

Planning Committee Report	
Planning Ref:	FUL/2019/0524
Site:	55 Yelverton Road
Ward:	Radford
Proposal:	Erection of single storey rear extension and use of existing dwelling as 3 flats
Case Officer:	Ayesha Saleem

SUMMARY

The application proposes a single storey rear extension to an existing mid terrace dwellinghouse and conversion from dwellinghouse to three self-contained flats. The proposal is considered to have an acceptable impact upon the street scene and character of the main house.

BACKGROUND

The application has been recommended for approval. The application has received more than 5 public representations objecting to the proposal

KEY FACTS

Reason for report to committee:	More than 5 objections and a petition supported by a Councillor have been received.
Current use of site:	Residential dwelling with garden amenity to the rear
Proposed use of site:	Residential dwelling used to accommodate three flats

RECOMMENDATION

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

REASON FOR DECISION

- The proposal is acceptable in principle.
- 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 AC2, AC4, DE1 and H3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The dwelling is to be converted into three self-contained flats, which is to accommodate Flat 1 and Flat 2 at ground floor level and Flat 3 at first floor level. Each flat is to have a kitchen, bedroom, living area and a bathroom. The proposed rear extension is to project 3.5 metres by 5.04 metres and is to have a lean to roof form at a maximum height of 3.7 metres and eaves height of 2.7 metres. The extension is to accommodate part of Flat 2.

The proposal will also include four parking spaces on site; two to the front forecourt and two to the rear, which can be accessed either from Yelverton Road or the vehicle entryway. The rear of the property would provide amenity space, storage for bins and cycle parking.

SITE DESCRIPTION

The application site comprises of a mid terrace two storey property located on Yelverton Road which is a predominantly residential area. The main amenity space is to the rear of the application property in which vehicular access is gained from Yelverton Road.

PLANNING HISTORY

There is no planning history for the site.

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in February 2019 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 Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policies relating to this application are:

Policy AC2: Road Network;

Policy AC4: Walking and Cycling;

Policy DE1 Ensuring High Quality Design;

Policy H3: Provision of new housing;

Policy H5: Managing Existing Housing Stock

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Extending Your Home- A Design Guide

SPG Design Guidelines for New Residential Development

SPD Delivering a More Sustainable City 2009

STATUTORY CONSULTATION RESPONSES

Highways- No objections subject conditions

Environmental Protection- No objections subject to condition

Planning Policy- No objections

PUBLIC RESPONSES

Notification letters were sent out to adjoining neighbouring houses and a site notice was displayed on 11th March 2019

Nine letters of objection raising the following material planning considerations:

- a) Lack of notice from the planning application
- b) Overshadowing caused by extension
- c) The application is to make 4 flats not 3.
- d) Insufficient parking and intensification (more coming and goings)
- e) Concerns over safety
- f) Impact and strain on current services all are which for a single household
- g) These are family homes- setting a precedent for more flats in the street
- h) Out of character
- i) Loss of light
- j) Yelverton Road the only identified need is for affordable Family housing for residents who work locally, was recently confirmed by your Housing Department's Housing Needs.

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

- k) Could attract the wrong people to live here
- l) Landlord does not check up on tenants- issues with previous tenants
- m) Could cause damage to neighbouring properties- boilers and gas pipes
- n) Impact on house value
- o) Part wall
- p) Properties are not sound proof- noise
- q) Smell from existing property
- r) Fire hazard
- s) Leaks and wind/water damages, disturbances and noise, waste disposal and kerb side fly tipping

A Petition has been submitted with 23 signatures and is sponsored by Councillor Clifford.

Any further comments received will be reported within late representations.

APPRAISAL

Principle of Development:

Policy H3: Provision of New Housing 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 be within a sustainable location and 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 proposed development is within a sustainable location, close public transport routes, local shops and services. The conversion will create a high-quality residential environment. The scheme does provide direct access to outside amenity space for Flat 2 (at ground floor level). Flat 1 (at ground floor level) and Flat 3 (first floor level) would only be able to access the garden amenity space via the access to the rear. Parking provision have also been met. No issues are raised in terms of environmental pollution. The proposed residential uses will remain compatible with surrounding residential uses and the flats will provide an alternative to the existing family houses.

The scheme is considered to be acceptable in principle.

Impact on visual amenity:

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.

Chapter 12 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.

The proposed rear extension will not be visible to the street scene; Yelverton Road. Many of the properties on Yelverton Road have extensions to the rear, thus the principle has been established. The extension is to project 3.5 metres, it does not comply with the SPG in regard to projection of 3.3 metres. However, given the existing extensions to the neighbouring property an extension at 3.5 metres is not considered to have a detrimental impact upon the visual amenity of the property. Thus, the scale is considered to be acceptable. The extension is to have a lean to roof form which is also considered to be of an acceptable design for an extension of this scale. The materials are to match the host property. The extension is considered to have an acceptable impact upon the visual amenity of the dwelling.

The proposal provides sufficient living accommodation and amenity for each flat. Thus, the proposal is considered to be acceptable. Given the use is still residential the three individual flats would still be under the use class C3. The proposal would not result in any material changes that would differ from standard family home.

Impact on residential amenity:

Neighbouring property No 53 Yelverton Road located circa east to the application property also has a single storey extension to the rear elevation with a similar projection to the proposed. The proposed extension is not considered to cause a detrimental impact upon the amenity of this occupant in regard to loss of light, overshadowing or harmful overlooking.

