councillor D Welsh

The Chair, Councillor Harvard, welcomed Councillor D Welsh to his first meeting of the Committee following his appointment as Cabinet Member for Housing and Communities. Councillor Welsh is not a member of the Committee and cannot vote on any matters; he was invited as the Cabinet Member with responsibility for planning. Committee Members congratulated him on his appointment.

65. Declarations of Interest

Councillor N Akhtar declared an interest in the matter referred to in Minute 70 (Application FUL/2020/1533 – St Thomas House, Albany Road). The interest arose as he was sponsoring a petition that objected to the application. Councillor Akhtar spoke in respect of the petition and did not take part in the discussions or the decision making thereafter.

66. **Members Declarations of Contact on Planning Applications**

The Members named declared a contact on the following applications as indicated:

Application No.	Councillor	From
HH/2020/1626 – 51 Woodfield Road	Councillor Andrews	Petitioner
OUT/2020/1057 – Unit 10 Westmede Centre, Winsford Avenue	All members of Committee	Email from resident

67. **Minutes of Previous Meetings held on 16 July 2020 and 20 August 2020**

The minutes of the meetings held on 16 July and 20 August 2020 were agreed as a true record.

68. **Late Representations**

The Committee noted a tabled report which summarised late representations and responses on the following:

Application	Site	Minute
FUL/2020/1533	St Thomas House, Albany Road	70
HH/2020/1626	51 Woodfield Road	71
HH/2020/1821	35 Morningside	74

69. **Outstanding Issues**

There were no outstanding issues.

70. **Application FUL/2020/1533 - St Thomas House, Albany Road**

The Committee considered a report of the Strategic Lead, Planning and Major Development detailing the above application for the change of use from HiMO to seven flats with associated car parking and retention of the laundry facility. The application was recommended for approval subject to conditions.

The late representations document tabled at the meeting detailed the planning history for the application site.

The Committee considered a petition objecting to the application bearing 32 signatures sponsored by Councillor N Akhtar, a St Michaels Ward Councillor. Councillor Akhtar and the petition spokesperson's representative were present at the meeting and spoke in respect of the petition. The applicant's representative was invited to the meeting and chose not to attend.

The Committee considered that the proposals would result in an overdevelopment of the site with insufficient amenity space to the detriment of the occupant's living conditions. Furthermore, the Committee were not assured about the change of use from HiMO to one-bedroom marketable flats and felt that the proposal would result in loss of much needed social housing in an area in most need of social housing.

(Notes: 1. Councillor N Akhtar did not take part in the consideration or voting on the application as he had declared an interest.
2. Councillor Skinner did not vote on the application as he had lost internet connection for a short period of time which meant he was not present for the entire discussion to make an informed decision.)

RESOLVED that planning permission be refused in respect of Application FUL/2020/0217 as the Committee were not satisfied that developing one-bedroom flats was the best use of the site and considered that the proposals would result in over development of the site with insufficient parking.

71. Application HH/2020/1626 - 51 Woodfield Road

The Committee considered a report of the Strategic Lead, Planning and Major Development detailing the above application for the erection of two storey side and rear; single storey rear extensions and alterations. The application was recommended for approval subject to conditions.

The late representations document tabled at the meeting reported that the description of the development had been amended to reflect that the proposal also included a single storey front extension. The plans had been amended accordingly and subsequently; Condition 2 would be amended to reflect the submission of the amended drawings.

The Committee considered a petition objecting to the application bearing 5 signatures sponsored by Councillor B Gittins, an Earlsdon Ward Councillor. Councillor Gittins and the petition spokesperson were present at the meeting and spoke in respect of the petition. The applicant was also present at the meeting and spoke in support of her application.

RESOLVED that planning permission be granted in respect of Application FUL/2020/1626 subject to conditions.

(Note: Councillor L Harvard stated that he knew the petition spokesperson, but the association was such that it did not deter him from making an informed decision.)

72. Application FUL/2020/1443 - 75 Cannon Hill Road

The Committee considered a report of the Strategic Lead, Planning and Major Development detailing the above application for the change of use of existing barn and erection of single storey extensions to form a single storey dwellinghouse (Use Class C3) (Resubmission FUL/2019/1412). The application was recommended for approval subject to conditions.

RESOLVED that planning permission be granted in respect of Application FUL/2020/1443 subject to conditions.

73. Application OUT/2020/1057 - Unit 10 Westmede Centre, Winsford Avenue

The Committee considered a report of the Strategic Lead, Planning and Major Development detailing the above outline application (access, layout and scale

submitted) for demolition of existing A1 store and flats and replacement with new A1 shop with 6no. 2 bed duplex apartments above and 18no. new 2 bed apartments in the form of 3no. new buildings and associated parking. The application was recommended for approval subject to conditions and the completion of the S106 legal agreement to secure the contributions listed within the report.

The Committee having considered the report, were not satisfied with the proposals for the car parking for the shop and the residential units and the amenity space.

RESOLVED that the consideration of Application OUT/2020/1057 be deferred to a future meeting to allow for clarification to be sought in relation to the car parking allocation and the amenity space.

74. Application HH/2020/1821 - 35 Morningside

The Committee considered a report of the Strategic Lead, Planning and Major Development detailing the above application for the erection of single storey side extension, pitched roof over existing flat roof to front elevation, bay window to front elevation and detached outbuilding to include wood burning stove and flue. And erection of a new wall and gate. The application was recommended for approval subject to conditions.

The late representations document tabled at the meeting reported that an amended plan had been submitted, which showed the retention of the boundary hedge between the application property and the neighbouring property located to the rear within The Firs. Condition 2 within the report would be amended to reflect this.

A statement objecting to the application was read out on behalf of a registered speaker. The applicant was present at the meeting and spoke in support of his application.

RESOLVED that planning permission be granted in respect of Application HH/2020/1821 subject to conditions.

75. Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved

There were no other items of public business.

(Meeting closed at 4.50 pm)

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 24
September 2020

Present:

Members: Councillor L Harvard (Chair)
Councillor N Akhtar
Councillor P Akhtar
Councillor A Andrews
Councillor R Auluck
Councillor R Bailey
Councillor G Lloyd
Councillor C Miks
Councillor D Skinner
Councillor S Walsh

Other Members: Councillor D Welsh, Cabinet Member for Housing and Communities

Employees (by Directorate):

L Albrighton, Highways and Transportation
O Aremu, Law and Governance
S Chowdhury, Planning and Regulation
T Miller, Planning and Regulation
U Patel, Law and Governance
A Quinlan, Planning and Regulation
C Sinclair, Law and Governance
C Whitehouse, Highways and Transportation

Apologies: Councillor L Kelly

Public Business

75. Declarations of Interest

There were no declarations of interest.

76. Members Declarations of Contact on Planning Applications

There were no declarations of contacts.

77. Late Representations

The Committee noted a tabled report which summarised late representations and responses on the following:

Application	Site	Minute
FUL/2019/3172	Adjacent to Banner Lane and Gramercy Park, Monticello Way	78

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78. Application FUL/2019/3172 - Adjacent to Banner Lane and Gramercy Park, Monticello Way

The Committee considered a report of the Head of Planning and Regulation detailing the above application erection of 90 dwellings with associated access, car park and landscaping, which was recommended for approval.

The Late Representation document detailed a recommended additional condition for the developer to construct a safe pedestrian access on Monticello Way connecting the proposed development site with the park/play area.

Woodlands Ward Councillors, Councillors J Lepoidevin and P Male and a registered public speaker spoke in respect of their objections to the application, The applicant's agent spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application FUL/2019/3172 subject to conditions, including the additional condition outlined above and subject to the completion of a S106 Agreement to secure the contributions listed within the report.

79. Application FUL/2020/0947 - 55 Tanners Lane

Application FUL/2020/0947 – 55 Tanners Lane was withdrawn from the meeting.

80. Outstanding Issues

There were no outstanding issues.

81. Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved

There were no other items of business.

(Meeting closed at 3.05 pm)

Planning Committee Report	
Planning Ref:	FUL/2020/1791
Site:	72A St Margaret Road
Ward:	St Michael's
Proposal:	Change of use from purpose-built student accommodation (sui generis) to a hostel (sui generis)
Case Officer:	Dean Leadon

SUMMARY

The planning application is for a change of use of student accommodation to a hostel for homeless people. The proposal does not include any significant internal alterations to the layout of the building or any significant external alterations requiring planning permission.

BACKGROUND

The building was previously used for student accommodation and is being purchased by Coventry City Council for supported accommodation purposes. In March 2020 the Council approved the acquisition of property for temporary accommodation for single homeless adults. A number of sites were considered but they were only available as leased properties and were deemed unsuitable. The primary reason for this was that Coventry City Council must own the property for it to be considered 'supported accommodation' for housing benefit purposes.

KEY FACTS

Reason for report to committee:	Over five objections received against the officer recommendation and on request by an elected Member.
Current use of site:	Student accommodation
Proposed use of site:	A hostel for homeless people.

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: DS3, H3, H4, H5, H8, DE1, AC1, AC3, AC4, EM2 and EM8 of the Coventry Local Plan 2016 (CLP), together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The proposal is for a material change of use of the existing building from student accommodation to supported temporary accommodation (a hostel) for homeless people. The building was purpose built for 16 single occupancy rooms for students see planning permission (R/2002/0430). It is intended that primarily the proposed use would be for single adults although the proposal states that at times more than 16 people may occupy it as a parent and children may reside in the same room. Further clarification on an upper limited has been sought and any information provided will be reported as a late item.

