

WPlanning Committee Report	
Planning Ref:	FUL/2019/1190
Site:	55 Yelverton Road
Ward:	Radford
Proposal:	Change of use from dwelling to 2 flats and demolition of rear W/C
Case Officer:	Ayesha Saleem

SUMMARY

The application proposes the conversion from dwellinghouse to two self-contained flats and the demolition of the W/C to the rear. 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 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, accommodating a Flat at ground floor level and a Flat at first floor level. Each flat is to have a kitchen and living area, one bedroom and a bathroom. The proposed rear external W/C is to be demolished.

The proposal will also include three parking spaces on site; one 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.

This application is a resubmission of an application that was previously refused at Planning Committee on 11th April 2019. The previous submission was for a single storey rear extension to an existing mid terrace dwellinghouse and conversion from dwellinghouse to three self-contained flats. The proposal was considered to be out of character with the locality and would result in the over-intensification of the use of the property to the serious detriment of the amenities of neighbouring residents from increased noise, general disturbance and comings and goings from the self-contained flats.

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

Application Number	Description of Development	Decision and Date
FUL/2019/0524	Erection of single storey rear extension and use of existing dwelling as 3 flats	Refused 17/04/2019

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 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 3rd June 2019.

Eight letters of objection raising the following material planning considerations were received:

- a) Previous application refused
- b) It is already been used as 2 flats.
- c) Bin storage is increase
- 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) Over intensification of use
- 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) More than 2+ people will live here
- l) Landlord does not check up on tenants- issues with previous tenants
- m) Properties are not sound proof- noise
- n) There is no property maintenance- leaks and wind/water damages, disturbances and noise, waste disposal and kerb side fly tipping
- o) Impact on house value
- p) Smell from existing property
- q) Fire Hazard

A Petition has been submitted with 24 signatures and is sponsored by Councillor Mutton. The petition raises the following concerns:

- This will not be of high quality or used just for 2 people but would be for multiple occupants in each flat
- This will cause more distress, disturbance, upset, more coming and goings, more noise, more cars and effect quality of lives.
- Problems for 10 years with this property and have asked Coventry City Council many times for help and support but got none.

Any further comments received will be reported within late representations.

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 direct access to outside amenity space for the Flat at ground floor level. The Flat at 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 only change is to demolish the external W/C to the rear elevation. This is to have no impact upon the visual amenity of the street scene and is considered to be acceptable.

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 further extensions to the property and the only external change is to demolish the external W/C to the rear. The conversion of this property is to have no detrimental impact upon the amenity of neighbouring occupants No 53 and No 57 Yelverton Road.

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 three 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 raises 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 property has not been converted to two flats and is still being used as a family home.

A condition has been imposed restricting change of use to a HMO (multiple occupancy).

The neighbours comments in relation to fire hazard is a matter controlled under building regulations.

This scheme provides another unit of accommodation. In terms of the neighbours comments on affordable family housing and the city's housing needs, this application would not qualify for contributing towards traditional affordable housing covered by Policy H6 of the Local Plan. Notwithstanding, the city's housing needs are skewed towards larger family homes with more than 60% of new homes expected to be of 3 beds or more. Although this is the focus of overall need there remains a demand and a requirement for smaller family homes and homes for single people and couples. The properties created by this application would be suited towards this demographic and will therefore continue to support the city's housing needs through the creation of an additional home.

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 Block Plan Dwg: C270 / 011
Existing Plans and Elevations Dwg: C270 / 012
Proposed Plans and Elevations Dwg: C270 / 013
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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. 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.*

5. 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.*

6. 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.*

7. 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.*

8. 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.*