

Planning Committee Report	
Planning Ref:	FUL/2017/0518
Site:	1 Aldrin Way, Coventry
Ward:	Wainbody
Applicant:	Mrs Jian Zhang
Proposal:	Change of use to House in Multiple Occupation with eight rooms (sui generis) and erection of single storey rear and side extension and proposed new roof over garage
Case Officer:	Liam D'Onofrio

SUMMARY

The application proposes to change the use of a residential bungalow to a house in multiple occupation with eight rooms (sui generis). A single storey extension will be erected to facilitate the change of use and a proposed new roof will be erected over the existing flat roof garage, which will also be converted to habitable accommodation.

KEY FACTS

Reason for report to committee:	Representations from more than 5 properties. Cllr Sawdon has also requested that the application be determined by Planning Committee.
Current use of site:	Residential (C3 Use Class)
Proposed use of site:	House in multiple occupation with 8 bedrooms (sui generis)

RECOMMENDATION

Planning committee are recommended to Grant planning permission subject to conditions

REASON FOR DECISION

1. The proposal provides an acceptable design solution that will not be prominent within the streetscene.
2. The proposal will not adversely impact upon highway safety.
3. The proposal will not adversely impact upon the amenity of neighbours.
4. The proposal accords with Policies: OS4, OS6, BE2, H4, AM12 and AM22 of the Coventry Development Plan 2001, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

Planning permission is sought for the change of use of a dwellinghouse from a C3 Use to a large scale House in Multiple Occupation (HMO) (sui generis). The scheme includes a rear extension, which will project 4 metres into the rear garden and will be 16 metres wide and 2.3m high and the conversion of the existing garage. Internal accommodation will include 8 bedrooms, each with an en-suite, a shared lounge and shared kitchen area.

The flat roof over the garage will be replaced by a 4.45 metre high ridged roof matching the eaves and ridge heights of the existing main roof.

A cycle store and bin storage area will be located in the rear garden accessed from a side garden gate and two off-street parking spaces are located on the frontage.

SITE DESCRIPTION

The application site relates to a detached bungalow located on the northern side of the highway. The property occupies a corner plot with the side gable fronting onto Bransford Avenue. Surrounding properties are of a similar age and style providing a mix of two-storey dwellinghouses and bungalows. The property is within a predominantly residential area.

PLANNING HISTORY

None.

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in March 2012 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 promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this 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 Development Plan 2001 (CDP) relevant policy relating to this application is:

- Policy OS4 - Creating a more sustainable city
- Policy OS6 - Change of use of land
- Policy EM5 - Pollution protection strategy
- Policy H1 - People and their housing needs
- Policy H6 – Conversion to Multiple Occupation
- Policy BE2 - The principles of urban design
- Policy BE21 - Safety and security
- Policy AM12 - Cycling in new developments
- Policy AM22 - Road safety in new developments

Emerging Policy Guidance

The Draft Local Plan 2016 to 2031 has been submitted to the Inspectorate, examination hearings are currently underway. Whilst the policies do not hold significant weight at this time, they will gain weight as the local plan continues through the process. Policies within the draft local plan that are relevant include:

Policy DE1 – Ensuring High Quality Design
Policy AC1 – Accessible Transport Network
Policy H3 – Provision of new housing
Policy H4 – Securing a mix of housing
Policy H11 – Homes in multiple occupation
Policy AC4 – Walking and cycling

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Extending Your Home
SPD Delivering a more sustainable city

CONSULTATION

No Objections received from:
County Ecology.
Highways (CCC).
Environmental Protection (CCC).
West Midland's Police.

Immediate neighbours and local councillors have been notified; a site notice was posted on 03/03/17.

Councillor Sawdon has objected to the scheme stating that it is a gross overdevelopment and completely out of character with the area.

14 letters of objection have been received, including Cannon Park Community Association, raising the following material planning considerations:

- a) The proposal reduces housing stock for families and has an obvious impact upon local amenity, character, demography and social cohesion.
- b) Eight bedrooms show double beds meaning 16 people could live at the property.
- c) Parking on site is reduced to just one vehicle with the conversion of the garage/inadequate parking provision.
- d) Waste disposal and bins creating an eyesore.
- e) Approximately 380 residential properties built as family homes are on the estate and at least half are now occupied by students.
- f) The area has become a satellite to Warwick University/student ghetto.
- g) The proposals are out of keeping with properties nearby and overdevelopment.
- h) Concerns of noise and disturbance.

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

- a) Restrictive covenants.
- b) Foul sewage capacity.
- c) The scheme is for financial gain.

d) Room sizes are unfit for purpose.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, design, impact upon neighbouring amenity and highway safety.

Principle of development

Policy H6 of the CDP states that proposals for conversions to, enlargement or alteration of houses in multiple occupation will be considered on the basis of:

- The size and character of the property;
- The facilities available for car parking;
- The impact on the amenities of adjoining properties; and
- The cumulative impact on the amenities and character of the surrounding area.

The site is located within a residential area and the residential use is therefore considered to be compatible with surrounding residential uses. The scheme will provide a large scale HMO for 8 persons; however the application property relates to a detached property located on a large plot and the site is considered capable of accommodating this amount of residents with all rooms benefitting from natural lighting. Aldrin Way is considered to be within a sustainable location being in easy walking distance to Warwick University Campus and Cannon Hill Shopping Centre with its services and public transport links. The principle of development is, therefore, considered to be acceptable. Design, impact on residential amenity and highway safety are considered in greater detail below.

