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Dear Sir / Madam

**SUPPORTING PLANNING REPORT / DESIGN & ACCESS STATEMENT FOR PLANNING APPLICATION -
EXTENSIONS TO EXISTING FLATS
AT 15 AND 15a LYDGATE ROAD, COVENTRY CV6 3BZ**

This Report is in support of the above planning application.

Site Description and Proposal

The planning application proposes to extend this end-terraced building which is used as 8 flats. The application site is located within a residential area on the northern side of Lydgate Road, at the junction with Tulliver Street. The property currently consists of 6 self-contained flats of varying sizes, each with kitchen/living area, bedroom and bathroom facilities at 15 Lydgate Road and 2 self-contained flats, each kitchen/living area, bedroom and bathroom facilities in the rear wing, which is addressed 15a Lydgate Road. There are two separate entrance doors to Nos.15 and 15a from Tulliver Street and communal amenity areas to the rear and frontages.



The planning application proposes to add small extensions to four of the flats at the rear of the building by way of -

- a small single-storey extension and a raising of the eaves and ridge lines to the rear of 15a Lydgate Road;
- a single storey flat-roofed rear extension to Flat 1, 15 Lydgate Road, adjacent to the boundary with No.14;
- a first floor rear extension to Flat 3, 15 Lydgate Road
- use of the roof space above this first floor rear extension to provide additional space to Flat 5, 15 Lydgate Road;
- the addition of a small dormer window on the inside roof slope to Flat 5, 15 Lydgate Road to provide additional headroom and light. The window would be obscure glazed and non-opening.

The external area to the rear of the building would include 2 additional parking spaces, accessed from the existing dropped kerb to Tulliver Street, and space for amenity areas, bin storage and cycles.

Planning History

The existing flats are longstanding uses and there is no planning history for the site.

The search field on the City Council's online planning map clearly indicates 15a Lydgate Road as a separate address and has address points for 6 flats at 15 Lydgate Road.

Relevant Planning Policies and Assessment of the proposal

The site is in a highly sustainable location within an established residential area and the proposed extensions are considered to be compatible and appropriate.

The proposed development would accord with the overriding principles of the National Planning Policy Framework (NPPF) and with the relevant Policies in the Coventry Local Plan, which was adopted on 6 December 2017.

Paragraphs 7-11 of the NPPF confirm the presumption in favour of sustainable development. In terms of the policy requirements in the Coventry Local Plan, the site is located within an established residential area in a highly **sustainable location** and would comply with the NPPF and the criteria in Policy H3 of the Local Plan. The application site is located within easy reach of local shops on Radford Road (within 100m) and Jubilee Crescent District Centre (within 1.5km) and is close to medical facilities; local Primary and Secondary Schools; a full range of local amenities, and has public open space directly opposite the site.

The area is pedestrian-friendly with wide, safe, well-lit footpaths connecting the site to the Jubilee Crescent District Centre (which has a medical centre, shops and a full range of local amenities within a 15 minute walk and 4 minute cycle ride).

The site is also in a highly **accessible location**. Radford Road is a bus route, with bus stops located within easy reach of the application site giving access to the City Centre and other areas of the City. There are also safe and convenient walking and cycling routes to the City Centre (which is 15 minutes and 5 minutes away, respectively).

Paragraphs 124-131 of the NPPF encourage good design and aim to ensure development will add to the quality of an area; establish a strong sense of place to create attractive, welcoming and

distinctive places to live, work and visit; are sympathetic to local character and history, while not preventing appropriate innovation or change (such as increased densities); optimise the potential of the site to accommodate development; create places that are safe, inclusive and accessible with a high standard of amenity for existing and future users; and are visually attractive as a result of good architecture and appropriate landscaping.

In terms of **design**, Policy DE1 (Ensuring High Quality Design) states that proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area. The application proposes small extensions to the rear of the building to make small improvements to the internal space within four of the existing flats. The extensions have been designed to respect the character of the existing building. The rear extensions continue the roof profiles of the existing building and would be constructed using matching materials.

A small flat roofed single storey extension to Flat 1, 15 Lydgate Road is proposed adjacent to the boundary with No.14 and is screened from public view by the existing building.

A dormer window is proposed on the inside roof slope to Flat 5, 15 Lydgate Road to provide additional headroom and light. The design of the dormer would have a pitched roof to match those on the outside roof slope facing Tulliver Street.

Bin storage would be accommodated to the front of the property on a forecourt that is accessible to all flats. Each flat would still have a safe, secure entrance to Tulliver Street and the application would provide an improved environment for occupants of all flats, in addition to those which would be extended.

In terms of the **impact on neighbours**, the application proposes small extensions to the rear of the building, but does not increase the number of units or occupants at the site. The extensions have been designed to avoid impact on the living conditions of neighbouring residents.



The rear of the site is set at a lower level to the neighbour at 14 Lydgate Road and the rear extensions would avoid any additional impact as follows -

- the small flat-roofed rear extension to Flat 1 would be adjacent to the boundary with No.14, but would be set at a lower level and would not project beyond the neighbour's existing conservatory extension;
- the small pitched roofed rear extensions to Flats 3 and 5 would be inset from the shared boundary with No.14 and would not infringe a 45-degree sightline from the neighbour's rear windows;
- the small pitched roofed rear extension to 15a Lydgate Road would be inset from the shared boundary with No.14 and set at distance, beyond the existing rear wing;
- the small dormer window on the inside roof slope to Flat 5 is proposed only to provide additional headroom and light and would be set above natural eyeliner form rear windows at No.14 and would have obscure glazed and non-opening windows.

The extension would not impact on the side facing landing and bathroom windows to 2 Tulliver Street to the rear of the site. No additional rear facing windows are proposed.

The proposals would, therefore, accord with Policies DE1 and H3 of the Local Plan and any relevant guidelines for New Residential Development.

In respect of **highway safety**, the existing use is as 8 flats and has no parking spaces available. The application would include 2 additional parking spaces, accessed from the existing dropped kerb to Tulliver Street and would, therefore, accord with Policies AC1 and Policy AC3 of the Local Plan and the accompanying Parking Standards set out in Appendix 5.

Following the publication of the National Planning Policy Framework and the National Planning Policy Guidance, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be "severe". In this case, the impact of the proposed development is considered to be acceptable.

As regards other matters, the site is not located within Flood Zones 2 or 3. The site is not within a Conservation Area or an Archaeological Constraint Area and there are no Listed Buildings or Scheduled Monuments in the locality. There are no trees of significance or Tree Preservation Orders on the site, nor is any planting affected by the proposed development.

Conclusion

The application proposes small extensions to four of the 8 flats and would result in improvements to the existing standard of accommodation for occupiers and an acceptable impact on the occupiers of neighbouring residential properties. Therefore, it is considered that planning permission should be granted.

Kind regards,
Richard Sykes
for Sykes Planning Ltd