

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	FUL/2017/0933
<b>Site:</b>	31 Warwick Row
<b>Ward:</b>	St Michael's
<b>Applicant:</b>	Mr G & K Singh
<b>Proposal:</b>	Erection of three storey rear extension, reinstatement of front dwarf wall, metal fence with gate to front and side and change of use from a day nursery (Use Class D1) to 11 self-contained residential units
<b>Case Officer:</b>	Rebecca Grant

### **SUMMARY**

The application proposes to change the use of the property from a day nursery to 11 self-contained residential units. The proposal includes a three storey rear extension which projects 2.7m from the original rear elevation of the property. The extension will extend across the whole width of the rear elevation. Amenity space will be located to the rear and cycle storage will be provided within the building.

### **KEY FACTS**

<b>Reason for report to committee:</b>	Representations from more than 5 properties
<b>Current use of site:</b>	Vacant
<b>Previous use of site:</b>	Day nursery
<b>Number of bedsits proposed:</b>	11
<b>Number of car parking spaces proposed:</b>	0
<b>Number of cycle parking spaces:</b>	8
<b>Location of site:</b>	Within Greyfriars Green Conservation Area

### **RECOMMENDATION**

Planning committee are recommended to delegate the grant of planning permission to the Head of Planning following the expiry of the consultation period, subject to conditions and subject to receiving no further comments raising new material planning objections to the application.

### **REASON FOR DECISION**

1. The proposal is high quality design maintaining the character of the Greyfriars Green Conservation Area
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, BE9, AM12, AM22, H2, H5, H9, CC3, CC21, EM5 and EM10 of the Coventry Development Plan 2001, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

The application proposes to change the use of the property to provide 11 self-contained residential units for student accommodation. The proposal involves a three storey rear extension projecting 2.7m to the rear of the site. The extension has been reduced in scale as the original proposal projected 4m from the rear elevation. The design of the extension has also been amended in order to include design features traditional of the property.

A level patio will be created to the basement at the rear by removing the existing soft play area and approximately 1m of deep soil to bring the rear ground level to the same level as the neighbouring car parks.

To the front elevation, the dwarf wall and decorative metal fencing will be reinstated.

The property does not have any car parking available however space for secure cycle parking is proposed internally within the building with access from the basement.

### **SITE DESCRIPTION**

The application site is located at the southern end of Warwick Row adjoining the Ringway and a subway leading to Grosvenor Road. The application relates to a large semi-detached former dwelling. The property is currently vacant. The last use of the property was a facility to provide help for cancer sufferers and their families as a place to relax and socialise (A1, A3 and D2 consent). The use previous to this was as a day nursery. The dwelling has accommodation over four floors and includes a basement and rooms in the loft. Whilst these former dwellings are large, they occupy relatively small plots in relation to the size of the dwellings. Between the Ringway and the properties on Warwick Row is an area of public open space known as Greyfriars Green. The area, together with the bordering buildings is included within the conservation area.

The building is constructed of a mellow red orange brick and has a Welsh slate roof. It is characterised by prominent brick bays to the ground and first floor windows and has simple dormers in the roof. The wall to the front garden/amenity space has recently been removed.

The adjoining property is in residential use. Planning permission was granted in 2012 to convert the building to a house in multiple occupation (planning reference FUL/2011/2081). No car parking is provided for the occupiers of this property. The property does have some amenity space which directly fronts on to Warwick Row and therefore is visible to pedestrians walking past

To the east and at right angles to the premises is a terrace of early Victorian former town houses that have all been converted to commercial use. These are all statutory listed. To the west of the site are also early Victorian former dwellings which have been converted into commercial uses. To the rear of the site is a car parking for the various commercial properties which are in the locality.

### **PLANNING HISTORY**

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

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
FUL/2017/0117	Change of use from day nursery (D1) to 8 self-contained residential units and reinstatement of front dwarf wall with metal fence with gate to front and site (revised scheme 2016/2997)	Approved 07.03.2017
FUL/2016/2997	Erection of three storey rear extension, reinstatement of front dwarf wall, metal fence with gate to front and side and change of use from a day nursery (Use Class D1) to 12 bedsits (Use Class Sui Generis)	Withdrawn 12.01.2017
FUL/2015/3566	Change of use from a day nursery (Use Class D1) to a flexible A1/A3/D2 use	Approved 7.12.2015
FUL/2005/7388	Change of use to a day nursery	Approved 9.03.2006