The supporting information states that the building will be staffed by Coventry City Council officers during normal office hours although there will be no offices within the building. Daily visits will be undertaken by a housing officer or support worker to provide the necessary support for residents and ensure occupancy standards are complied with. Security/concierge will be provided out of hours and at weekends with CCTV coverage also being linked to a 24/7 staffing provision.

SITE DESCRIPTION

The site relates to a detached 3 storey red brick building located on the west side of St Margaret Road at its junction with David Road. The building is dual aspect in design. The pedestrian access to the building is from its eastern elevation on St Margaret Road, the boundary treatment here comprises a wall/railing that is approximately 2m in height. The north elevation of the building onto David Road is partly obscured at ground floor by landscaping. This elevation has the primary fenestration to the building and a garage door. The surrounding area is predominantly residential in nature with terraced housing the dominant house type. Nearby facilities include a school, doctors and shops.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
R/2002/0430	Demolition of existing church hall and erection of building for the accommodation of 16 students, new vehicular access, and associated landscaping. [70-72 David Road CV1 2BW]	Approved – 23/12/2002
S/1980/2112	Change of use of Church premises to workshop and retail premises with ancillary offices [72 David Road]	Refused -3/11/1980

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the

Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS3: Sustainable Development

Policy H3: Provision of New Housing

Policy H4: Securing a Mix of Housing

Policy H5: Managing Existing Housing Stock

Policy H8: Care Homes, Supported Housing, Nursing Homes and Older Persons Accommodation

Policy DE1: Ensuring High Quality Design

Policy AC1: Accessible Transport Network

Policy AC3: Demand Management

Policy AC4: Walking and Cycling

Policy EM2: Building Standards

Policy EM8: Waste Management

CONSULTATION

Consultations were undertaken with West Midlands Police, Highways (development control), Environmental Protection, West Midlands Fire Service and CCG being consulted.

Consultees have responded as follows:

No Objections received from:

- Highways
- Environmental Protection

No objections subject to conditions have been received from:

- West Midlands Police

Comments are awaited from:

- West Midlands Fire Service
- CCG

Immediate neighbours and local councillors have been notified; a site notice was posted on 7th September 2020.

At the time of writing this report 22 letters of objection have been received, raising the following material planning considerations that the proposal would:

- a) be to the detriment of the local community and neighbour cohesiveness;
- b) result in an increase in crime and fear of crime;
- c) lack adequate security measures;
- d) be to the detriment of local public services;
- e) result in an increase in litter and rubbish;
- f) result in anti-social behaviour;
- g) result in noise and disturbance;
- h) increase traffic and exacerbate existing car parking issues to the detriment of the safety; and convenience of the users of the highway;
- i) result in a saturation of similar uses in the area
- j) not be managed sufficiently as it would be managed remotely
- k) result in development inconsistent with the NPPG

The accuracy and clarity of the information submitted has also been questioned. In response to this point additional information/clarification was sought from the applicant.

One letter of support has been received, raising the following material planning consideration

- a) That the proposal would provide required service for homeless people.

Any further comments received will be reported within late representations.

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

- a) That permission could set an unwanted precedent for similar uses to be approved.
- b) Possible behaviour and specific needs of those needing to use the hostel.
- c) The building was not erected to secure by design standards
- d) That the portaloo in the rear garden may require planning permission.
- e) That there is an overhanging radio antenna at the property

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are:

- Principle of development
- Highway Issues
- Impact upon character of the area
- Crime and Fear of Crime
- Anti-Social Behaviour
- Impact on Amenity
 - Noise and Disturbance
 - Littering

Principle of development

The site is unallocated within the CLP and therefore the principal of development shall be determined on the individual merits of a proposal. The site lies within an existing residential area and has a previous residential use established upon it. The site has excellent transport links with bus stops on Northfield Road and is accessible to the City

Centre by foot or cycle. Furthermore, residential property that offers transient accommodation such as that proposed is not uncommon within the area. The reuse of the building to a further residential is also compliant with Policies H3 & H4 of the CLP in that it uses the current housing stock for the proposal freeing up more land and/or buildings for family housing.

For the reasons above the proposal is considered suitable in principle however the detail and material considerations which inform its suitability overall are discussed in detail below.

Highway Issues

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high-quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

There are no specific car parking standards for hostels within Appendix 5 of the CLP. However, the existing use (student accommodation) for 16 people would have set a requirement for 4 spaces. There was only one car parking space approved as part of the student accommodation and this was considered suitable. Cycle storage is considered suitable within the garage provided in compliance with appendix 5 and Policy AC4 of the CLP.

Residents have raised concerns regarding the impact that the proposal would have upon car parking in a parking permit area. The application states that residents would not be eligible for parking permits and that a restriction upon car parking would be managed by the management team.

Highways have no objection to the proposal given that it is in a sustainable location close to the city centre and there is excellent access to numerous public transport links. They also consider it to be a high probability that future tenants would not have access to their own vehicle. Furthermore, information from parking services indicates that to be eligible for a parking pass, individuals must pay council tax or receive Council tax benefit. This would preclude residents being entitled to have a car at the premises and on this basis I am of the opinion that car ownership would be minimal and therefore the car parking arrangements proposed are suitable and the impact upon the highway of the proposal generally would be negligible.

Impact on residential amenity

The site was previously purpose-built student accommodation which is no longer required and therefore the use of the building for residential purposes is established. Whilst the proposal is for a hostel which differs from student accommodation, the uses are different, although not dissimilar. It is not considered that the continued use of the building as flatted accommodation with a communal kitchen would harm the character of the area which it is noted as having an existing transient population with similar uses evident locally.

The site will be managed from an office elsewhere but suitable security to be controlled by condition and daily contact by housing officers give no cause for significant cause for concern in this regard.

It is not considered that there would be any significant harm to local services as a result of the proposal and it is unlikely that the low number of car users would impact upon parking provisions within the street.

Impact Upon the Character of the area

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The National Planning Policy Framework, paragraph 127 states that “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Residents have raised concerns that the proposal would result in harm to the character of the area and its functioning for family housing. Indeed, the impact upon the established character of the area is a key consideration when introducing a new use. In considering the suitability of the proposal and its ability to be ‘sympathetic to the local character’ of the area it is important to consider what the established local character is. As mentioned elsewhere in this report this area of Coventry does have a relatively high transient population. This is amongst residents who have also been living in the area with a greater degree of permanency.

The decisive factor here is whether the introduction of a new residential use which would result in a transient population with residents typically living there for up to 6 months would cause substantial harm to the character of the area in terms of established uses.

Given that the building itself has previously been used for student accommodation I can only conclude that the replacement of a similar use in terms of the lack of permanency of residents and the numbers involved would have a negligible impact on the character of the area.

Furthermore, there would be no harm aesthetically to the area as the application proposes no external alterations to the building.

Crime and fear of crime and anti-social behaviour

Section F of paragraph 127 of the National Planning Policy Framework states that planning policies and decisions should:

‘...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

There is a perception from residents that there may be increased crime in the area as a result of the proposal. West Midlands Police have been consulted and have provided comments on the proposal. They recognise that there is crime associated with such a use as proposed and they have suggested conditions in respect of security to mitigate against this. These conditions have been included where considered appropriate and meeting the required tests set out in Paragraph 55 of the National Planning Policy Framework.

I am led by West Midlands Police as to the significance of crime in respect of the proposal, although they have some concerns I am satisfied that the proposed condition will result in the building being suitably managed as not to *‘undermine the quality of life or community cohesion and resilience’* in accordance with the NPPF.

Local residents also have concerns regarding potential anti-social behaviour that could stem from the use. The risk of anti-social behaviour is always difficult to quantify. Housing officers will have a degree of control over future resident’s behaviours through the housing agreement. In consideration of that fact and in the absence of any demonstrable evidence that anti-social behaviour would occur, I am of the opinion, that this is not so significant an issue to warrant refusal of this application.

Littering has also been raised as an issue with the proposal. There is no evidence to suggest that littering would occur to the detriment of visual amenity and health just because the residents of the premises would be homeless. Environmental Protection have not objected.

Impact on neighbouring amenity

Appearance

There are no changes proposed to the external fabric of the building or no extensions therefore no impact would occur upon the appearance of the area or the visual amenity of the residents.

Noise and Disturbance

The impact of the proposal upon residential amenity by way of noise and disturbance has raised some concerns by residents and is a significant material consideration.

The property is double glazed and is screened by appropriate boundary treatment in the form of a 2m high fence at the rear. The question of whether the proposal would result in any undue noise and disturbance has been considered by Environmental Protection who have no objections to the proposal. Furthermore, there is no evidence to suggest that noise and disturbance would occur to unreasonable levels. On this basis the concerns are not considered so significant to warrant refusal of the application.

Local Services

In considering the numbers proposed and the existing use, it is not considered that the proposal would be to the detriment to or put any unnecessary strain on the ability of existing residents to access local services. With regards to concerns raised regarding doctor provision, the CCG have been consulted and any comments received will be reported as a late item.

Other Matters

The proposal is in accordance with all relevant national and local policy.

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:

eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

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

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions. The reason for Coventry City Council

granting planning permission is because the development is in accordance with: Policies DS3, H3, H4, H5, H8, DE1, AC1, AC3, AC4, EM2 and EM8 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS:/REASON

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.

Reason: *To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)*

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 5198842/003, Block Plan 5198842/004 Rev 1, Ground Floor Plan SM4689/001 Rev 1, First Floor Plan SM4689/002 Rev 1 and Second Floor Plan SM4689/003 Rev 1.

