

Planning Committee Report	
Planning Ref:	FUL/2017/1681
Site:	327 Tile Hill Lane
Ward:	Westwood
Applicant:	Mr Panesar
Proposal:	Erection of two storey side/rear extension and conversion of existing house to form 4 flats
Case Officer:	Liam D'Onofrio

SUMMARY

The application proposes to change the use of the 3-bedroomed dwellinghouse into four self-contained flats. The scheme includes a two-storey side/rear extension and alterations to create three off-street parking spaces within the rear garden, accessed from Eastcotes.

KEY FACTS

Reason for report to committee:	Councillor Lapsa has requested that the application be determined by Planning Committee, identifying concerns relating to highway safety.
Current use of site:	Three bedroomed dwellinghouse

RECOMMENDATION

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

REASON FOR DECISION

- The proposal is high quality design improving the character of the area
- 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 BE2, H9 and H12 of the Coventry Development Plan 2001, Policies DE1, H3, AC3, AC4 and EM6 of the emerging Local Plan, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

Planning permission is sought for a change of use of an existing dwellinghouse into four self-contained one-bedroom flats. To facilitate the change of use the scheme includes a two-storey side/rear extension, which will measure 3.5m wide by 12 metres deep, projecting 4.75m beyond the rear main wall of the dwellinghouse.

Flats 1 and 3 will be contained within the existing dwellinghouse and accessed from the front elevation. Flat 2 has its own entrance facing Eastcotes and Flat 4 will have its own entrance from the rear elevation.

The scheme will include a new access from Eastcotes into the rear garden, which will be sub-divided to create a parking area for three vehicles.

SITE DESCRIPTION

The application site relates to an end-terraced, two-storey dwellinghouse occupying a corner plot located on the southern side of Tile Hill Lane with the side garden boundary adjoining the eastern side of Eastcotes. The surrounding streetscene is predominantly residential, characterised by terraced dwellings of a similar style and age. A local shopping parade is located to the west of the Eastcotes junction also fronting the southern side of Tile Hill Lane.

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
FUL/2016/2692	Two storey side extension to form 2 No 1 bedroom flats and conversion of existing house into 2 No 1 bedroom flats (resubmission of FUL/2014/2714)	Refused 01/11/16
FUL/2014/2714	Two storey side extension to form 2 No 1 bedroom flats and conversion of existing house into 2 No 1 bedroom flats	Withdrawn 14/10/14

The previous application FUL/2016/2692 was refused for the following reasons:

1. The development is contrary to Policies H12 and AM22 of the Coventry Development Plan 2001 in that insufficient provision is made for the parking of vehicles within the application site. The proposal would therefore result in the intensification in demand for on road parking provision in an already heavily parked area where on road parking is limited, which would be to the detriment of highway safety, the free flow of traffic and the amenities of the occupiers of adjacent dwellings.
2. The proposed access to the off-street parking area is contrary to Policy AM22 of Coventry's Development Plan 2001 in that it fails to provide the required pedestrian visibility splay of 2.0 x 2.0 metres and therefore will be detrimental to highway and pedestrian safety.

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
Policy EM2 - Air Quality
Policy EM5 - Pollution protection strategy
Policy H1 - People and their housing needs
Policy H4 – Residential Extensions
Policy H9 - Windfall additions to housing land supply
Policy H12 - Design and density of housing development
Policy AM12 - Cycling in new developments
Policy AM22 - Road safety in new developments
Policy BE2 - The principles of urban design

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 Inspector's report has been received. The draft plan and report have been published and are a material consideration in the determination of applications. The draft plan and report will be presented to Full Council in December, if recommendations are approved it will become the adopted development plan. Policies within the draft local plan that are relevant include:

Policy DE1- Ensuring a High Quality Design
Policy H3 – Provision of New Housing
Policy AC3 – Demand Management
Policy AC4 – Walking and Cycling
Policy EM6 – Air Quality

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development
SPG Extending Your Home adopted by Planning Committee on 10 April 2003 and reviewed on 15 December 2005, both following public consultation exercise in accordance with PPG12.
SPD Delivering a More Sustainable City

CONSULTATION

No objections subject to conditions have been received from:
Highways (CCC)
Environmental Protection (CCC)

Immediate neighbours and local councillors have been notified; a site notice was posted on 10/11/17.

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

- a) The scheme requires four parking spaces and only three are proposed.
- b) Car parking and highway safety concerns.
- c) Security concerns.

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

- a). Removal/relocation of existing security gates to the vehicular access to the rear gardens of surrounding properties.

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, highway considerations and air quality.

Principle of development

Policy H9 dealing with windfall housing sites indicates that proposals for housing development on sites not identified will be permitted subject to:

- Compatibility with nearby uses;
- The provision of an attractive residential environment;
- Convenient pedestrian access to local facilities;
- being well served by public transport; and
- Compatibility with other plan policies.

Policy H3 of the emerging Local Plan states that new residential development must provide a high quality residential environment which assists in delivering urban regeneration or contributes to creating sustainable communities and which overall enhances the built environment. A suitable residential environment will include safe and appropriate access, have adequate amenity space and parking provision and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.