Neighbouring property No 55 Yelverton Road is located west to the application property. Both the neighbouring property and application property have adjoining extensions measuring circa 1.4 metres. Beyond this extension the neighbour's rear

extension projects further out and has a similar projection to the proposed. Given the presence of the neighbour's extension the proposed extension is not considered to cause a detrimental impact upon the amenity of this occupant in regard to loss of light, overshadowing or harmful overlooking.

Highway considerations:

Coventry Local Plan 2016 Appendix 5 Car & Cycle Parking Standards requires the following parking provision for C3 Residential Dwellings (Per Unit) 1-bedroom house/flat - 1 per dwelling + 1 unallocated space per 5 dwellings for visitors.

Therefore, the requirement for this development is four spaces which are provided on site. Manual for Streets states a parking space should meet the measurements 4800mm x 2400mm. The spaces provided as part of this application adhere to this criterion.

Whilst the manoeuvring aisle deviates from what would be expected to be seen on a public highway the precedent for parking at the rear has already been set as a number of residents in the street have garages in the same location as the proposed parking. As the parking area at the rear of the property is not on the public highway, no safety issues would be raised in terms of residents manoeuvring into the space and creating an obstruction impeding the flow of traffic on the road.

Highway officer raise no objections to the proposal subject to the recommended conditions.

Other Matters:

Environmental Protection officers have no objections to the proposals subject to condition.

For clarification purposes the proposal is for three flats. In regard to the neighbours comment on the lack of notice on this application, the statutory publicity period was carried out enabling neighbours to have 21 days to comment on this application. Both neighbour letters were sent out and a site notice was posted outside the property.

Many of the issues raised by the neighbours which are matters controlled under building regulations.

Equality implications:

There are no equality implications.

CONCLUSION

In view of the acceptable principle, design and no detrimental impact upon neighbouring properties, the scheme accords with development plan policies, supplementary planning guidelines and the NPPF 2019 therefore the application is recommended for approval. The development is in accordance with Policy DE1, H3, AC2 and AC4 of the Coventry Local Plan 2016.

CONDITIONS/REASONS

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:
Location Plan DWG: C270/001
Existing and Proposed Site and Block Plan DWG: C270/002 Rev A
Existing Plans and Elevations DWG: C270/003
Proposed Plans and Elevations DWG: C270/004
Planning Report- February 2019
Email regarding garden amenity- 19/03/2019

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 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. Any gas boilers or Combined Heat and Power systems serving the development must have a maximum dry NOx emissions rate of 40mg/kWh and prior to occupation a minimum of one electric vehicle recharging point shall be provided within the development hereby permitted and shall be retained thereafter.

Reason: *To promote use of low carbon, renewable and energy efficient technologies, to adapt to the impact of climate change and to reduce the impact of the development on air quality in accordance with Policy DS3 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

5. Prior to occupation of the development details of the footway crossing for vehicular access shall be submitted to and approved in writing by the Local Planning Authority. Then prior to occupation the footway crossover shall be implemented, retained therein after and kept available for this use at all times.

Reason: *In the interest of Highway and pedestrian Safety and ensure the free flow of traffic using the adjoining Highway and to comply with Policies AC2 and AC4 of the Coventry Local Plan 2016.*

6. Prior to occupation of the proposed development hereby approved the front vehicular hardstanding area shall be provided in accordance with details which shall include a properly consolidated (to prevent tracking on to the highway causing a skid risk) and permeable surface and detail demonstrating drainage run-off is ensured to be away from the footway to be submitted to and approved in writing by the Local Planning Authority and this vehicular hardstanding area shall not thereafter be used for any other purpose than the parking of vehicles.

Reason: *In the interest of Highway and pedestrian Safety and ensure the free flow of traffic using the adjoining Highway and to comply with Policies AC2 and AC4 of the Coventry Local Plan 2016.*

7. Prior to occupation of the proposed development hereby approved the rear vehicular hardstanding area shall be provided in accordance with details which shall include a properly consolidated (to prevent tracking on to the highway causing a skid risk) and permeable surface to be submitted to and approved in writing by the Local Planning Authority and this vehicular hardstanding area shall not thereafter be used for any other purpose than the parking of vehicles.

Reason: *In the interest of Highway and pedestrian Safety and ensure the free flow of traffic using the adjoining Highway and to comply with Policies AC2 and AC4 of the Coventry Local Plan 2016.*

8. Details of the proposed cycle storage submitted to and approved in writing by the Local Planning Authority shall be implemented, retained therein after and kept available for this use at all times.

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 AC4 of the Coventry Local Plan 2016.*

9. All bins which serve the development within the red line site area must be stored within the approved bin storage area and not positioned on the public highway or in the open, unless on bin collection days.

Reason: *In the interests of visual amenity and the amenities of the future occupants of the development in accordance with Policy DE1 of the Coventry local Plan, 2016.*

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class L (small HMOs to dwellinghouse and vice versa) (as amended), there shall be no permitted change of use of the residential accommodation hereby permitted (Use Class C3) to a use falling within Class C4 (houses in multiple occupation) of the Schedule to the Use Classes Order.

Reason: *To prevent further intensification of the use of the property to the detriment of the surrounding residential amenity in accordance with Policies DE1 and H3 of the Coventry Local Plan, 2016 together with the NPPF.*