

Application Number: FUL/2019/0334

60 Kingsland Avenue and 3 Abercorn Road

Proposed conversion of a corner shop (Class A1) in to two individual 1 bed flats (Class C3) and to alter the shop windows to a floating bay on the front elevation

WITHIN GREEN BELT?	No
VISIBLE FROM GREEN BELT?	No
WITHIN CONSERVATION AREA?	No
LISTED BUILDING?	No
WERE ADJOINING NEIGHBOURS NOTIFIED	Yes
ANY LEVEL CHANGES TO NOTE	No
PRINCIPAL CLP POLICY	AC2, AC3, DE1, H3, H5

SPG EXTENDING YOUR HOME

SPG Extending Your Home adopted by Planning Committee on 10 April 2003 and reviewed on 15 December 2005, both following public consultation exercise in accordance with PPG12

POLICY:

The Local Plan 2016 to 2031 was adopted by Full Council on 5 December and was formalised on 6 December.

National Planning Policy Framework 2019

RELEVANT HISTORY

S/1971/0934-Cov-Ref.-26032 Approved - 06/07/1971 Erection of extension to kitchen and new bedroom above

CONSULTATION RESPONSES

Neighbour notification was sent in accordance with the Communications Record and a site notice was posted on the 4th March 2019. .

No representations have been received.

Ecology recommend a note in respect of bats and nesting birds and this is included as an informative.

Environmental Protection officers have no objections to the proposal subject to a condition.

Highway officers have no objections to the proposal subject to conditions.

ISSUES/COMMENTS/CLARIFICATION

The application property is an end-terraced, two storey dwelling, located on a corner plot fronting Kingsland Road and Abercorn Road. The street is predominately residential in character however, there is a corner hairdressers adjacent east to the application site and a nursery to the south west of the application site.

The proposal is to erect a floating bay window to the principle elevation fronting Kingsland Road. The application is to change the use from A1 shop to the two self-contained 1 bedroom flats. The ground floor is to accommodate a bedroom, sitting room, kitchen, bathroom and utility. The first floor flat is to accommodate a kitchen/ sitting area, bathroom, study and bedroom. Both flats will have access to the rear garden amenity area. There are two parking spaces proposed and cycle parking to the rear and the Agent has also confirmed bins will be stored to the rear.

Policy H3 states that new residential development must provide a high quality residential environment which assists in delivering urban regeneration or creating sustainable communities and which overall enhances the built environment. A suitable residential environment includes safe and appropriate access, adequate amenity space and parking provision and be safe from environmental pollutants.

The NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Policy DE1 of CLP 2016 added stating that all development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The proposed conversion would create two one-bedroom flat including a separate lounge/kitchen and a shower room. The application documentation also demonstrates sufficient amenity area is available to use as part of the residential conversion in addition to the parking to the rear. The application property was originally a residential family home and overtime has converted into retail use. This will provide residential flats that will be in keeping with the existing character of the area given it is predominantly residential.

The proposed floating bay window is considered to have an acceptable impact upon the visual amenity of the street scene, given bay windows are a common feature along the row of terrace properties. Therefore this will be in keeping with the character of the area. The materials of the proposed window are to be in keeping with the main house.

The proposed window is to have no additional impact on any of the nearby neighbouring properties, given there is an existing window to currently there.

Environmental Protection officers have no objections to the proposal subject to a condition in relation to air quality.

Highway officers have no objection to the proposal subject to conditions in relation to parking and cycle parking.

Overall, the development would not cause any notable harm to the amenities of neighbouring residents and it is considered that the proposed development accords with Policy DE1 of the Coventry Local Plan and the guidance contained within the SPG and NPPF.

EQUALITY IMPLICATIONS:

There are no equality implications.

CONCLUSION

In view of the design, siting and massing of the proposal it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval.