

Minor development / householder extension

Application Number: FUL/2013/0769

Land between 41-49 Thompsons Road

Erection of 2no. four bed dwellings. (semi-detached)

WITHIN GREEN BELT?	No
VISIBLE FROM GREEN BELT?	Yes
WITHIN CONSERVATION AREA?	No
LISTED BUILDING?	No

PRINCIPAL CDP POLICY **BE2 / H9 / H12 / GE6 / GE8 / AM22**

- SPG New Residential Development

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

- 1) 41 & 49 THOMPSONS ROAD WERE NOTIFIED ON THE 24TH MAY 2013
- 2) A SITE NOTICE WAS DISPLAYED ON THE 31ST MAY 2013

Cllr Galliers has made contact enquiring as to who the applicant for the application was.

An objection was received from a resident of Thompsons Road, the objection can be summarised as follows:

- don't want any more Housing Association dwellings in this road
- 98% of crime in this area is committed by tenants of HA
- Thompsons road has enough social housing already
- Families are dysfunctional with social issues.

RELEVANT HISTORY

- G/C/36756 – Old Persons accommodation – approved, 21/7/81
- 29513 – Use of site as fish and chip shop – approved, 7/7/49
- 29513/A – Use of site for 28 garages – approved, 20/11/56
- 29513/B – Eleven garages – no decision on file
- 29513/C – Erection of garages for invalid tricycle - – no decision on file

CONSULTATION RESPONSES

- Highways – no objection
- Ecology – no objections (nesting bird / reptiles)
- Drainage – adequate drainage should be provided
- PCT – concerns with loss of green space

ISSUES

- Policy H9 states that windfall housing development will be permitted subject to;
 - compatibility with nearby uses

- the provision of an attractive residential environment
- convenient pedestrian access to local facilities
- being well served by public transport
- compatibility with other plan policies

- Policy H12 sets out the design and layout criteria for new development with further guidance provided in the SPG

- The design of the proposed dwellings and their positioning within the site has been amended. The dwellings now have hipped roofs which are more in keeping with the existing development on Thompson Road.

- The dwellings have been moved forward in the plot, closer to the highway. This has resulted in the removal of parking spaces but introduced small front gardens which are in keeping with the character of the surrounding area.

- In addition the re-positioning of the dwellings has ensured that a 45-degree sightline is not infringed from the rear of the adjacent property, No.49 Thompsons Road. There is an additional window to the side of this property which faces the application site. There will be some impact with regards to visual outlook, though there will be a separation distance of approximately 4.5m.

- The amendments to the house types to incorporate a hipped roof have also reduced the overall bulk of the proposed dwellings and therefore their visual impact. Whilst there will be some impact to No.49 through visual impact and overshadowing I do not feel that this will result in detrimental harm to residential amenity sufficient to warrant refusal of this application.

- Although the proposed dwellings have been re-positioned they do still project beyond the rear of No.49 by approximately 3.5m. This is considered acceptable as the 45-degree sightline is not infringed though a condition removing permitted development rights is recommended as further extensions to the property could have more harmful impacts on the amenities of the occupiers of No.49.

- There are windows to the side of No. 41 which face on to the application site, these are all to non-habitable rooms and although there will be some impact from the development in terms of visual outlook and some overshadowing it will not be to the detriment of residential amenities. The proposed dwellings will not infringe upon any sightlines from the rear of this property.

- The site is located within a predominately residential area; the adjacent property is used as a residential home though the proposed residential use is compatible. The proposals provide for 2no. 4-bedroom properties both have front gardens and generous rear gardens. The development overlooks green belt to the rear and there are acceptable relationships to adjacent properties. Therefore it is considered that an attractive residential environment will be created.

- Whilst the site is located on the fringe of the Coventry administration boundary it is well served by local facilities within Keresley village. There are clinics, library, primary school and local shops all within reasonable walking distance of the site.
- There are buses which run along the end of ~Thompsons Road, on Bennett's Road North. These services provide direct links to Bedworth and its train station and also into Coventry City centre and over to C&W University Hospital.
- The site is therefore considered to offer convenient pedestrian access to local facilities and is well served by public transport.
- Policy GE8 states that urban green space is any area of open land not designated as green belt, with value for amenity, outdoor sport or recreation. Proposals which reduce urban green Space or diminish its value will not be permitted unless:
 - they are in accordance with Policies GE4, 5 or 10 or an allocation in the plan, or
 - Policies GE4 and 5 do not apply and local urban green space would be enhanced overall by the development or by compensatory measures.
- The site does constitute Urban Green space though it is currently overgrown with hardstanding remnants of previous buildings still in situ and uneven ground. Therefore I consider it to have only visual amenity value. Policy GE8 does allow for development on urban green space subject to compensatory measures being provided.
- Considering the inaccessible nature of the existing site I consider it has limited value for recreation purposes. There is accessible open space in close proximity to the site, protected by its green belt designation.
- The plans have been amended to remove frontage parking thereby allowing for landscaped front gardens and the properties will have sizeable rear gardens, with a condition requiring a full landscape scheme I consider there is sufficient mitigation in visual amenity terms to ensure the proposals meet with Policy GE8.
- With sufficient compensatory measures (through increased landscaping) , inaccessible nature of the existing site for recreation purposes and considering the amount of accessible open space in the vicinity I do not consider the proposals conflict with Policy GE8.
- Policy GE6 deals with development that may be conspicuous from the green belt. The site is visible form the green belt though the development will be viewed within the existing ribbon development along Thompsons Road and therefore its impact on the openness or character of the surrounding green belt is considered to be minimal.
- Policy AM22 requires safe and appropriate access to the highway. The site is located within a cul-de-sac. The road is wide and demand for on-street parking is not high. Existing dwellings primarily have enclosed front gardens and it was considered more appropriate to retain this character than introduce frontage parking as was originally proposed. The road does not suffer from high demand for on-street parking and the site has a wide frontage with the result that future occupants will be able to park in front of their properties.

- Comments have been received in relation to the level of social housing in the area and concerns raised about the impact introducing more social housing will have on crime and anti-social behaviour levels in the area. This is ultimately an issue for the Housing Association and the Police. There is no evidence to suggest that allowing this proposal will result in increased crime in the area and the application meets a demand for affordable family housing in the City. It is not the place of Planning to make assumptions on what the actions of future tenants may or may not be and certainly would not warrant refusal of this application.

CONCLUSION

In view of the design, siting and massing of the dwellings and conditions requiring compensatory landscaping details it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval.