

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	HU/2018/0341
<b>Site:</b>	8 Sandringham Close
<b>Ward:</b>	Westwood
<b>Applicant:</b>	Mr. M. Nayyar
<b>Proposal:</b>	Conversion of Existing Garage
<b>Case Officer:</b>	Peter Anderson

## SUMMARY

This is a householder application which seeks planning permission for the conversion of the existing attached double garage to a habitable room. The property is a large, detached, modern house, at the end of a cul-de-sac of similar properties. It has five double bedrooms, four reception rooms, and three bathrooms. Permitted development rights have been removed from the property to control alterations, development and car parking provision. The existing attached double garage is located at the front of the main house, and has an open gable pitched roof. It is proposed to insert windows into the front elevation to replace the existing garage doors and insert a door to the side elevation.

## KEY FACTS

<b>Reason for report to committee:</b>	Representations from more than 5 properties
<b>Current use of site:</b>	Residential
<b>Proposed use of site:</b>	Residential

## RECOMMENDATION

Planning committee are recommended to **GRANT** planning permission subject to conditions.

## REASON FOR DECISION

- The proposal will not adversely impact upon the amenity of neighbours;
- The proposal is of a satisfactory design and not considered harmful to visual amenity;
- The proposal will not adversely impact upon the amenity of neighbours;
- The proposal accords with Policies DE1, H5 and AC1 of the Coventry Local Plan 2016 – 2031, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

This is a householder planning application where permission is sought for the conversion of the existing double garage to a habitable room.

This would add a second external pedestrian door to the garage, adjacent to the approach path to the house; and a doorway at the rear of the garage into the house. The double garage doors would be replaced by a wall with two windows that would match those on the house.

### **SITE DESCRIPTION**

The property is a large, detached, modern house, at the end of a cul-de-sac of similar properties. The cul-de-sac is an adopted highway. The house has five double bedrooms, four reception rooms, and three bathrooms. Planning permission (Ref. 49036) granted in 2001 removed permitted development rights. The existing attached double garage is in front of the main house, and has an open-gable pitched roof.

### **PLANNING HISTORY**

There have been no previous planning applications for this property since the original planning permission for this element of the estate, Ref: 49036 granted 11 April 2001.

### **POLICY**

#### **National Policy Guidance**

National Planning Policy Framework (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 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 Local Plan 2016, which was adopted by Coventry City Council on 6 December 2017. Relevant policies relating to this application are Policy DE1 *Ensuring High Quality Design* and Policy AC3 *Accessibility, Demand Management*.

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

SPG Design Guidelines: Extending your home.

SPD Delivering a more sustainable city

### **CONSULTATION**

CCC Ecology: Recommended a standard Nesting Birds Note.

Immediate neighbours and local councillors have been notified.

Eight Letters of Objection have been received, raising the following material planning considerations:

- a) The loss of two on-site car parking spaces will make parking problems in the street worse. There is already on-street, on-pavement, and on-verge parking.

Within the letters received the following non-material planning considerations were raised. These cannot be given due consideration in the determination of this application.

- b) The intention is to change the property into a House in Multiple Occupation (HMO).

Objectors have stated that there has been an advertisement on the Rightmove website, advertising the property as a luxury student let, available from August 2018, with eight bedrooms and four/five bathrooms. Objectors are also concerned about the general lack of car park spaces in Sandringham Close.

Any further comments received will be reported within Late Representations.

## **APPRAISAL**

The main issues in determining this application are the impact on the character of the area, the impact on neighbouring amenity, and highway considerations.

### **Impact on the Character of the Area**

Paragraph 17 of the NPPF requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 17 of the NPPF seeks to protect the amenities of all existing and future occupants of land and buildings.

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

It is proposed to insert two windows to the front elevation to replace the existing garage door. The materials and window details match those used on the remainder of the house. The alterations proposed would have no significant impact on the built character of the area. There has been planning permission granted for garage conversion to a habitable room elsewhere in the Westwood Heath Road development (Nos. 1, 3 and 18).

### **Impact on residential amenity**

The proposal would not adversely overlook neighbours or restrict light to adjoining properties. As such it is in accordance with the Policy DE1 and Supplementary Planning Guidance.

### **Highway considerations**

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene.

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 standard in Appendix 5 for a three or more bedroom house is a maximum of 2 spaces per dwelling. This standard would still be met on-site at 9 Sandringham Close as two car parking spaces will remain forward of the proposed converted garage.

### **Use of property**

Despite concerns raised by neighbours in their consultation responses, this is a householder application which proposes the conversion of the existing double garage to living accommodation.

For Clarity planning permission is not required for the following:

**C3(a)** those living together as a single household and **C3(c)** allows for groups of unrelated people (up to six) living together as a single household, or **Class C4 Houses in multiple occupation** – shared houses occupied by up to six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen, living space and a bathroom.

### **Conclusion**

The proposed development will not result in any significant impact on the character of the area, neighbour amenity, or highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with Policy DE1 *Ensuring High Quality Design* and Policy AC3 *Accessibility, Demand Management*, in the Coventry Local Plan 2016; and the SPG *Extending Your Home*; 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 : Existing and Proposed Plans & Block Plan DWG:18.0740.GA.002, Location Plan DWG: 18.0740.GA.001.

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

3. No facing 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 in accordance with Policy DE1 of the Coventry Local Plan 2016.*

Location Plan  
Existing & Proposed Plans