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| Planning Committee Report | |
| Planning Ref: | FUL/2017/2349 |
| Site: | 41 Craven Street |
| Ward: | Whoberley |
| Applicant: | Clive Robinson |
| Proposal: | Extension and conversion to 14 bed house in multiple occupation |
| Case Officer: | Nigel Smith |

SUMMARY

The application proposes to extend the building with a 1st and 2nd floor rear extension over the existing ground floor extension. This would be 4.5m deep and extend across the full width of the premises. The extension would be covered by a side gabled slate roof, which would be added to the rear of the existing asymmetric side gabled roof.

The existing outbuilding would be demolished and replaced with a flat roofed single storey extension in a similar location adjacent to the garden of No.39. The building would be split into 14 en-suite rooms split over three floors with kitchens on each floor.

KEY FACTS

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| Reason for report to committee: | Representations from more than 5 properties and Cllr Rois Ali is one of the owners of the site |
| Current lawful use of site: | Public house |
| Car parking spaces provided: | 0 |

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 DS3, H11, CO2, DE1, AC3 and HE2 of the Coventry Local Plan 2016-2031, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The proposal is to extend the building with a 1st and 2nd floor rear extension over the existing ground floor extension. This would be 4.5m deep and extend across the full width of the premises. The extension would be covered by a side gabled slate roof, which would be added to the rear of the existing asymmetric side gabled roof.

The existing outbuilding would be demolished and replaced with a flat roofed single storey extension in a similar location adjacent to the garden of No.39. A low wall is proposed to mark the front boundary of the site.

The building would be split into 14 en-suite rooms split over three floors with kitchens on each floor. There is a refuse storage area indicated to the rear of the building to the side of a decked area.

SITE DESCRIPTION

The site is a traditional public house located between Craven Street and Hearsall Lane. The site is adjoined to the south west by another public house, known as the Hearsall Inn. To the north east are residential properties. The adjoining house has a two storey rear wing adjacent to the application site. The site slopes steeply down towards Hearsall Lane.

The site itself is two storey to the front and three storey to the rear and has an existing flat roofed ground floor extension to the rear and a detached single storey outbuilding adjacent to the No.39.

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/2015/2374 | Internal remodelling of pub, alterations to front and rear to form restaurant and bar at ground floor with guest accommodation above | Withdrawn (2015) |
| FUL/2017/1321 | External alterations and rear extensions to facilitate change of use to provide 14 en-suite bedrooms within three cluster flats | Withdrawn (2017) |

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

Coventry Local Plan 2016-2031 relevant policy relating to this application is:

DS3 – Sustainable development policy
H11 – Houses in multiple occupation
C02 – Re-use or redevelopment of facilities
DE1 – Ensuring high quality design
HE2 – Conservation and heritage assets
AC3 – Demand management
AC4 – Walking and cycling

Supplementary Planning Guidance

Chapelfields Control Plan

CONSULTATION

No Objections subject to conditions received from:
Environmental Protection Officers (CCC)
Conservation (CCC)
Highways (CCC)
Ecology

Immediate neighbours and local councillors have been notified; a site notice was posted on 1st November 2017. A press notice was displayed in the Coventry Telegraph on 2nd November 2017.

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

- a) Adverse impact upon the adjacent public house, which may suffer complaints about noise from the new occupiers. The adjacent pub has live music, including teaching traditional Irish music every Tuesday followed by a live session until midnight. The noise assessment was undertaken at a quiet time and cannot be relied upon.
- b) Increased demand for on street car parking and adverse impact on road safety. There is already a severe parking problem along Craven Street and side streets. There have been three road traffic accidents at the junction of Craven Street and Duke Street since July.
- c) Where will refuse be kept? Will bins be at the front of the property? Adverse visual impact of so many bins at the front.
- d) Replacement of front windows will be detrimental to character of building. Also the proposed rear extension would disfigure and alter the character of the building at the rear.
- e) Original chimney removed and roof lights added without permission
- f) Will there be cycle storage?
- g) There are too many HMO's in the area
- h) Increased noise and disturbance to neighbours
- i) The building could be used for community uses

- j) The amended plans do not address the concerns previously expressed and, furthermore, the proposed location of the refuse bins is not practical as they would have to be wheeled either through the building to Craven Street or down steps to Hearsall Lane for collection.

Any further comments received will be reported within late representations.

APPRAISAL

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

Principle of development

Policy H11 states that the conversion of properties to large houses in multiple occupation (HMO's) will not be permitted in areas where the proposals would materially harm: the amenity of occupiers of nearby properties (including the provision of suitable parking provisions); the appearance or character of an area; local services; and the amenity value and living standards of future occupants.

In this case, the property has a lawful use as a public house. This extant use could clearly generate a level of noise and disturbance for local residents. Therefore, whilst the comings and goings of 14 residents would also generate some noise, it is not considered that the proposal would result in significant harm to residential amenity via increased noise and general disturbance.

With regard to living conditions of future occupants, they would all benefit from en-suite rooms and communal kitchen / lounge areas, as well as a rear decked area / garden. The site is also located within easy walking distance of Hearsall Common.

