

Planning Committee Report	
Planning Ref:	FUL/2017/2244
Site:	133 Station Street East
Ward:	Foleshill
Applicant:	Mrs Akhtar
Proposal:	Change of use from one dwelling into two flats, erection of single storey rear extension and installation of external wall insulation with smooth render finish to whole building
Case Officer:	Nigel Smith

SUMMARY

The application proposes to convert the existing dwelling into two flats, with one occupying the ground floor and the other the 1st floor and attic space. A 3m deep single storey extension to the original single storey rear wing at the property is proposed. The proposal also includes installing external wall insulation finished in smooth cream coloured render.

KEY FACTS

Reason for report to committee:	Cllr Abdul Khan part owns the property
Current use of site:	Single dwelling

RECOMMENDATION

Planning committee are recommended to delegate the grant of planning permission to the Head of Planning subject to conditions and no objections on planning grounds being received before the end of the consultation period, which have not been discussed in this report.

REASON FOR DECISION

1. The proposal would not harm the character of the 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 H4, H6, AM22 and BE2 of the Coventry Development Plan 2001, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

To convert the existing dwelling into two flats, with one occupying the ground floor and the other the 1st floor and attic space. A 3m deep single storey extension to the original single storey rear wing at the property is proposed. This would have mono pitched roof leading up to the boundary with 131. Finally, the property would have external wall insulation fitted with a smooth cream coloured finish.

SITE DESCRIPTION

The site is a two storey mid terraced Victorian house. It is surrounded by similar housing to either side and on the other side of Station Street East and there are school playing fields to the rear of the site. The property retains its original single storey rear wing, as do both the adjacent properties. The property has a rear dormer window and is currently rough cast rendered in a dark colour.

PLANNING HISTORY

FUL/2017/1651	Change of use from one dwelling into two flats, erection of single storey rear extension, rear dormer window and installation of external wall insulation with smooth render finish to whole building	Withdrawn (2017)
---------------	---	------------------

This application was withdrawn and the rear dormer window has since been altered so that it constitutes permitted development

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
- BE2 – Principles of urban design
- H4 – Residential extensions
- H6 – Conversion to multiple occupation
- AM22 – Road safety in new developments

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:

H3 – Provision of new housing
AC3 – Demand management

Supplementary Planning Guidance/ Documents (SPG/ SPD):
SPD Delivering a more sustainable city

CONSULTATION

No Objections received from:
Highways (CCC)
Environmental Protection (CCC)

Immediate neighbours and local councillors have been notified; a site notice was posted on 4th October 2017.

No representations have been received to date.

Any further comments received will be reported as late items.

APPRAISAL

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

Principle of development

Policy H6 states that proposals for conversion to multiple occupation will be considered on the basis of: the size and character of the property; the facilities available for car parking; the impact upon amenities of adjoining residents; and cumulative impact upon amenity and character of the area. The commentary to the policy explains that the policy refers to all forms of HMO, including self-contained flats, and that the conversion of small mid terraced houses often causes disturbance to neighbours through increased noise or extra on street parking and that proposals will be resisted unless these issues are adequately addressed.

In this case the proposal is to convert a two bedroom terraced house into two single bedroom flats. There is no evidence to suggest that there is a high proportion of HMO's on the street, therefore cumulative impact is not a relevant consideration in this instance. The highway and residential amenity impacts will be looked at in detail in separate sections of the report below. Subject to those impacts being acceptable, the principle of development is acceptable.

Impact on neighbouring amenity

The conversion of the house into two flats has the potential to result in additional noise to neighbours as living rooms / kitchens would be located next to bedrooms in adjoining houses. However, insulation would have to be installed in accordance with Part E of the Building Regulations, therefore the noise impact should be acceptable.

With regard to the proposed single storey extension to the existing rear wing, this would have a very limited impact upon the two neighbours. No.135 has windows in their own facing rear wing but the extension would be set off the boundary (which is marked by a 1.5m high timber fence) and the roof would slope away. No.131 has no windows in the end of their rear wing so the proposal would not affect any rooms at this property.

Highway considerations

Policy AM22 seeks to ensure road safety in new developments.

In this case the only impact relates to whether extra pressure for on street parking spaces would arise from the development on what is a very heavily parked street. However, as the parking requirement for a two bedroom house and two single bedroom flats would be identical (two in both cases according to the draft parking standards), there would be no increase in demand for on street parking. No objections have been raised by the Highways Officer and the proposal complies with Policy AM22.

Design

Policy BE2 seeks to ensure a high quality design.

The design of the proposed rear wing extension simply extends the original construction. Whilst it would be possible to have a dual pitched roof, the extension of the monopitch is not uncharacteristic.

With regard to the proposed external wall insulation, No.137 has had similar work undertaken and the loss of the rather unsightly rough cast render/pebble dash would not harm the character of the streetscene.

Conclusion

The principle of development is acceptable and the impacts upon residential amenity, the character of the area and highways would not be significant.

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: PL201; PL202A; PL203A.

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

3. No 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 .*

[Location Plan](#)
[Floor Plan](#)
[Elevations](#)