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. Prior to their incorporation into the development hereby permitted, full details of the proposed security measures at the property, which shall include: CCTV, details of security personnel and operation, and proposed access control systems, shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be installed/applied in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

Reason: *In the interests of safety and security and the health and wellbeing of future occupiers of the development in accordance with Policies DS3, H3 and DE1 of the Coventry Local Plan 2016.*

4. Prior to the implementation of the change of use hereby permitted, full details of bin storage areas shall be submitted to and approved in writing by the Local Planning Authority. The bin storage areas shall be provided in full accordance with the approved details prior to first occupation of the development and thereafter the areas shall remain available for bin storage use at all times and shall not be removed or altered in any way. Bins shall be stored within the bin storage area at all times, and not on the highway, except on bin collection days.

Reason: *In the interests of the amenities of future occupants of the development and neighbouring occupiers in accordance with Policy DE1 of the Coventry Local Plan 2016.*

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PLACE DIRECTORATE
 PROPERTY
 ONE FRIARGATE
 COVENTRY
 CV1 2GN
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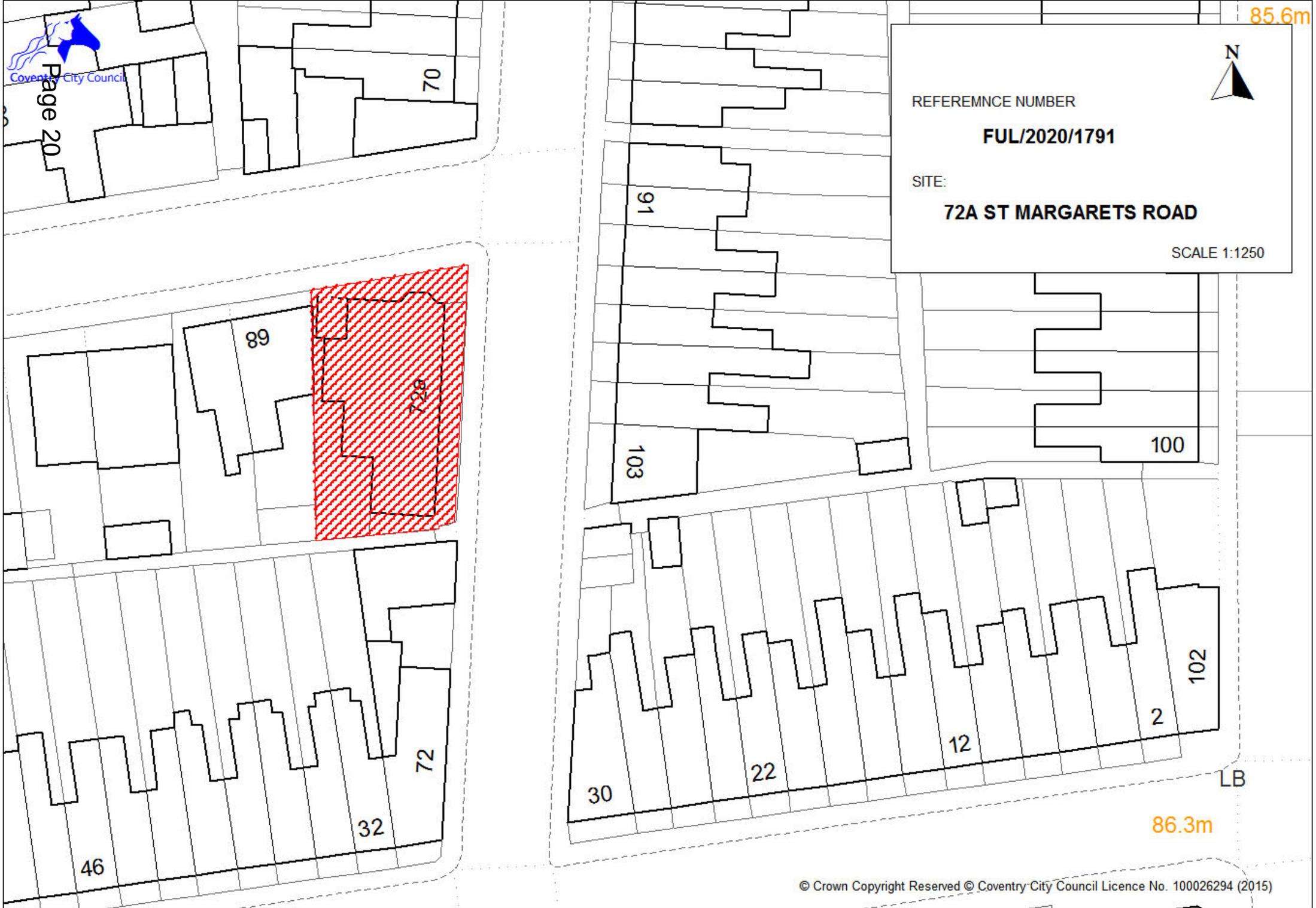
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Drawn By: LB
 Scale: 1:500 @ A4
 Date: 03/08/2020
 Drawing no. 5198842/003

85.6m

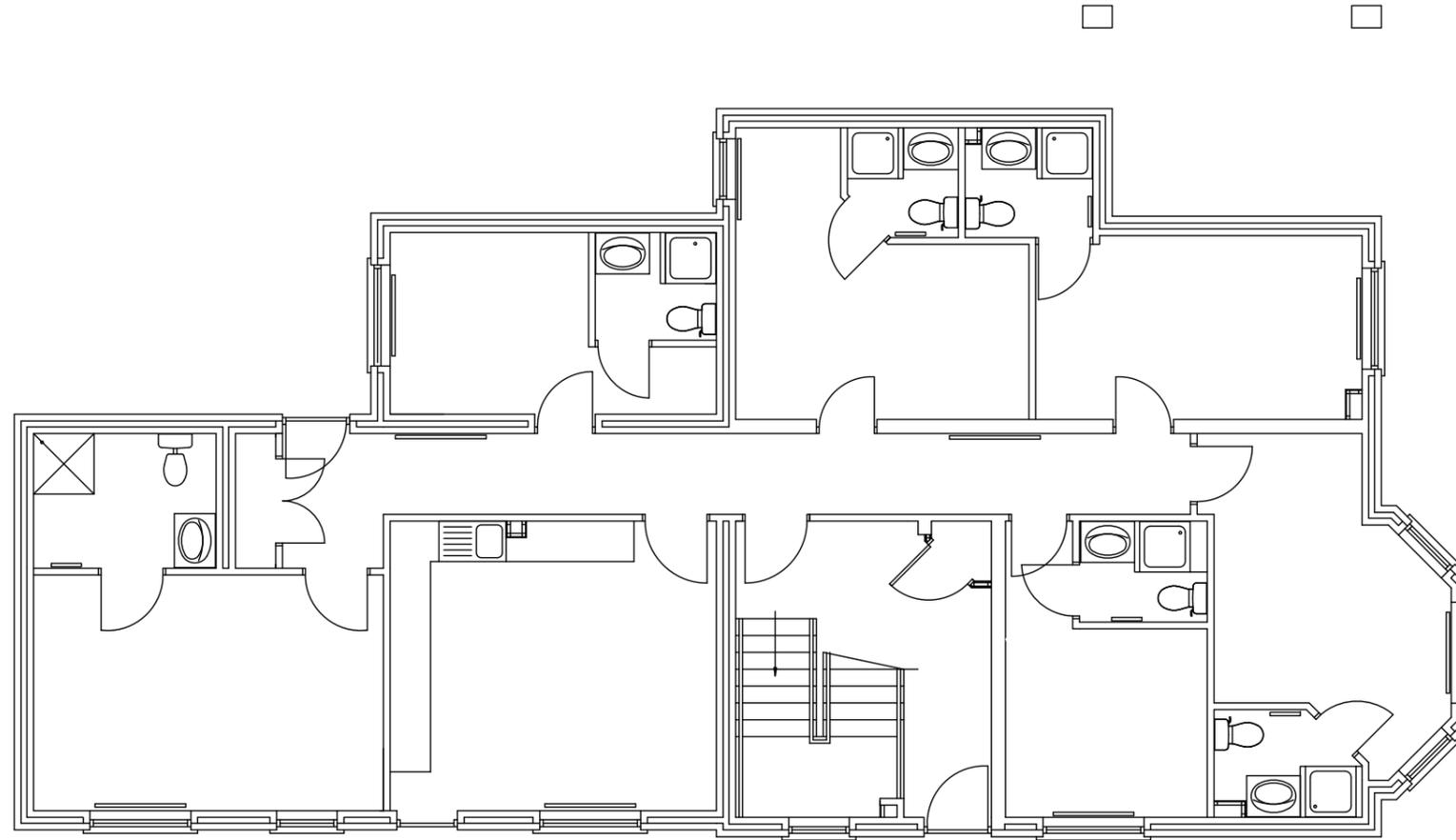


REFEREMNCE NUMBER
FUL/2020/1791
SITE:
72A ST MARGARETS ROAD
SCALE 1:1250



86.3m

LB



G R O U N D F L O O R

This Drawing Is the Copyright Of Coventry University Estates Department And Must Not Be Reproduced Without Their Permission. Figured Dimensions Must Be Taken In Preference To Scaled Dimensions & All Dimensions Must Be Verified Before Commencing Any Works

PROJECT
 2a St Margaret Road Refurbishment
 TITLE
 Ground Floor Plan

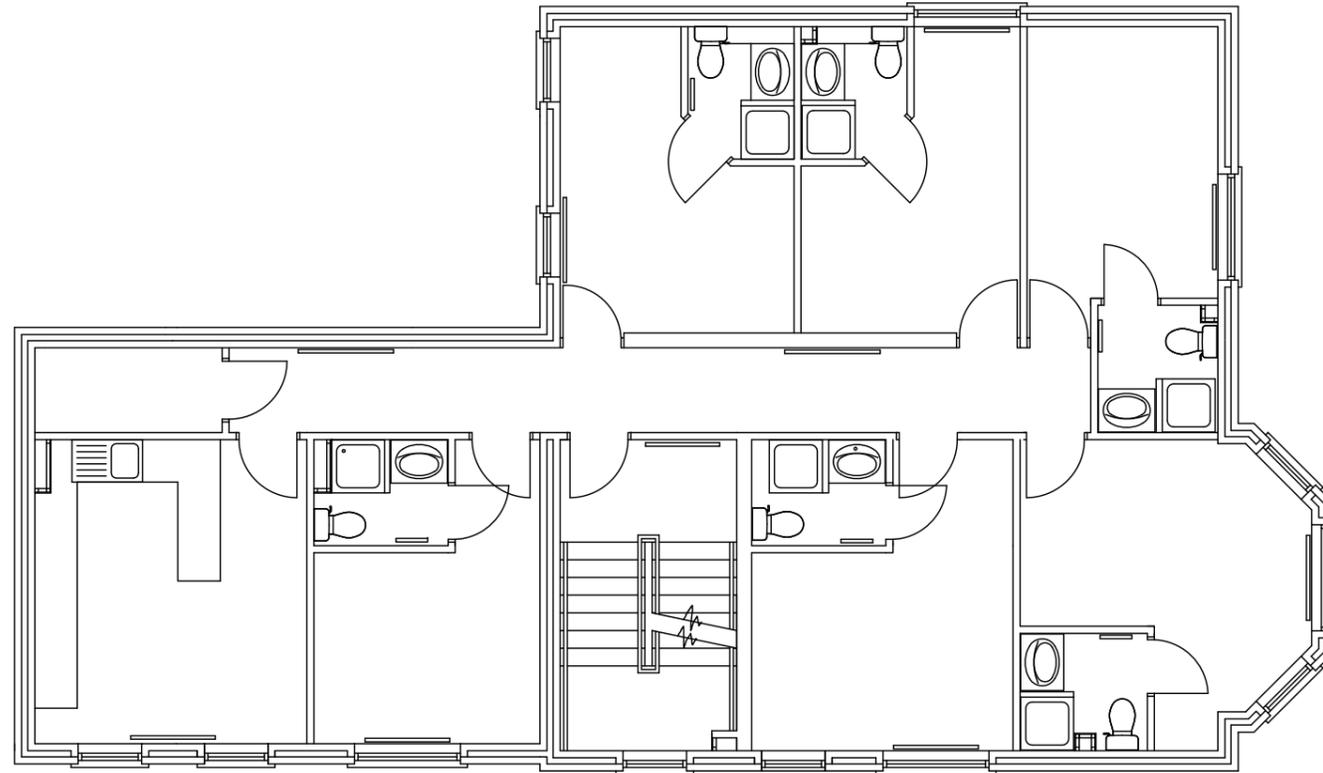
Rev	Date	Amendment	Auth.

DRAWN	DWB
CHKD	
DATE	July 2011
SCALE @ A3	1:100
REV.	

Estates Department
 Priory Street
 Coventry
 CV1 5FB
 Tel 024 7765 7272
 Fax 024 7765 7336



DRAWING No.
 SM4689/
001



F I R S T F L O O R

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PROJECT 72a St Margaret Road Refurbishment		DRAWN DWB	
TITLE First Floor Plan		CHKD	
		DATE July 2011	
		SCALE @ A3 1:100	
		REV.	
Rev	Date	Amendment	Auth.

Estates Department
 Priory Street
 Coventry
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DRAWING No.
 SM4689/
002

Planning Committee Report	
Planning Ref:	HH/2020/0982
Site:	93B Bennetts Road South
Ward:	Bablake
Proposal:	Erection of part single and part two storey rear extension, two storey front extension, part single and part two storey side extension and raising of existing main roof.
Case Officer:	Holika Bungre

SUMMARY

The application proposes a part single and part two storey rear extension, a two storey front extension replacing the garage, a part single and part two storey side extension and raising of existing main roof for storage. Overall, the design is considered to be in keeping with the street scene given the range of house types, especially those directly adjacent.

KEY FACTS

Reason for report to committee:	5 objections received against officer recommendation
Current use of site:	Residential Dwelling
Proposed use of site:	Residential Dwelling

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions listed within the report.

REASON FOR DECISION

The proposal is acceptable in principle.

The proposal will not adversely impact upon highway safety.

The proposal will not adversely impact upon the amenity of neighbours.

The proposal accords with Policies: DE1, H5 and AC3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

As amended, the application seeks planning permission for the proposed addition of a first floor side extension above part of the single storey extension which is in the process of being built by Permitted Development Rights, with a hipped roof above the section which remains a single storey element, the demolition of and replacement of the front garage with a two storey front extension, a part single storey and part two storey rear extension (with depths of 5.5m at single storey and 3.5m at first floor level) and a slight raising of the ridge height by 0.4m. The front door position will be altered also.

The proposed extensions and additions to the property will result in more living space at ground floor with a family bathroom downstairs, and 5 bedrooms at first floor including 2 en-suite shower rooms, and a family bathroom. It will result in the loss of the garage, and further storage space in the loft.

Bedrooms were originally proposed in the loft but have subsequently been removed from the scheme. Also Removed from the scheme is the rear flat roof dormer that was originally proposed to enable this.

For clarity, any original inconsistencies or errors have been checked and corrected on the plans and the Planning Officer is satisfied they are now fully correct.

SITE DESCRIPTION

The site relates to a detached residential dwelling located to the west side of Bennetts Road South in the Bablake Ward. The property currently benefits from an integral single garage, a lounge diner, a kitchen, and 3 bedrooms and a family bathroom.

There is a single storey side extension which is in the process of being built under Permitted Development Rights at the subject property, where all walls have been built, but the roof has not yet been added. This construction began before this planning application was submitted. The works have currently ceased whilst this application goes through the planning process. During the course of the application, the Planning Officer has visited the site, and confirmed that the structure as built so far appears to be Permitted Development, as the eaves was up to 3m at the highest point. For clarity and accuracy, this has been shown as it is on site on the existing plans.

The street scene context is a mixed one, with a few large detached properties to the south (the left hand side when viewing the property from the front) of varying styles and designs. Northwards (to the right), there is a set of 7 detached houses which the subject property is part of in design style, with the front protruding garages and a staggered layout, and then there are other house types further on from this up the road. Across the road from the site are semi-detached hipped roof houses. There is a decrease in levels from the site downwards towards No. 93A.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
PA/2019/2875	Application under Prior Approval for rear extension. The extension will be 8.0 metres away from the original rear wall of the building with a height of 3.8 metres at the highest point and 2.55 metres to the eaves	Withdrawn 18 th December 2019
L/1995/0530	Single storey side and rear extension to provide a bed-sit with W.C and shower room for disabled person	Approved 16 th June 1995
S/1978/1427	Footpath crossing	Approved 27 th April 1978

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS3: Sustainable Development Policy
 Policy H5: Managing Existing Housing Stock
 Policy DE1 Ensuring High Quality Design
 Policy AC3: Demand Management

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Extending Your Home
 SPG Design Guidelines for Development in Coventry's Ancient Arden: A Historic Landscape Area
 SPD Delivering a More Sustainable City
 SPD Coventry Connected
 Appendix 5 Vehicle Parking Standards

CONSULTATION

Immediate neighbours and local councillors have been notified; a site notice was posted on 26th August 2020.

5 letters of objection have been received including a Ward Councillor objection, raising the following material planning considerations:

- a) Front and rear extensions would cause a loss of light
- b) Poor design and not in keeping with the street and the Arden landscape
- c) Overdevelopment and too large for site
- d) Loss of privacy
- e) More than doubling the floor area of the house
- f) Intrusive and overshadowing and 45 degree rule breach including the ground floor side extension and the first floor rear extension
- g) Building a two storey element above the position of the existing garage is out of keeping with the street and the other houses
- h) Concerns over the storage and sale of cars on the driveway

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

- a) Effect of number of bathrooms on water supply and water pressure for neighbours
- b) Number of bathrooms is too high
- c) Effect of development on sale of other properties
- d) Should have bought a larger house if this was not large enough
- e) Concerns of strong cooking smells
- f) Concerns of potential further applications for more bedrooms and reason behind raising of roof
- g) Concerns over load bearing capacity of existing garage and property for additions
- h) Concerns over accuracy of plans

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, the impact upon the character of the area, the impact upon neighbouring amenity and highway considerations.

Principle of development

The principle of the proposed development is acceptable subject to considerations below. It should be noted that this application is only for the increased accommodation of the current residential property, and only a householder use is being considered. Anything outside of this use would be irrelevant to the application that is being made and would require separate permissions as necessary e.g. concerns over suggested car storage and sale, and evidence of this was not apparent at the time of the two site visits of the Planning Officer during the course of the application.

Impact on visual amenity

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area. Policy H5 of the Local Plan states that “where appropriate, the existing housing stock will be renovated and improved, in association with the enhancement of the surrounding residential environment and to meet local housing needs.”

