

Planning Committee Report	
Planning Ref:	PL/2024/0000191/FUL
Site:	16 Middlecotes
Ward:	Westwood
Proposal:	Change of use from C3 to C4 HMO. 4 Bed, 4 person HMO
Case Officer:	Grace Goodman

SUMMARY

The application proposes to change the use of a 3-bed dwellinghouse (Use class C3) to a 4-bed House in Multiple Occupation (Use class C4).

BACKGROUND

The application has been recommended for approval. The application has received 6 public representations objecting to the proposal. The application was requested to go to committee by a Ward Councillor.

KEY FACTS

Reason for report to committee:	Request of councillor
Current use of site:	Residential dwelling
Proposed use of site:	House in multiple occupation

RECOMMENDATION

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

REASON FOR DECISION

- 1 The proposal is acceptable in principle.
- 2 The proposal will not adversely impact upon the amenity of neighbours.
- 3 The proposal will have an appropriate visual appearance and layout
- 4 The proposal accords with Policies DE1, DS3, H5, H11 and AC3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

SITE DESCRIPTION

The application site relates to a mid-terraced dwelling which lies to the south of Tile Hill Lane. The site benefits from rear amenity space. There is a reliance on on-street car parking on Middlecotes, with some properties using amenity space to the front of the house for parking, however the majority do not. It was noted during the time of the case officer's visit to the site that there were a number of spaces available.

APPLICATION PROPOSAL

The application seeks consent for the change of use of the existing dwelling house (C3) to a House in Multiple Occupation (C4).

PLANNING HISTORY

No planning history.

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2023. The NPPF 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 increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG), adds further context to the NPPF, and it is intended that the two documents are read together.

Local Policy Guidance

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Statutory Development Plan for the area relevant to this application site comprises of the Coventry City Council Local Plan 2016. Relevant policies are outlined below.

Policy DE1 Ensuring High Quality Design;
Policy DS3: Sustainable Development;
Policy H5: Managing Existing Housing Stock;
Policy H11: Homes in Multiple Occupation;
Policy AC3: Demand Management

Supplementary Planning Guidance/ Documents (SPG/ SPD):

Homes in Multiple Occupation (HMO) Development Plan Document (DPD) (Draft)

CONSULTATION

Statutory

There are no statutory consultees

Non-statutory Consultees

Highways: No objection subject to conditions

Environmental Protection: No objection

Neighbour consultation

Notification letters were sent out to adjoining neighbouring houses and a site notice was displayed. Six letters of objection have been received raising the following material planning considerations:

- a) Increase in anti-social behaviour
- b) Does not fit in with the residential character of the street
- c) Exacerbation of parking and traffic issues

ISSUES AND ASSESSMENT

Principle of development

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development, Policy DS3 of the adopted Local Plan is consistent with the NPPF in this regard. The development as proposed seeks consent for the change of use of the existing dwelling house to a four bedroom House in Multiple Occupation (HMO). It should be noted that the dwelling is in an area where an article 4 direction is implemented to remove permitted development rights from dwellings in order to manage the provision of HMO's across the city.

Policy H11 allows for the provision of HMO's where: a. the amenities of occupiers of nearby properties (including the provision of suitable parking provisions); b. the appearance or character of an area; c. local services; and d. The amenity value and living standards of future occupants of the property, having specific regard to internal space and garden/amenity space. The proposal is also considered to comply with policy H11 of the Coventry Local Plan 2016 subject to the assessment and consideration of the impact of the design, living conditions of the occupiers, neighbour amenity, highways and parking, as set out below.

The emerging HMO DPD sets out further policies to assess any proposed change of use from C3 to C4. 16 Middlecotes is located a short 2-minute walking distance from bus stops on Tile Hill Lane as well as local shops and amenities. The site is located within 10 minute walking distance of a Dental Practice and Medical Centre. The application site is considered to be in a sustainable location with good accessibility to local amenities and public transport, in accordance with policy HMO1 of the Homes in Multiple Occupation DPD 2023.