Much concern has been raised about the possibility of complaints against the adjoining public house due to noise. This is an important consideration as it would not be fair to grant permission which would curtail the normal operation of the neighbouring premises. Indeed, one of the reasons why the previous application at the site was withdrawn (ref. FUL/2017/1321) was because it would have been refused due to the lack of an assessment of this issue. Therefore a detailed noise assessment and addendum have been submitted and it has been demonstrated, to the satisfaction of the Environmental Protection officer, that the internal noise levels would be acceptable. Mechanical ventilation is proposed, which shall mean that windows do not need to be opened, which should significantly reduce the likelihood of complaints. Some residents expressed concern that the noise assessment was undertaken at a quiet time and is not representative of the noise environment at the Hearsall Inn. However, the addendum assessed the internal noise environment against the noise from a beer garden at a busy pub with rugby fans watching a match. This is considered to be a robust analysis and provides suitable comfort that the proposal is not likely to lead to justifiable complaints against the Hearsall Inn.

There is no evidence submitted to suggest that local services would be harmed by the development. Therefore, the proposal complies with Policy H11.

A neighbour has objected due to the potential for the site to be used for community uses. Whilst the commentary to Policy CO2 (which refers to re-use of community facilities) does

not refer to public houses specifically, it could be argued that the site had some community value. However, given the presence of five other public houses on Craven Street, it is accepted that the change of use would not result in a shortage of such facilities in the area.

Highway considerations

Many local residents have objected on the basis that the proposal would lead to an increase in demand for on street parking within the vicinity of the site. There is no off street parking at present and none is proposed. However, Highways do not object to the proposal as the required parking provision for a 14 bed HMO is less than that of a public house of this size. The required provision for the proposed use is 11 spaces whereas the requirement for the extant use is 20. Therefore the proposal would not lead to an increase in demand for on street parking provision or consequent highway safety problems.

Another highway related issue is the storage / collection of refuse. If adequate storage is not provided then refuse will likely pile up outside the site, detracting from the character of the area. Therefore a dedicated refuse storage area is proposed to the rear of the building. A condition is proposed to ensure that this is provided.

A condition requiring cycle storage with at least 5 spaces is also proposed. This would be best sited near the Hearsall Lane frontage of the site.

Impact on neighbouring amenity

Aside from noise and disturbance (which was considered in the principle of development section) the proposal has the potential to affect the amenity of the occupiers of Nos.37 and 39 Craven Street. However, as the proposed 1st and 2nd floor rear extension would be partially screened by the rear wing at No.39, it is not considered that the impact in terms of visual intrusion or loss of light would be so severe as to justify withholding permission. No side facing windows are proposed and it is considered that the proposal complies with Policy H11 in terms of its impact upon living conditions.

Character of Conservation Area/Heritage Assets

The site is located within the Chapelfields Conservation Area and the adjoining Hearsall Inn is a locally listed building. The proposed extension would have a side gabled slate roof and has been amended to contain long narrow 2nd floor windows, reminiscent of those found in watchmakers houses in the area. Lower floor windows would be narrower with brick arched headers. The ground floor at the rear would be painted brickwork to match existing and the 1st and 2nd floor extension would be finished in red brick. New timber windows are proposed on front and rear elevations.

Subject to a condition requiring full details of external facing and roofing materials (including fenestration) the Conservation Officer does not object to the proposal. The fenestration to the rear was amended to reflect the top shops which are characteristic of the area and the replacement of the front windows with new timber casements is also acceptable. Overall the proposal preserves the character of the conservation area and complies with Policy HE2.

Other considerations

Some residents have referred to the previous removal of the chimney and insertion of roof lights at the property. However, an enforcement investigation concluded that these works did not require planning permission, hence they do not form part of this application.

Conclusion

The principle of development would be acceptable and the proposal would not lead to significant impacts upon residential amenity, the character of the conservation area or highway safety.

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: 00A; 01A; 02B; 03C; 04B; 05D; 06C; 07C; 08A

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

3. The development shall be carried out in accordance with details of the fenestration and of the external facing and roofing materials, which shall be submitted to and approved in writing by the local planning authority.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

4. The accommodation shall not be occupied unless and until cycle parking facilities have been provided and made available for use in accordance with details to be submitted to and approved in writing 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 HW1 and DS3 & AC1, AC3 of the Coventry Local Plan 2016.*

5. Prior to occupation of the accommodation, the proposed refuse storage area indicated on the approved plans shall be provided. Thereafter it shall be retained.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016.*

6. Prior to occupation of the accommodation: glazing to meet the specifications detailed in section 6.2 of the submitted Noise Exposure Assessment dated 9.11.17; and mechanical ventilation to all bedrooms, shall be installed.

Reason: To ensure a satisfactory living environment for future occupiers in accordance with Policy H11 of the Coventry Local Plan.

7. Prior to occupation of the accommodation, the proposed brick boundary wall adjacent to Craven Street, indicated on the approved plans, shall be provided in accordance with details to be submitted to and approved in writing by the local planning authority. Thereafter it shall be retained.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016.

[Location Plan](#)

[Existing Ground Floor Plan](#)

[Proposed Ground Floor Plan](#)

[Proposed 1st & 2nd Floor Plan](#)

[Existing & Proposed Sections](#)

[Proposed Rear Elevation](#)

[Proposed Side Elevation](#)

[Proposed Side Elevations Facing No 45](#)

[Existing & Proposed Front Elevation](#)