The NPPF paragraph 53 indicates that local planning authorities should resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

The proposal is acceptable in principle, being compatible with other surrounding residential uses, having convenient pedestrian access to local facilities and being well served by public transport. Although not a 'householder extension' the development to create two new flats would conform to the house extension guidelines SPG that will respect the host dwellinghouse and will not form a contrived development that would be harmful to the local area. The scheme is not therefore considered to create the inappropriate development of a residential garden and is acceptable in principle.

Design

Policy H4 of the CDP states that extensions or other alterations to residential properties should respect the local character and street scene of the area. Policy BE2 seeks a high

quality urban design and encourages guidance in the form of SPG. Policy DE1 of the emerging planning policy seeks to ensure a high quality design and states that all development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The proposed extensions will be well-proportioned and will retain a minimum 2m gap between the side extension and the side boundary with Eastcotes in accordance with the SPG.

The scheme is considered to provide an acceptable design solution. The non-subordinate design is considered to integrate better with the existing terraced block fronting Tile Hill Lane. The rear projection steps down appropriately creating a subordinate design. The materials have been carefully considered and will provide the same brickwork detailing and first floor render panels as the host dwellinghouse. The new windows in the side elevation will appropriately address the Eastcotes streetscene giving a dual frontage to this corner property.

The scheme is not therefore considered to raise any significant harm to the character of the dwellinghouse or the visual amenity of the streetscene.

Impact on neighbouring amenity

The proposed extensions will meet all necessary separation distances in compliance with the SPG and are not considered to create any significant loss of light, outlook or amenity to the occupiers of surrounding properties.

The residential use will be compatible with surrounding residential uses and additional comings and goings are likely to be easily absorbed into the busy streetscene.

Concerns have been raised by several local residents regarding the removal/relocation of the existing security gates to the communal access and also to the removal of the boundary wall beyond the gate. Whilst not a material consideration the applicant has confirmed that the gates will not require any alteration, they fall outside of the applicant's control and do not form part of the application site. The applicant has also clarified that the existing wall will be removed between the main road frontage and up to 215mm from the security gates, with the wall strengthened as required within the application site. The existing boundary wall beyond the security gates will be retained maintaining existing security to the access.

In terms of the amenities of future residents Policy H1 states that all existing and future citizens should have access to a range of housing that is of satisfactory size and condition and within a high quality residential environment, aims that are reflected in emerging Local Plan Policy H3. The scheme is considered to provide a good quality residential environment. The sub-divided rear garden will provide some 52sq.m of outside space, which is considered sufficient for sitting out, hanging washing etc. There is ample space at the side and front of the property for cycle and bin storage, which will be secured by condition.

Environmental Protection has requested that a good standard of thermal double glazing be installed in habitable rooms in the extension to protect against noise disturbance from the busy Tile Hill Lane. This can also be secured by condition.

Residents' concerns regarding on-street car parking pressures in the area are noted and explored in greater detail below.

Highway considerations

Policy AM22 requires that safe and appropriate access to the highway system together with satisfactory on site arrangements for vehicle manoeuvring so as to ensure safety for all users. The supporting text makes clear that consideration must also be given to the impact of access and manoeuvring arrangements on neighbouring users and the amenity of residents. Policy AC3 of the emerging Local Plan states that 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 Highway Authority objected to the previous application in terms of insufficient off-street parking (two spaces were to be provided) and failure to provide the required pedestrian visibility splay of 2.0 x 2.0 metres. These issues formed the previous refusal reasons and are considered to have now been successfully overcome.

The Highway Authority considers that the impacts of the development are not severe and has therefore raised no objection to the current proposal. It is noted that although the proposal increases demand for parking within the locality, the development will create three off-street parking spaces. As the existing property has no off-street parking available the development will reduce pressure upon the on-street parking available.

A 3m section of wall adjoining Eastcotes will be lowered to create an acceptable 2.0 x 2.0 metres pedestrian visibility splay.

A condition is suggested to ensure that these works are complete and parking and cycle parking are made available prior to first occupation.

The scheme is not therefore considered to raise any highway safety issues.

Air quality

Environmental Protection have commented that the site is located within an Air Quality Management Area and recommends a condition in order to minimise the impact of the development on local air quality by requiring any new gas boilers to meet a dry NO_x emission rate of <40mg/kWh.

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 OS4, H4, H6, AM12, AM22 and BE2 of the Coventry Development Plan 2001, Policies DE1, H3, AC3, AC4 AND EM6 of the emerging Local Plan, 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: 02B, 03B, 04E, 05.

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

3. 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.*

4. The building shall not be occupied unless and until a cycle store and bin store area has been provided in accordance with details that have been submitted to and approved in writing by the local planning authority and 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. In order to minimise the impact of the development upon local air quality any new boilers installed must be low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh).

Reason: *To mitigate the impacts of development on air quality in accordance with Policy EM2 of the Coventry Development Plan 2001.*

6. The development shall not be occupied unless and until the car parking area and associated boundary wall alterations indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times.

Reason: *In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway in accordance with Policy AM22 of the Coventry Development Plan 2001.*

7. Thermal double glazing with a minimum noise reduction index of 33dB shall be installed in habitable rooms within the extension prior to occupation.

Reason: *In the interests of the amenities of the future occupiers of the development and to protect against noise disturbance from the busy Tile Hill Lane in accordance with Policies EM5 and H9 of the Coventry Development Plan 2001.*

[Location Plan](#)

[Block Plan](#)

[Existing & Proposed Elevations](#)

[Proposed Plans](#)