The National Planning Policy Framework, paragraph 127 states that “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

The NPPF further states (at paragraph 130) “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, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

While there are a number of extensions proposed at this site, overall and on balance, the scale of them is considered acceptable, as well as the design, which is in accordance with the Council’s Extending Your Home Guidance where relevant, and is in keeping with the street scene.

The house is in an urban setting in a run of houses, and this is the character context that the proposals should be considered against, as opposed to the Arden Landscape document, which largely focuses on more open and rural settings. While the front two storey extension in place of the existing garage does change the character and appearance of the property, it is directly adjacent to other ranging detached property styles to the left, and so will not appear out of place to a level that would warrant refusal. This is also the case as the rest of the set of properties will not be directly affected, as this one is on the end rather than somewhere in the middle of the set, and it will identify more with the larger and unique properties adjacent.

The proposed addition of the first floor above the existing single storey element that is being built is considered suitable on balance. While it is not set back at first floor level and goes up to the boundary, due to the relationship with the adjacent property, a terracing effect will not occur and it will sit behind the neighbour’s garage, taking away direct views to it. It is also set well down from not only the proposed ridge, but the existing ridge of the main house. The proposed hipped roof on the single storey element is considered suitable in design terms and will not directly impact the street scene.

The proposed part single storey and two storey rear extensions are considered quite large in scale and appearance, but on balance are considered acceptable subject to neighbour impact which is discussed below. This is partly due to them not being visible from public vantage points and having no impact on the general street scene, as well as the large garden space that will remain to the rear (216 sq m), which is well over the

required amount for 3 or more person dwellings (50 sq m), and so the development at the rear, nor overall given the spacing out of the elements being added onto different parts of the property is not considered overdevelopment. Given that the site is not in the Green Belt also, the level of floor space added is not a specific consideration required for the case.

The proposed increase of the ridge height is considered very minor at only 0.4m, and remains in keeping with the heights of the adjacent properties, being slightly lower than them still.

Impact on residential amenity

The NPPF seeks to protect the amenities of all existing and future occupants of land and buildings. The erection of all structures are assessed against Policy DE1 of the CLP and the SPG titled 'Extending Your Home'. To assess the impact of the extension on the amenity of the neighbouring properties, the principles set down within the 'Extending Your Home' SPG will be used. The Extending Your Home SPG states that in order to achieve an acceptable residential amenity for existing and proposed occupiers, a 45-degree sightline is taken from the middle of the nearest habitable room window at ground and first floor. If a rear extension breaches this line the extension is considered to be overdevelopment of the site. However, if a proposed extension does not breach the 45-degree sightline at ground or first floor when taken from each neighbouring property, the extensions in their totality are not considered to be overdevelopment of the site.

Bar the single storey side element, none of the proposed extensions would cause a breach of the 45 degree angle to the nearest habitable room windows of the adjacent properties at the front and the rear and at both ground floor level and first floor level as relevant, and therefore would not be considered significantly intrusive in terms of an overbearing impact or a loss of light.

The only aspect which is partially harmful is the single storey side element which breaches the 45 degree angle to the adjacent neighbour at ground floor, however this has been built to a level that would be permitted without a planning application, and the amended roof is less here than what could be constructed under these same Permitted Development Rights. To limit the impact, the roof has been requested by the Planning Officer to be designed as hipped away from the neighbour, which is better than the harm that could be caused by a higher roof here that would be permitted under the Permitted Development rules. This has been agreed by the applicant and the plans reflect that.

In terms of overlooking and loss of privacy, there are no proposed clear windows to the side at first floor that would cause direct overlooking or loss of privacy to the adjacent neighbours, as amended. There are two proposed side windows to the bathroom at first floor, but they are proposed to be obscure glazed and non-opening below 1.7m of the internal ground level to prevent overlooking, as will be conditioned to be constructed and left in situ as such thereafter.

As the proposed extensions accords with all the criteria as set down within the adopted SPG, it is considered that the proposed will not cause demonstrable harm to the occupiers of the adjoining residential properties through increased visual intrusion, overshadowing or overbearing. The proposal is therefore in accordance with the aforementioned policies of the NPPF and Policy DE1 of the Coventry Local Plan and the

Extending Your Home SPG will not cause significant harm to the occupiers of the existing dwellings through increased visual intrusion, overshadowing or overbearing of such a level that would warrant the refusal of the application.

Highway considerations

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high-quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure

The proposed loss of the garage is not considered harmful to the site of the parking situation of the street given that there will remain ample off road car parking space for a minimum of two cars, which is the required number of spaces for a dwelling of the proposed size. It is not considered that any harm to highway safety will occur as part of the proposals.

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;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) 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

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, subject to relevant

conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1, H5 and AC3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS:/REASONS

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.

Reason: *To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)*

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan submitted on 07.08.2020, Existing Block Plan 8852-015 Rev A, Proposed Block Plan 8852-14 Rev B, Existing Plans 8852-01 Rev B, Proposed Plans 8852-02 Rev B.

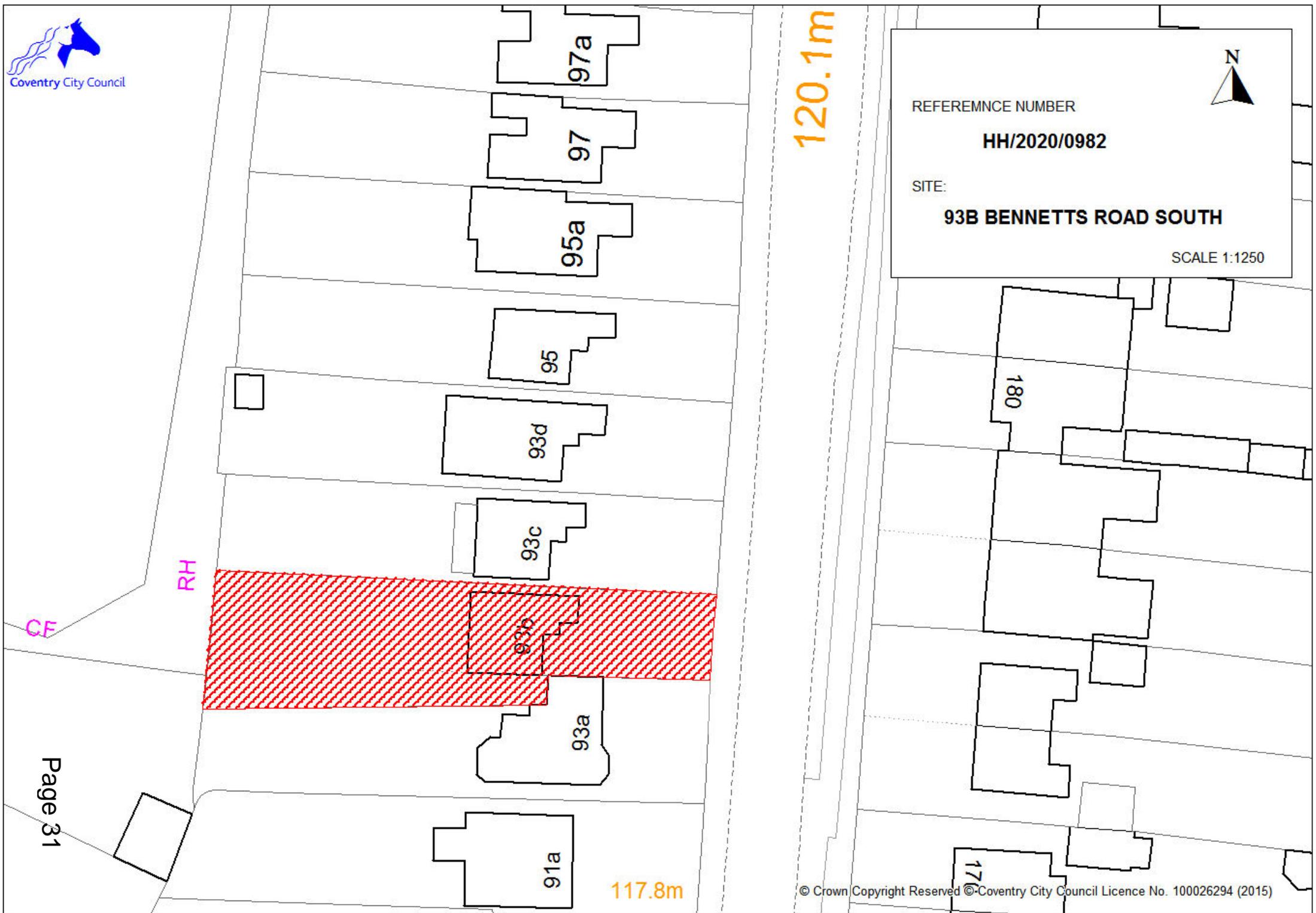
Reason: *For the avoidance of doubt and in the interests of proper planning*

3. Other than where specified on the approved plans, no facing and roofing materials shall be used other than materials similar in appearance to those used predominantly in the construction of the exterior of the existing building.

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.*

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, the 2 No. first floor windows to be formed in the north facing elevation of the alterations hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window will be at least 1.7m above the floor of any room in which the window is installed.

