

Item No: 13 Planning Committee 14/12/2017

Application No. - FUL/2017/1681

Description of Development - Erection of two storey side/rear extension and conversion of existing house to form 4 flats

Site Address - 327 Tile Hill Lane

Recommendation

Planning committee are recommended to grant planning permission in accordance with the Local Plan 2016 to 2031 and updated conditions/reasons below.

Policy

The Local Plan 2016 to 2031 was adopted by Full Council on 5 December (and was formalised on 6 December) and so will now act as the starting point when determining planning applications. The Policies in the CDP have now been superseded and therefore are no longer relevant in the determination of this application.

In addition to the Local Plan 2016 policies referred to in the Committee report regard is also to be given to the following policies:

Policy AC1 – Accessible Transport Network

Policy EM1- Planning for Climate Change Adaptation

Additional representations and appraisal

Three further objections have been received raising concerns relating to insufficient off-street parking, existing on-street car parking pressures, highway safety concerns and security/anti-social behaviour concerns which are appraised in the main report.

One of the representations raised concerns that neighbours were not re-notified regarding the amended plans. As reflected within the Committee report the amended plans were to confirm the retention of the wall and security gates in their current position. Neighbours were not re-notified as this did not constitute a material change to the scheme.

The same representation states that the loss of an on-street parking space to provide room for the new access is not addressed within the Committee report. The new access will need to be kept clear, however this largely utilises the existing dropped kerb. The Highway Authority considers that given that the property has no existing off-street parking the proposed development will reduce pressure upon on-street parking overall.

Amended conditions

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

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.
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.
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 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.
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 DE1 and AC4 of the Coventry Local Plan 2016.
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).
To mitigate the impacts of development on air quality in accordance with Policy EM6 of the Coventry Local Plan 2016.
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.
In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway in accordance with Policy AC1 of the Coventry Local Plan 2016.
7. Thermal double glazing with a minimum noise reduction index of 33dB shall be installed in habitable rooms within the extension prior to occupation.
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 Policy EM1 of the Coventry Local Plan 2016.