## ***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:

- OS4 – Creating a more sustainable city
- OS6 – Change of land use
- BE2 – Principles of urban design
- BE9 – Development in conservation areas
- AM12 – Cycling in new developments
- AM22 – Road safety
- H2 – Balancing new and existing housing
- H5 – Conversion from non-residential to residential use
- EM5 – Air Quality
- EM10 – Re-use and recycling
- CC3 – A living heart
- CC21 – The southside area

### ***Emerging Policy Guidance***

The Draft Local Plan 2016 to 2031 has been submitted to the Inspectorate, examination hearings and consultation on modifications has concluded and the Inspectors report is

currently awaited. 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:

DS3 – Sustainable development policy  
H10 – Student accommodation  
AC3 – Demand management

***Supplementary Planning Guidance/ Documents (SPG/ SPD):***

SPG Design Guidelines for New Residential Development  
SPD Delivering a more sustainable city

***CONSULTATION***

No Objections subject to conditions received from:

Conservation (CCC)

Highways (CCC)

Ecology

Environmental Protection Officers (CCC)

Immediate neighbours and local councillors have been notified; a site notice was posted on 27/04/2017. A press notice was displayed in the Coventry Telegraph on 27/04/2017.

7 letters of objection have been received, raising the following material planning considerations:

a) The extension will overshadow neighbouring properties.

b) Potential loss of privacy.

c) The access to the property is bad and concerned that it will disrupt work meetings with clients

Any further comments received will be reported within late representations.

***APPRAISAL***

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

***Principle of development***

The application site lies within 'The Southside Area' as defined by policy CC21. Within this area, proposals for redevelopment, refurbishment, extension or conversion for business office or residential use will be promoted and encouraged. Policy CC3 also supports residential development within the City Centre area. The principle of the proposed use is supported by both of these policies and therefore considered acceptable in this city centre location.

Policy H6 sets out criteria that should be considered when converting properties from non-residential use to residential/conversion to multiple occupation.

The adjoining building is in residential use and surrounding uses include estate agents and offices. It is considered that a residential use would be compatible and it is considered that a good quality, attractive residential environment can be created. Given the city centre location, the application site is well served by public transport, public car parks and there is a plethora of local facilities.

Taking the above into account, it is considered that the principle of residential use is acceptable and in accordance with policy.

### ***Design and impact upon Conservation Area***

Policy BE2 encourages high quality design and paragraph 17 of the NPPF identifies good design as a key principle of the planning system. Policy BE9 states that development within, or affecting the setting of, a Conservation Area will only be permitted if it would preserve or enhance the character or appearance of the area.

The application proposes a 3 storey rear extension. The scale of the extension has been significantly reduced following concerns with the scale of the extension applied for under planning application reference FUL/2016/2997. The scale of the extension has been further reduced (by 1.3m) with amended plans submitted for the current application. The design of the extension was also revised in order to take into account the traditional features of the building. This includes the addition of a chimney to replicate the one to be removed, projecting brick corbelling at eaves, arched lintels and ceramic cills to match the existing and aligning the windows in the rear elevation symmetrically.

The proposal involves reinstating a dwarf wall and railings which will provide a positive benefit to the setting of the building within the conservation area. A matching double gate is proposed to provide security to the rear of the property. There is a tree adjacent to the boundary of the site where the gates are to be located. The tree does not benefit from a Tree Preservation Order. At the time of drafting this report an application has been submitted to fell this beech tree (application reference CT/2017/0977). Members will be updated of the decision as a late item at committee.

Whilst the extension will only be partially viewed from the conservation area due to its orientation, it has been designed to have a positive impact upon the character and appearance of the conservation area. It is therefore considered that the design of the extension is acceptable and in accordance with Policy BE2 and BE9 of the Coventry Development Plan 2001.

### ***Impact on neighbouring amenity***

As stated above, the extension has been significantly reduced in scale in order to reduce any potential overshadowing to neighbouring properties and also provide sufficient amenity space for the occupiers of the building.

The extension is proposed to the rear of the site and follows the building line of the existing building. A basement window and two ensuite windows which will be obscure glazed appear in the side elevation. Consequently, there will be no overlooking to the offices to the west of the application site. There is approximately 11.5m from the blank elevation of the proposed extension to the nearest office window. Given that the nearest window is not to a habitable room and the application site is within the city centre, this relationship is considered to be acceptable.

Windows are proposed in the rear elevation which overlook the rear car parking areas of the surrounding office developments. There is an existing window at ground floor level on the adjoining building which is in residential use. This window is however a secondary window to a communal kitchen. It is therefore considered that the proposal will have no significant adverse impact upon the amenity of occupiers of the adjoining property.

Representations have been received raising concerns with a potential loss of sunlight as a result of the extension. Given the orientation of the building, the proposed extension may cause overshadowing to properties within Queen Victoria Road in the early morning however this is not considered to be significant to warrant refusal of planning permission. The existing building already creates a certain level of overshadowing and consequently the proposed extension does not exacerbate the matter significantly.