Policy HMO2 of the Homes in Multiple Occupation DPD 2023 states that, "Where there is an existing HMO concentration of 10% or more of all dwellings within 100 metres radius of the centre point of the application property, HMO applications will not be supported." Policy HMO3 of the Homes in Multiple Occupation DPD 2023 states that "proposals for the provision of HMOs must not result in a non-HMO dwelling being sandwiched between two HMOs and must not lead to a continuous frontage of three or more HMOs."

The concentration of HMO's is very low, with only 2 other HMO's in a 100m radius. The site, No. 16 Middlecotes is located a fair distance away from both of these

HMO's with one other on Middlecotes and one on Westcotes, as such it is considered to result comply with Policy HM02 and HMO3 of the Homes in Multiple Occupation DPD. The Development Plan Document (DPD) aims to ensure that such development preserves the residential amenity and character of an area, and that any potential harmful concentrations do not arise.

Neighbour Amenity

Policies DE1 and H5 seek to ensure that developments are designed to minimise any detrimental impact to the amenity of neighbouring occupiers, or indeed future occupiers of the site. There is also deemed to be ample storage for refuse bins and cycle storage within the curtilage of the site and a shared garden to the rear which, all of which would ensure future residents have a satisfactory residential environment.

The use of the dwelling as a 4 bed HMO is unlikely to result in any increase in occupancy above that which would be expected in a family dwelling as it is only an increase in one bedroom and as such would not cause any significant increase in comings and goings and associated noise or disturbance which could cause harm to neighbouring occupiers. Given the small scale of the proposed HMO in a locality where there are few other such uses, the proposal is not considered to cause any significant harm to neighbouring occupiers.

Highways

Policy AC2 of the adopted Local Plan requires development proposals to not have a detrimental impact upon the road network, and where any impact is identified, suitable and proportionate mitigation should be sought within any planning approval. Policy AC3 requires development proposals to meet the council's adopted parking standards for cars and bicycles as set out in Appendix 5 of the Coventry Connected SPD. Policy AC4 supports the provision of enhancements to cycle and pedestrian infrastructure.

In this case the development seeks consent for the change of use from a dwelling house to a four bed HMO. The modest scale of development does not give rise to a likely impact on the existing road network. There is an increase in the parking requirement by 1 space. Currently a 3-Bed dwelling house would require 2 allocated parking spaces. For the proposed use 0.75 spaces are required per bedroom, there is a requirement therefore of 3 spaces in total. There is considered to be no parking associated with the dwelling for these purposes, with the proposal increasing parking demand by 1 space. A parking survey has been submitted with the application demonstrating that 26% of the spaces within 200m of the site were available at any one time. As such it is considered that any increase in demand for car parking associated with the proposed change of use can be accommodated on street. Highways have not objected to the application, subject to cycle storage provision. The location of the site is deemed to be sustainable with easy access on foot to the local centre and bus routes towards to the city centre. A condition has duly been appended to the decision to ensure provision of cycle storage.

Equality implications:

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

CONCLUSION

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, visual amenity or highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1, DS3, H5, H11 and AC3 of the Coventry Local Plan 2017, together with the aims of the NPPF.

CONDITIONS / REASON FOR REFUSAL

1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>
2.	The development hereby permitted shall be carried out in accordance with the following approved plans: Block Plan Location Plan Proposed Floor Plan Existing Floor Plan
Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>

3.	The development hereby permitted shall be occupied by no more than 4 permanent residents at any time.
Reason	<i>To ensure that the development is not used in an over-intensive manner, prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policies DE1, H3 and H5 of the Coventry Local Plan 2016.</i>
4.	Prior to occupation of the property as a HMO hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation of the building and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<i>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 DS3, AC3 and AC4 of the Coventry Local 2016.</i>