

Planning Committee Report	
Planning Ref:	FUL/2019/0784
Site:	41 St Pauls Road
Ward:	Foleshill
Proposal:	Change of use from dwelling to 2 (2 bedroom) self-contained flats and alterations to front elevation (Retrospective)
Case Officer:	Ayesha Saleem

SUMMARY

The application proposes alterations to the front elevation to an existing two storey semi-detached dwellinghouse and conversion from dwellinghouse to two (two bedroom) 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.
Previous use of site:	Residential dwelling with garden amenity to the rear
Proposed use of site:	Residential dwelling used to accommodate two (2-bedroom) self-contained 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 application seeks to retain two (2 bedroom) self-contained flats which have been converted from a family home. Flat 1 is at ground floor level and Flat 2 at first floor level. Each flat is to accommodate a kitchen, 2 bedrooms, lounge area and a bathroom. The external alterations are to involve the removal of the garage door to the front elevation and to replace this with a window opening as the garage is to be converted into a bedroom to accommodate Flat 1 at ground floor level. The proposal is also to incorporate a separate door to accommodate the first floor flat.

The proposal will also include two parking spaces on site to the front forecourt, which can be accessed from St Pauls Road. The rear of the property would provide amenity space and storage for bins for both flats.

SITE DESCRIPTION

The application site comprises of a semi-detached two storey property located on St Pauls Road which is a predominantly residential area. The main amenity space is to the rear of the application property and the vehicular access is gained from St Pauls Road.

PLANNING HISTORY

There is no planning history for the site.

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF was published in February 2019 and 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 15th April 2019.

Twelve letters of objection raising the following material planning considerations:

- a) Lack of notice- all residents should have been notified
- b) Insufficient parking and intensification of use (more coming and goings)
- c) Parking and Congestion is an existing issue given the school and surgery
- d) Concerns over safety
- e) These are large family homes- setting a precedent for more flats in the street
- f) The flats are out of character
- g) The alterations to the front are out of character
- h) The front drive cannot accommodate 4 cars
- i) The use and works have already been implemented (retrospective)

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

- j) Loss of property value
- k) The people on this street pay high council tax
- l) Tenants block drives to neighbouring properties
- m) Fire regulations

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 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 both Flat 1 (at ground floor level) and Flat 2 (at ground floor level). 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 alterations to the openings on the front elevation are considered to have an acceptable impact upon the visual amenity of the street scene, given many of the properties on St Pauls Road have varied frontages in relation to design. Therefore, the alterations are not considered to have a detrimental impact upon on the character of the area. The materials of the proposed window are in keeping with the main house.

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:

The proposed window and door openings are not considered to cause any harmful overlooking to the amenity of the neighbouring occupants.

Highway considerations:

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

- 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 five spaces. Currently the dwelling has two on-site parking spaces to the front forecourt and one on street parking space. The proposal is to increase on street parking by two spaces. Highway Officers therefore requested a parking survey which has been carried out in line with the Coventry Local Plan 2016 Appendix 5 paragraphs 1.19 to 1.21. The Applicant has submitted a Parking Assessment. Further to examination of the parking survey in respect of this application, the Highway Authority considers that the impacts of the development are not severe and has no objections to the current proposal subject to conditions in relation to cycle parking and car parking layout.

The applicant has agreed to remove part of the brick wall to facilitate independent access for the second off road parking space.

Other Matters:

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

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.

The neighbours comment in relation to fire regulation is not a material planning consideration and is a matter 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 be carried out in accordance with the following approved documents:
Location and Site Plan DWG: ST/41/101 Rev D
Proposed Plans Dwg: ST/41/101/02
Existing Plans Dwg: ST/41/101/01 Rev A
Parking Block Plan DWG: ST/41/101/06
Parking Survey- May 2019

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

2. 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.*

3. 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.*

4. 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.*

5. Within 4 months of the date of this permission, secure covered cycle parking to serve the development shall have been provided in accordance with details to be submitted to and approved in writing by the local planning authority. Such details shall include the siting, design, appearance and type of stands/shelter and should accord with Cycle Parking Standards within Appendix 5 Coventry Development Plan 2016. Thereafter those facilities shall remain available for 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 Connected Supplementary Planning Document 2019.*

6. Within 4 months of the date of this permission, the provision of 2 No Off-Street parking spaces shown on the approved plan "DWG: ST/41/101/06" have been properly consolidated, delineated, surfaced, drained, free of loose stone and otherwise constructed to facilitate independent vehicular manoeuvring [works shall include removal of any obstructing brick boundary wall] in accordance with the approved "DWG: ST/41/101/06". These areas shall thereafter be retained and kept available for those uses at all times.

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