Taking the above into account, it is not considered that the proposal will have any adverse impact upon the amenity of neighbouring occupiers and consequently the proposal is considered to be acceptable.

### ***Highway considerations***

There are no facilities available for car parking in association with the development. However, given the city centre location it is considered that a no car parking approach is acceptable, subject to a condition requiring cycle parking provision in accordance with Policy AM12. The agent has indicated that up to 8 cycle parking spaces are available within the secure storage space in the basement of the building. Such an approach is also in accordance with Policy OS4 which seeks to create a more sustainable city and efficient use and re-use of land and buildings and encourages rational modes and patterns of travel.

Given the city centre location and close proximity to the alternative modes of transport, it is considered that the proposal is in accordance with Policies AM12 and AM22 of the Coventry Development Plan 2001.

### ***Other material considerations***

In order to provide a satisfactory environment for future occupiers, space is provided for bin storage to the side of the property.

The applicants have reduced the scale of the building in order to provide more amenity space for future occupiers. A total of 92sqm of amenity space is proposed. The application site is also situated opposite Greyfriars Green which not only provides an attractive setting for the development but also the opportunity for additional outside recreation space. Memorial Park is also within 10 minutes walking distance from the site. It is therefore considered that the development provides sufficient amenity space for future occupiers.

### ***Conclusion***

The principle of development accords with Policy and the proposal would not result in significant harm to highway safety, residential amenity or the character and appearance of the conservation area. The scheme has been designed to have regard to existing development in the area whilst providing a high quality solution that retains the traditional features of the property.

## **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;  
Location plan and site plan AMA 238 001 B  
Existing basement and ground floor plans AMA 238 002  
Existing first and second floor plans AMA 238 003  
Existing front and rear elevation AMA 238 004  
Existing side elevation facing Queen Victoria Road AMA 238 005  
Proposed basement and ground floor layouts AMA 238 006 F  
Proposed first and second floor layouts AMA 238 007 D  
Proposed side elevation to Queen Victoria Road AMA 238 008 F  
Proposed front and rear elevation AMA 238 009 F  
Partition details AMA 238 012  
Existing elevation from adjoining property AMA 238 013  
Proposed side elevation AMA 238 014 E

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

3. The building shall not be occupied for the proposed use unless and until details of a cycle rack for 8 or more cycles has been submitted to and approved in writing by the Local Planning Authority and made available for use. Thereafter those facilities shall remain available for use at all times unless alternative measures have been approved by the local planning authority.

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

4. The building shall not be occupied for the proposed use unless and until bin storage facilities have been provided in accordance with the approved details and thereafter those facilities shall remain available for use at all times unless alternative measures have been approved by the local planning authority.

**Reason:** *In the interests of the visual amenities of the area and in order provide suitable waste facilities in accordance with Policies BE2 and BE9 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 a satisfactory standard of appearance of the development in the interests of the amenities of the locality and Conservation Area in accordance with Policies BE2 and BE9 of the Coventry Development Plan 2001.*

6. Before development commence sample details of the metal fencing and double gates shall be submitted to and approved in writing by the Local Planning Authority and thereafter shall be retained.

**Reason:** *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the Conservation Area in accordance with Policies BE9 and BE9 of the Coventry Development Plan 2001.*

7. Prior to occupation of the building, details of any gas boilers installed in the building shall be submitted to and approved in writing by the Local Planning Authority. The details shall ensure that the boilers meet a dry NOx emission of <40mg/kWh. The approved details shall thereafter be retained.

**Reason:** *The application site is within our Air Quality Management Area declared for NOx in accordance with Policy EM5 of the Coventry Development Plan 2001.*

8. The house in multiple occupation hereby approved shall not be occupied unless and until the building fabric has been acoustically treated so that within the building the 'Good' noise criteria outlined in BS8233 are satisfied. Thereafter such acoustic treatments shall remain in place at all times.

**Reason:** *To ensure a satisfactory environment for residents in accordance with Policy EM5 of the Coventry Development Plan 2001.*

### Site Plan

Existing Basement & Ground Floor Plan 1

Existing 1<sup>st</sup> & 2<sup>nd</sup> Floor Plan 2

Existing Front & Rear Elevations 3

Existing Side Elevations 4

Proposed Basement & Ground Floor Plan F

Proposed 1<sup>st</sup> & 2<sup>nd</sup> Floor Plan D

Proposed Rear Elevations F

Proposed Side Extension E

Proposed side extensions to Queen Victoria Road F



