

Planning Committee Report	
Planning Ref:	FUL/2019/0266
Site:	1 Stanier Avenue
Ward:	Sherbourne
Proposal:	Conversion of dwelling house into 2 flats
Case Officer:	Ayesha Saleem

SUMMARY

The application proposes to convert dwellinghouse to two 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 have been received
Current use of site:	Residential dwelling with garden amenity to the rear and parking to the front.
Proposed use of site:	Residential dwelling used to accommodate two 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 two self-contained flats, which is to accommodate a one bedroom flat at ground floor level, which is to have a bedroom, en-suite bathroom, kitchen and living room. The second flat is over the first and second floor which is to accommodate one bedroom, living room, kitchen, toilet at first floor level and a bedroom and en-suite on the second floor.

The proposal will also include two parking spaces to the front forecourt. The rear of the property would provide amenity space for both flats and storage for bins.

The applicant has submitted amendments to enable the flat at first floor level to have a living room which has resulted in a loss of a bedroom. Thus, the above flat only accommodates two bedrooms. The bins have been located to the rear and the Applicant has confirmed both flats will have access to the rear amenity space.

SITE DESCRIPTION

The application site comprises of a semi-detached two storey property located on Stanier Avenue which is a cul de sac predominantly residential area. The main amenity space is to the rear of the application property and the vehicular access is gained from Stanier Avenue.

PLANNING HISTORY

Application Number	Description of Development	Decision and Date
FUL/2013/0189	Installation of dormer on the rear roof slope in connection with loft conversion	Approved- 03/04/2013

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
SPD Coventry Connected (Transport and Accessibility) 2019

STATUTORY CONSULTATION RESPONSES

Highways- No objections subject condition
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 4th March 2019

Six letters of objection raising the following material planning considerations:

- a) Insufficient parking and intensification (more coming and goings)
- b) Concerns over safety
- c) Impact and strain on current services all are which for a single household
- d) These are family homes- setting a precedent for more flats in the street
- e) Out of character
- f) Bins to the front- detrimental to visual amenity
- g) Could be an HMO- this is already an issue within the area
- h) Waste disposal issues
- i) Lack of living space to the flat above.

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

- j) Disturbances and noise
- k) Construction- not solid walls
- l) Lack of fire prevention
- m) Owner has already commenced works

Any further comments received will be reported within late representations.

ASSESSMENT

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 to public transport routes, local shops and services. The conversion will create a high-quality residential

environment. The scheme does provide access to outside amenity space for the both flats. Parking provision requirements are the same for the existing and with the addition of one on-street parking space. 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 proposal is to have no external changes, thus there are no concern in relation to the design. 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 two 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:

As there are no external changes proposed. Thus, the proposal is not considered to impact the amenity of the neighbouring dwellings.

Highway considerations:

Coventry Local Plan 2016 Appendix 5 Car & Cycle Parking Standards requires the following parking provision for the following:

- C3 Residential Dwellings (Per Unit) 1-bedroom house/flat - 1 per dwelling + 1 unallocated space per 5 dwellings for visitors
- C3 Residential Dwellings (Per Unit) 2-bedroom house/flat - 2 per dwelling + 1 unallocated space per 10 dwellings for visitors

Therefore, the requirement for this development is four spaces. Currently the dwelling is a four bed. Dwellings which have 3 or more bedrooms require 3 parking spaces under the current parking guidance. The existing dwelling has two on site spaces.

The Highway Authority has conducted two site visits, the first of which was on 22nd March 2019 when it was observed that no vehicles were parking on street. On the second visit dated 25th March it was observed that there were 2 vehicles parked on street.

On the basis of these observations the Highway Authority would not consider one potential extra vehicle parking on street to be of serious detriment to highway and pedestrian safety.

Highway officer raise no objections to the proposal subject to the recommended condition in relation to cycle parking.

Other Matters:

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

Many of the issues raised by the neighbours which are matters controlled under building regulations. If any works have been carried out by the applicant these are down at their own risk. We wouldn't advise any works are carried out until all necessary consents are in place.

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
Existing Ground Floor Plan DWG: 01
Existing First Floor Plan DWG: 02
Existing Loft Floor Plan DWG:03
Proposed Ground Floor Plan DWG: 11
Proposed First Floor Plan Dwg: 12- Recieved 22/03/2019
Loft Floor Plan DWG 13- Recieved 25/03/2019
Block Plan- Recieved 25/03/2019
Email regarding garden amenity and bins- 22/03/2019

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

3. 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.*

4. Details of the proposed cycle storage shall be submitted to and approved in writing by the Local Planning Authority. Then prior to occupation the approved cycle storage 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.*

5. 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.*

6. 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.*