Design

An extension is proposed across the width of the rear elevation of the property. The scheme proposes a flat roof design, however flat roof elements are characteristic of many of the dwellings within the locality. The rear extension will be unobtrusive within the streetscene and this element is therefore considered to be acceptable. The flat roof over the side garage to the eastern elevation will be replaced by a ridged roof that integrates well with the pitch and height of the main roof and the garage door will be replaced by a well-proportioned window as part of the garage conversion to habitable space.

The proposed extensions are not therefore considered to harm the character of the dwellinghouse or the visual amenity of the streetscene and would not result in the overdevelopment of the plot.

Impact on neighbouring amenity

In terms of built form the proposed extension will not breach the 45-degree sightline as measured from the adjoining property and does not conflict with separation distances. The extensions and alterations are not therefore considered to create any significant loss of light, outlook or amenity to the occupiers of surrounding properties.

In terms of the change of use Officers are mindful that the use of the property as a HMO for six residents (C4 Use Class) falls outside of the Council's control. There are

no polices to control who can occupy residential properties. In this case the application site relates to a detached dwelling located on a spacious corner plot within a suburban area. Surrounding properties relate to large family homes and the occupation of the property by eight individuals is considered to remain compatible with surrounding residential uses with comings and goings likely to be easily absorbed into the streetscene. Concerns relating to the occupation of the property by up to 16 people are noted and it would be reasonable to limit the maximum number of residents to eight, which could be secured by condition.

The objections raised by local residents are carefully noted, and highlight local people's concerns regarding the pressures that exist within the locality for HMO/Student properties. It is acknowledged that concentrations of student accommodation can result in problems with noise and anti-social behaviour and a negative impact on the physical environment due to inadequate attention to waste disposal, although this potential is also true of any resident moving into the area. Nevertheless, having regard for the local resident's concerns it would also be reasonable to secure a Residents' Management Plan to set out tenants obligations and refuse management to control any such impact.

West Midland's Police have recommended that crime prevention measures be introduced following Secured by Design principles. Much of the criteria listed relates to apartment buildings and the HMO is a single dwellinghouse. A note has been suggested to advise the applicant of security improvements, as it is considered that the imposition of a condition to require these measures would be unreasonable, although some aspects of safety and security would be covered by the Resident's Management Plan.

West Midlands Police has also noted that whilst this application appears to be for student occupation HMO's can more generally provide multi occupancy accommodation for vulnerable members of society and placing a mix of individuals in one building with very little privacy and shared areas private space may not provide a safe environment for some elements of society. The Police suggest more generally compulsory background checks on the management and residents of HMOs. Whilst this is not a planning matter the Case Officer has checked this with the Housing Team, who have confirmed that this would not be a necessary requirement for private HMOs.

Highway considerations

The current property can accommodate two off-street parking spaces. The Highway Authority has raised no objection to the scheme in terms of highway safety.

There is ample space within the site for a cycle store and bin store area. A condition is suggested to ensure that a secure covered cycle store and marked out bin store area are provided.

Other considerations

The local residents' concerns regarding the impact upon foul sewage are noted; however this would be addressed under separate Building Regulation's legislation.

Local residents have also identified restrictive covenants on the property; however these are not a material planning consideration and it would be up to the applicant to address property covenants separately.

Environmental Protection has raised no objection to the scheme, subject to ensuring that each individual unit within the complex will comply with Approved Document E – resistance to the passage of sound. Having clarified this point it has been confirmed that Document E would relate to self-contained flats but would not be applicable to a single dwellinghouse, such as this HMO.

Ecology has raised no objection to the scheme subject to a protected species note.

Conclusion

The application is considered acceptable in principle and is not considered to affect neighbouring amenity or highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies OS6, H6, AM12, AM22 and BE2 of the Coventry Development Plan 2001, SPG, together with the aims of the NPPF.

CONDITIONS/REASON

1. The development hereby permitted shall begin no later than three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved documents 7124 01.

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

3. Prior to the first occupation of the use hereby permitted, a Resident's Management Plan shall have been submitted to and approved in writing by the local planning authority, which sets out clear arrangements for refuse management and tenant's obligations, such as anti-social behaviour, disciplinary procedures and Health & Safety. Thereafter the use shall only operate in accordance with the approved details.

Reason: *To ensure that the development is compatible with nearby uses and so that it does not adversely impact upon visual amenity in accordance with Policies H6 and BE2 of the Coventry Development Plan 2001.*

4. The use shall not be occupied unless and until a secure covered cycle shelter and a marked out bin storage area have been provided and made available for use in accordance with the details to be submitted to and approved in writing by the local planning authority. Thereafter those facilities shall remain available for use at all times.

Reason: *In the interests of visual amenity and encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies BE2, OS4 & AM12 of the Coventry Development Plan 2001.*

5. No facing and roofing materials shall be used other than materials similar in appearance to those used 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 BE2 of the Coventry Development Plan 2001.*

6. The house in multiple occupation hereby permitted shall be occupied by no more than 8 residents at any time.

Reason: *The application has been assessed on this basis and any additional number of residents would require further assessment in accordance with Policy H6 of the Coventry Development Plan 2001.*

[Existing & Proposed Plans](#)