Reason: *In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2016.*



REFEREMNCE NUMBER
HH/2020/0982

SITE:
93B BENNETTS ROAD SOUTH

SCALE 1:1250

93B Bennetts Road South



93B Bennetts Road South
 Keresley, Coventry
 CV6 2FS

OS MasterMap 1250/2500/10000 scale
 Tuesday, November 12, 2019, ID: BW1-00840614
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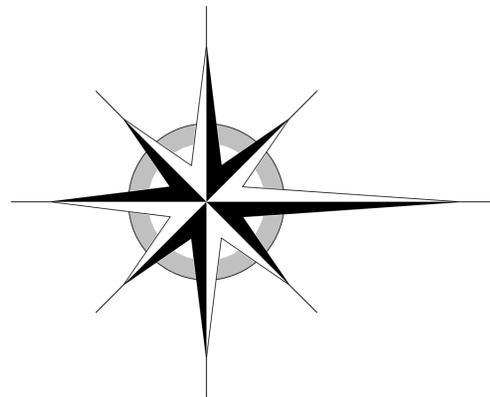
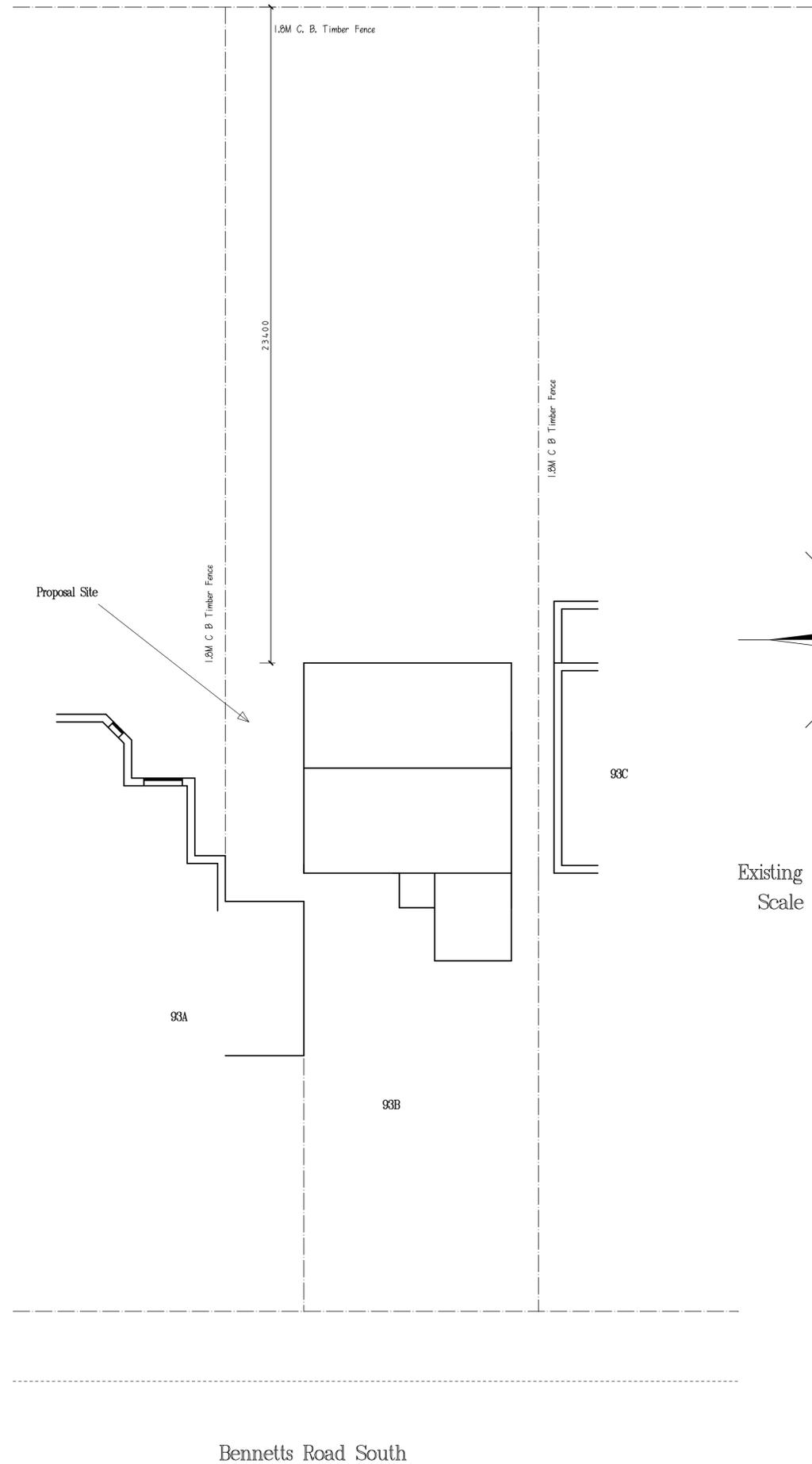
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Existing Block Plan
Scale 1:100

Issue A Block Plan amended July 2020 ARP

CDM Regulations 2015 :
Nothing in our appointment or provision of drawings shall be deemed to create any appointments or obligations as a duty holder to Regulation 7 of the CDM Regulations 2015.

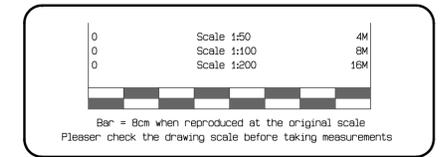
Smoke Detection to BS5839 Pt 6 2004 Min L3 standard. Smoke Detection to be mains operated with battery back-up. Smoke heads to be Max 7M from any kitchen and Living Room doors and 3M from any bedroom doors. A separate Conformance Certificate is to be provided by the Installation Contractor

TRUSS'. If truss' form part of this drawing and the pitch is shown to match the existing roof pitch, then it is the responsibility of the CONTRACTOR to check on-site the exact pitch and wallplate to wallplate dimension prior to placing any order and to contact this office for confirmation as the exact pitch of the roof members can only be verified once the roof has been opened up. No responsibility will be accepted for orders being placed incorrectly.

NOTE
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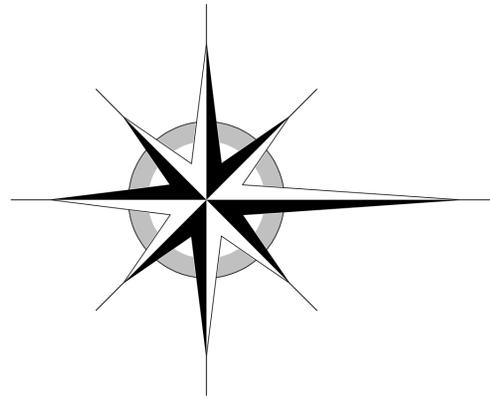
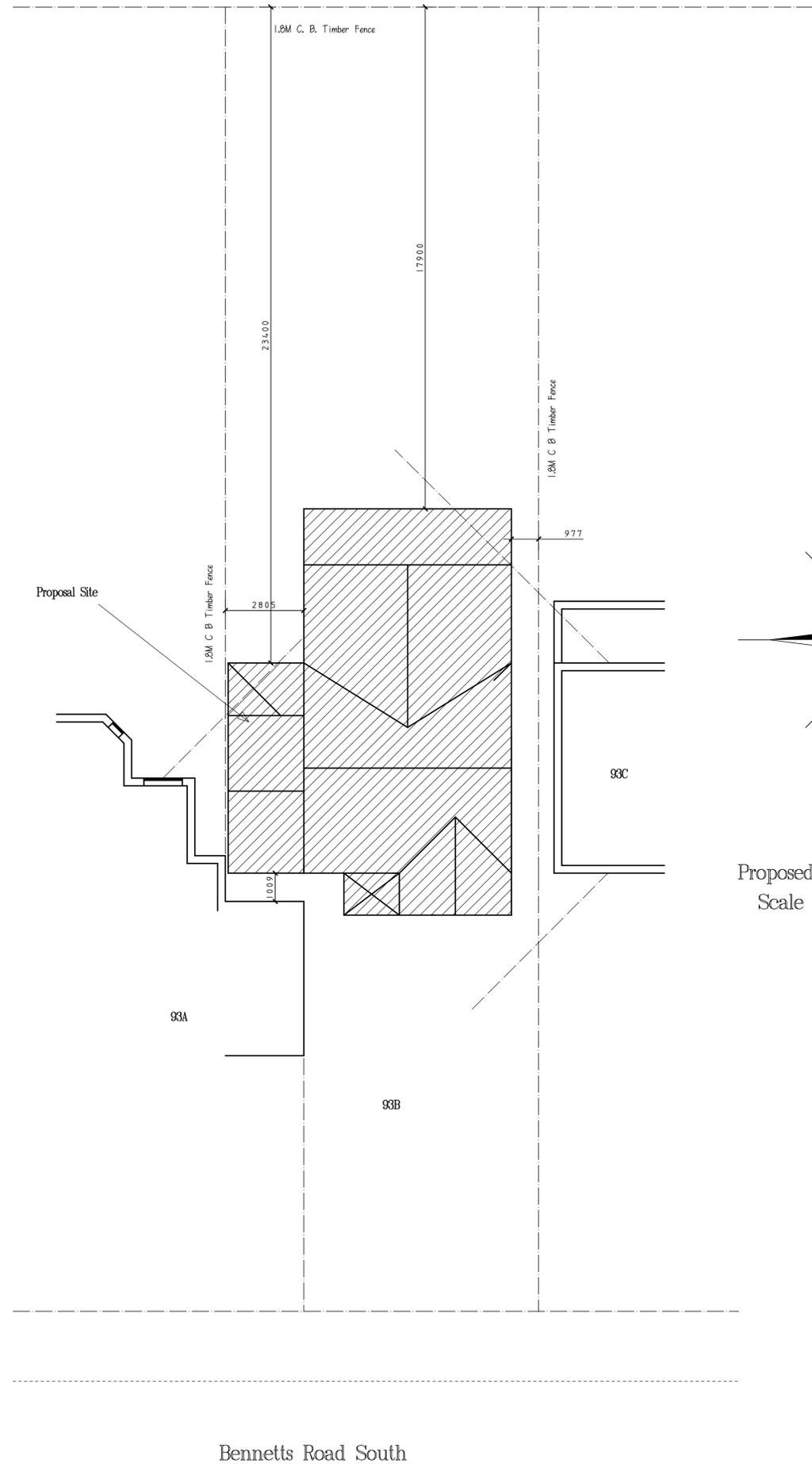
156 Hawkes Mill Lane
Allesley
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CV5 9FN
02476 402371

