

Application Number: FUL/2019/1036

26-28 Heathcote Street

Conversion from two (2 bedroom) apartments to four (1 bedroom apartments) and alterations to the rear 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, AC4, DS3, 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

L/1998/0908-Cov-Ref.-47728 Approved - 10/09/1998 Change of use from retail (Class A1) to residential (Class C3) and single storey extension to rear

R/2004/1043-Cov-Ref.-47728/A Approved - 11/06/2004 Conversion of dwelling house to self-contained flats and external alterations

HH/2016/0990 Installation of a rear dormer in connection with loft conversion- Approved 27/07/2016

CONSULTATION RESPONSES

Neighbour notification was sent in accordance with the Communications Record and a site notice was posted on the 13th May 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.

ISSUES/COMMENTS/CLARIFICATION

The application relates to 26-28 Heathcote Street which is are two storey terrace properties. the properties currently accommodate two (two bedroom) apartments over the ground and first floor with the garden amenity space to the rear. The application site is predominantly residential in character.

The application seeks to convert the properties to four (one bedroom) apartments. The properties are to accommodate two flats at ground floor level and two at first floor level. Each flat is to accommodate a lounge/ kitchen area, bathroom and a bedroom. All the flats will have access to the rear garden amenity space. Both the ground floor flats will have direct access to the rear garden amenity space and the first-floor flats will have access the amenity space to the via the side gate. There are three parking spaces to the rear of the property. The cycle and bins are to be stored to the rear of the property. The external alteration is to incorporate a separate door to the rear elevation to one of the ground floor flats.

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 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 access to outside amenity space for all the apartments. The parking provision is also considered to be acceptable. 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 alterations to the openings on the rear elevation are considered to have an acceptable impact upon the visual amenity of the property. They are not to be visible to the street scene. Therefore, the alterations are not considered to have a detrimental impact upon on the character of the area. The materials of the proposed door are in keeping with the main house.

The proposed window is to have no additional impact on any of the nearby neighbouring properties.

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.

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.