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Contractor to verify all boundaries and dimensions on site before work is commenced and notify of any discrepancies. No part of the proposal should encroach beyond any boundary without prior written consent of the owner of that land. All details and dimensions relating to Sub-Contractors or suppliers to be checked and agreed on site prior to order.
IF IN DOUBT ASK

ALL DIMENSIONS IN MILLIMETRES

CLIENT	Dwg. Size A1
PROPOSAL SINGLE STOREY SIDE EXTENSION at 93B Bennetts Road Coventry CV6 2FS	
SCALE 1:100	DATE Sep 2019
DRG No: 8852-015 REV: A	



Proposed Block Plan
Scale 1:100

Issue B Amendments following discussion with Planning Department Oct 2020 ARP
Issue A Front projection corrected August 2020 ARP

CDM Regulations 2015 :
Nothing in our appointment or provision of drawings shall be deemed to create any appointments as or obligations as a duty holder to Regulation 7 of the CDM Regulations 2015.

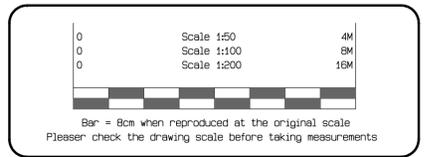
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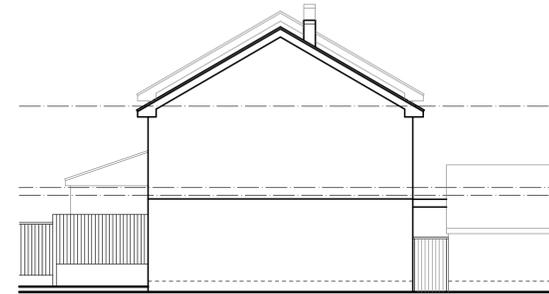
CLIENT Mr. Muhammad Saleem Abisi	Drg. Size A1
PROPOSAL SINGLE STOREY SIDE EXTENSION at 93B Bennetts Road Coventry CV6 2FS	
SCALE 1:100	DATE Sep 2019
DRG No: 8852-14 REV: A B	



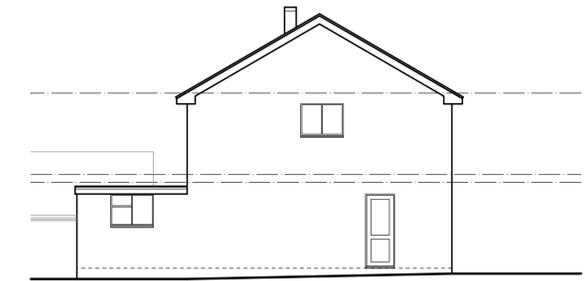
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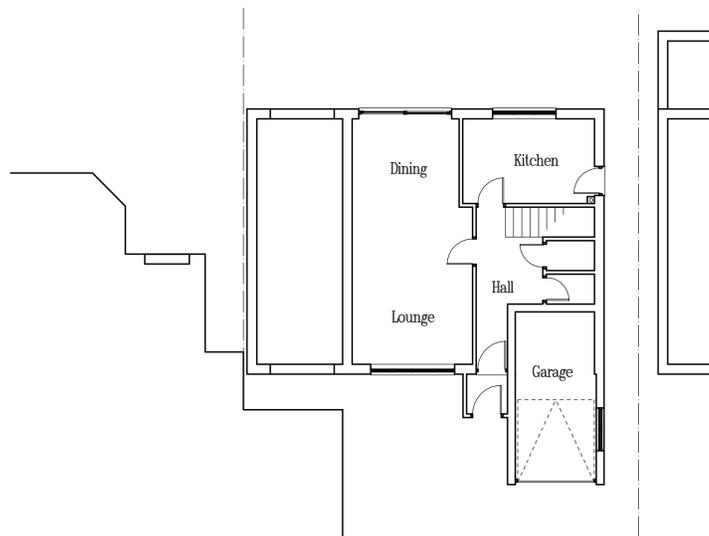
Existing Rear Elevation



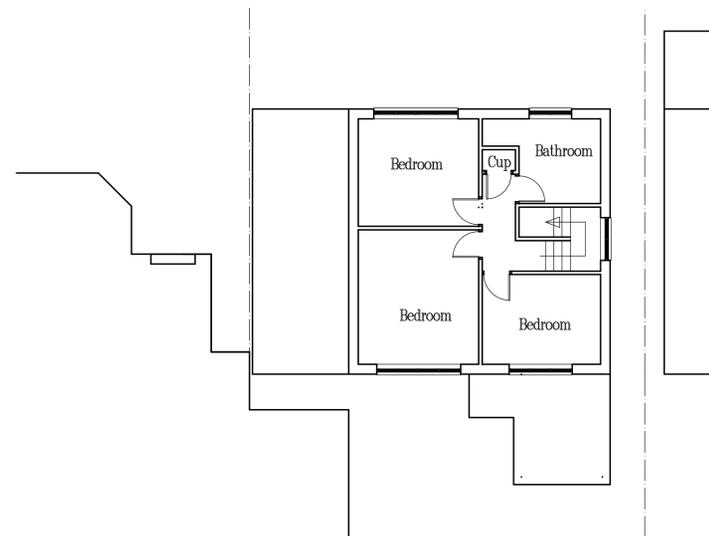
Existing Side Elevation



Existing Side Elevation



Existing Ground Floor Plan



Existing First Floor Plan

Issue A Amendments following Discussion with Planning Officer June 2020 ARP
 Issue B Amendments as requested by planning Oct 2020 ARP

CDM Regulations 2015 :
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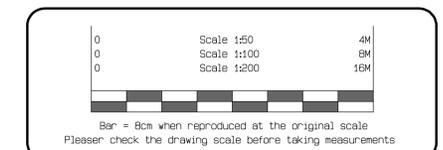
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ALL DIMENSIONS IN MILLIMETRES

CLIENT	Mr. S. Muhammad	Drg. Size	A1
PROPOSAL	at 98B Bennetts Road Coventry CV6 2FS		
SCALE	1:100 1:50	DATE	Sep 2019
		DRG No:	8852-01
		REV:	A B



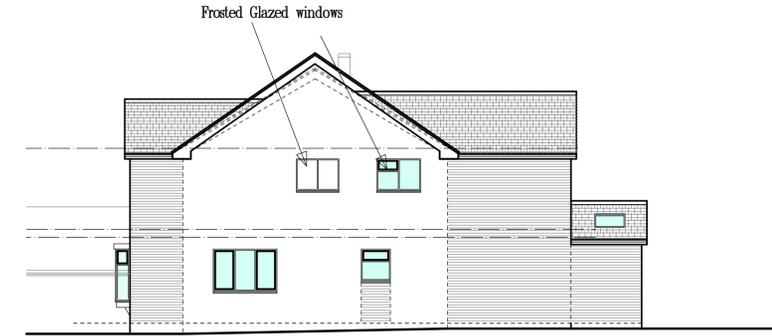
Proposed Front Elevation



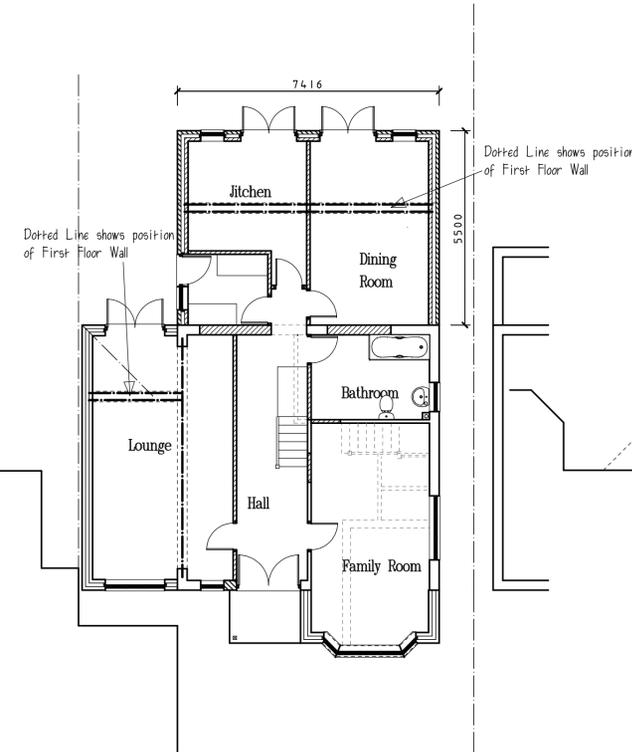
Proposed Rear Elevation



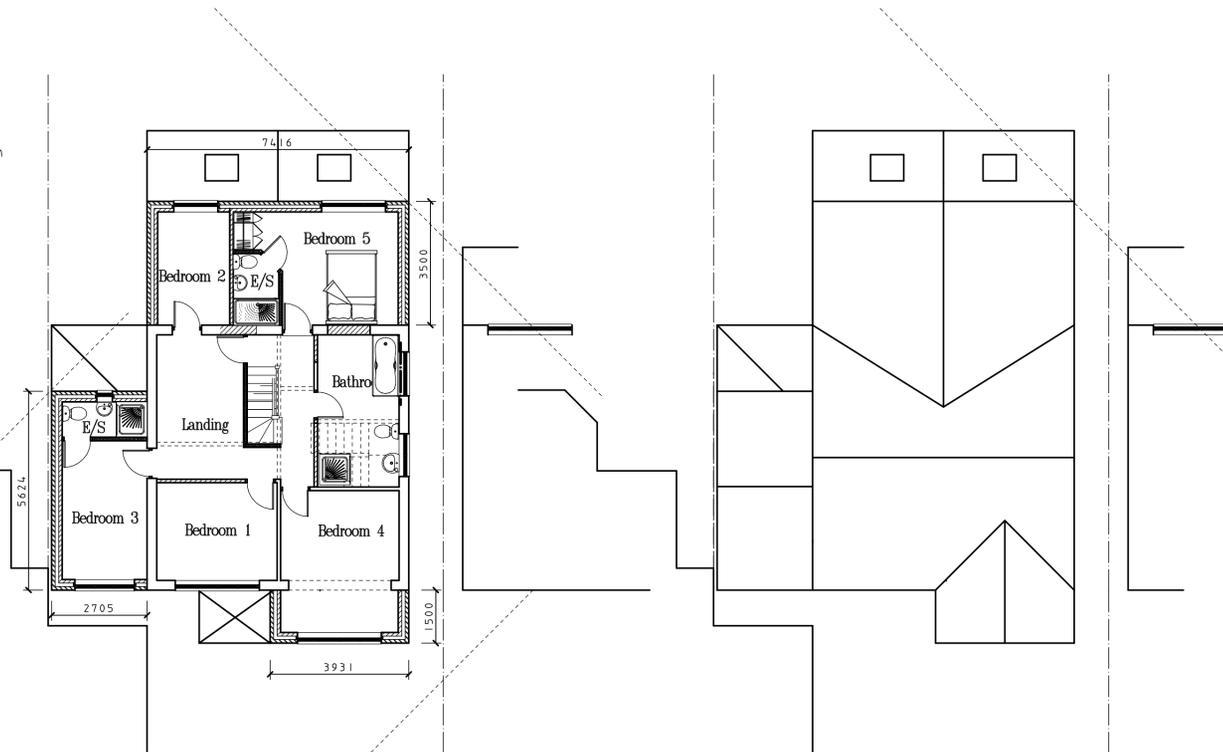
Proposed Side Elevation



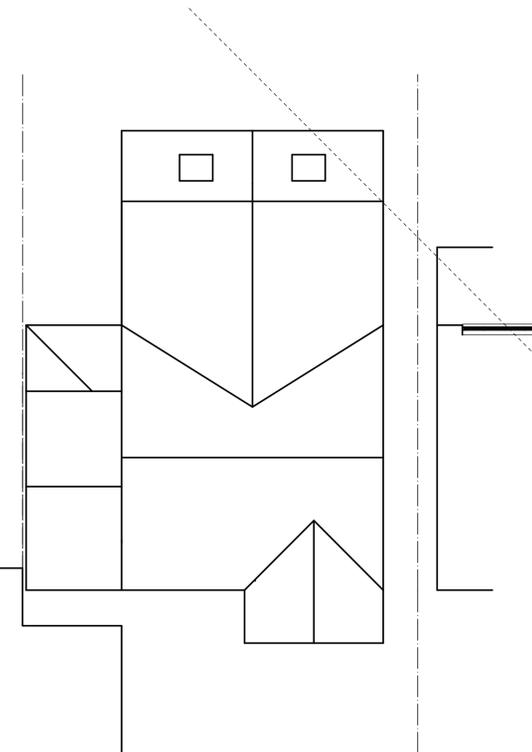
Proposed Side Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

CDM Regulations 2015 :
Nothing in our appointment or provision of drawings shall be deemed to create any appointments as or obligations as a duty holder to Regulation 7 of the CDM Regulations 2015.

Smoke Detection to BS5839 Pt 6 2004 Min L3 standard. Smoke Detection to be mains operated with battery back-up. Smoke heads to be Max 7M from any kitchen and Living Room doors and 3M from any bedroom doors. A separate Conformance Certificate is to be provided by the Installation Contractor.

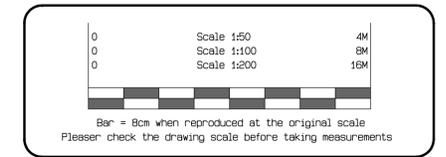
TRUSS: If truss form part of this drawing and the pitch is shown to match the existing roof pitch, then it is the responsibility of the CONTRACTOR to check on-site the exact pitch and wallplate to wallplate dimension prior to placing any order and to contact this office for confirmation as the exact pitch of the roof members can only be verified once the roof has been opened up. No responsibility will be accepted for orders being placed incorrectly.

NOTE
In the absence of detailed ground condition information the foundations assume satisfactory ground bearing conditions, which must be verified on site and agreed suitable with L.A. Officer. Further consideration to detail may have to be given either before or during construction. Building Contractor to ensure that work is carried out only to the officially APPROVED plans. IF IN DOUBT ASK.
THIS DRAWING IS NOT A CONTRACTUAL DRAWING and is principally prepared to obtain Local Authority Approvals. Nor does it constitute a production drawing. Further consideration may have to be given to details on site either before or during the contract period.

CLIENT TO NOTE
You as the Employer have a responsibility under the PARTY WALL ACT 1996 to ensure that all aspects of the said act are adhered to. Your attention is drawn to your responsibilities under the afore mentioned act, namely that you should inform your neighbours in writing that you intend to carry out works to a Party Wall and that he may have certain requirements of his own. You may wish to consult a solicitor or Party Wall Surveyor for further advice on this matter. (Refer to ODPM Literature available from your local council offices)

Issue B Amendments following discussion with Planning Officer Oct 2020 ARP

Issue A Amendments following discussion with Planning Officer June 2020 ARP



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Allesley
Coventry
CV5 9FN
02476 402371

R.C.I. Design Ltd.

Contractor to verify all boundaries and dimensions on site before work is commenced and notify of any discrepancies. No part of the proposal should encroach beyond any boundary without prior written consent of the owner of that land. All details and dimensions relating to Sub-Contractors or suppliers to be checked and agreed on site prior to order.
IF IN DOUBT ASK

ALL DIMENSIONS IN MILLIMETRES

CLIENT	Mr. Muhammad Saleem Abbsi	Drg. Size	A1
PROPOSAL	ALTERATIONS AND EXTENSION at 93B Bennetts Road South Coventry CV6 2FS		
SCALE	1:100 1:50	DATE	Sep 2019
		DRG No:	8852-02
		REV:	A B

Late Representations Planning Committee 15 October 2020

Item No. 6	<p>Application No. - FUL/2020/1791</p> <p>Description of Development - Change of use from purpose-built student accommodation(sui generis) to a hostel (sui generis)</p> <p>Site Address - 72A St Margaret Road</p> <p>Drawing Amendments</p> <p>Block Plan: 5198842/004 Rev1 Ground Floor Plan: SM4689/001 Rev 2 First Floor Plan: SM4689/002 Rev2 Second Floor Plan: SM4689/003 Rev2</p> <p>Recommendation As per original report</p> <p>Introduction</p> <p>Application proposal</p> <p>The proposal has been amended to incorporate a new office at ground floor level so that there are now 15 bedrooms proposed.</p> <p>Consultation</p> <p>A total of 24 individual written objections have now been received in addition a petition of 164 signatories sponsored by Cllr O' Boyle has been submitted. An email from a resident's association has also been received which makes an assessment of the planning statement submitted by Atkins and raises material considerations previously addressed in the report. One written Email of support has been submitted.</p> <p>West Midlands Fire Service have been consulted and have confirmed that they have no comments to make on the proposal.</p> <p>Additional Information</p> <p>Highways have confirmed that the report is inaccurate in that the ability to claim Council Tax is not a decisive factor in issuing car parking permits. It was used as a way to demonstrate that residents lived at the property only but was not applicable in all cases(students). A new permit scheme has recently been implemented which requests a V5 vehicle registration document together with a new form of documentation. On this basis nothing prevents future residents</p>
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<p>applying for a permit in principle. Nevertheless, there are no highway objections to the proposal and any potential impact in highways terms is acceptable.</p> <p>Bin storage has been clarified and will be in the same location as existing. The imposed condition 4 enables the housing of bins to be explored.</p> <p>Clarification of the ability to control an upper limit has been sought from housing, they have responded stating that any increase above 15 would be for parent and child accommodation and the suitability would be based on room size and advice from licensing, housing enforcement and H&S advice.</p> <p>The applicant has confirmed that the new office will be manned during normal working hours and that out of hours security will be available should a problem arise with 24/7 monitoring by CCTV and the ability to contact residents directly. The following has also been confirmed:</p> <ul style="list-style-type: none">○ Each resident will be assessed beforehand and allocated a support worker○ Cleaners and facilities officers will also visit several times a week○ Key fob access will be implemented with the ability to monitor movements○ Secure gated system for rear access○ No visitors permitted the property○ Out of hours contact details provided to all residents
