

Application Number: FUL/2019/0956

49 Corporation Street

Change of use to student accommodation providing 12 self contained units.

WITHIN GREEN BELT?	No
VISIBLE FROM GREEN BELT?	No
WITHIN CONSERVATION AREA?	No – Spon Street CA adjacent
LISTED BUILDING?	No - St John the Baptist Church Grade I opposite

POLICY GUIDANCE

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: DE1, HE2, DS3, H3, H5, H10, AC1, AC4, EM7, GE3, IM1.
CCAAP 2016 – Policies: CC1, CC2, CC10, CC11, CC17
Appendix 5 Car and Cycle Parking for New Developments

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

Notification letters sent as per the communications report.

Site notice posted 02/05/19.

Press notice posted 09/05/19.

Three objections have been received raising the following concerns:

- Highway is too busy, noise and air quality issues.
- Insufficient window to window separation.
- Student security concerns.

Two non-material comments have been received regarding existing tenancy agreements/breaches in lease if the development were to go ahead (there are existing shop/restaurant uses on site).

Two comments have been received. These are unclear in their purpose, but do not object to the scheme. One comments on the age of the building and its location and the other suggests that they would not like the building to be used as flats but would like to see a mini-mart or restaurant.

RELEVANT HISTORY

FUL/2018/0662 Change of use from restaurant to student accommodation to provide 12 self-contained flats and shared accommodation including a laundry, student's lounge and kitchen: Refused 01/10/18.

ADV/2019/1348 Installation of signage: Pending

FUL/2019/1184 Replacement shopfront/roller shutter: Pending

R/1998/1930 related to change of use of ground and first floors from an office to restaurant: Approved 12/04/98.

CONSULTATION RESPONSES

Highways: No objection

EP: No objection

Education: No objection or contribution request.

UHCW: Contribution request.

WM Fire Service: Note

ISSUES

Site description

The application site relates to a four-storey building located on the northwest side of the highway on the end of a run of development of a similar style and age. A pocket park is located to the southeastern boundary with the listed St John the Baptist church beyond. Bonds Alms-houses are located to the northwest of the site beyond Hill Street, which also provides a rear fire escape to the property. The site is within the city centre (Leisure and Entertainment Area) and sits adjacent to the Spon Street Conservation Area.

Proposal

Planning permission is sought for a change of use of a restaurant to 12 self-contained flats. There will be four flats per floor (first, second and third floors), each with an en-suite and kitchenette. There is a communal laundry to the first floor and the whole of the ground floor is taken up by communal living space, including a gym, games room, study area and bin/cycle storage.

Following the previous refusal, the current scheme is supported by noise and air quality assessments.

Principle

There are no policies to safeguard the existing restaurant use or ground floor shop unit in this location. The loss of these uses is therefore acceptable.

In terms of general residential development Local Plan Policy H3 states that new residential development must provide a high-quality residential environment, which assists in delivering urban regeneration or contributes to creating sustainable communities and which overall enhances the built environment. A suitable residential environment will be sustainable and include safe and appropriate access, have adequate amenity space and parking provision and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.

Local Plan Policy H10 states that purpose-built student accommodation will be encouraged where: a) It is directly accessible from the universities; b) Such development can play a part in the regeneration of the immediate neighbourhoods without disadvantage to local services; c) It will not materially harm the amenities of occupiers of nearby properties; and d) It will reflect and support or enhance the appearance and character of the area. Policy H10 also states that to support the intended use of the proposals the specified tenure will be secured through a Section 106 agreement.

The site is within a sustainable location within the city centre and easily accessible to Coventry University by walking (necessary cycle parking is also provided). The principle for the redevelopment of the site for a residential use is acceptable and it is considered that a high quality design and a suitable and safe residential environment will be created. It has been demonstrated that the future residents will be safe from environmental pollutants such as excessive noise and air quality issues.

The scheme is therefore acceptable in principle.

Design and Visual

Policy DE1 and H5 of the Coventry Local Plan 2016 seeks to ensure that development complement or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

The scheme seeks a change of use with no significant physical alterations proposed to the existing building, other than the insertion of a window at first floor. The scheme will not therefore result in any significant impact upon the character of the existing building, the visual amenity of the streetscene.

Heritage Assets

CCAAP Policy CC2: Enhancement of Heritage Assets reflects Policy HE2 of the Coventry Local Plan 2016, which seeks to preserve or enhance the character, appearance and setting of conservation areas and heritage assets. The scheme proposes minor physical changes and the change of use is not considered to result in any significant impact upon the character and setting of nearby listed buildings or adjoining conservation area.

Neighbouring amenity

Policy H5 requires new development to be designed and positioned so it does not adversely affect the amenities of the occupiers of neighbouring properties.

There is a residential flat to the rear of the site adjoining Hill Street, which has first and second floor accommodation. The separation between the buildings is some 15.5m. Although there is a shortfall in the 20m window-to-window separation distances usually sought the gap is considered sufficient to protect privacy. Weight is given to the higher density urban location and existing situation between buildings.

Flat 04 at first floor projects closer to the adjoining flat with an unacceptable separation distance of just 10m. In the previous scheme a new window serving Flat 04 was considered to create an unacceptable relationship impacting upon the privacy of both the existing and future occupiers. The current scheme installed an obscure glaze window to serve Flat 04, which created unacceptable amenity for future occupiers with no outlook. Plans have been amended to add a clear glazed side-facing window also.

The secure doorway to upper residential floors is set into the building and it appears that there is unrestricted public access into the communal gym, study room and games room (and onto the cycle stores and upper floors through a secondary doorway). The case officer has advised the applicant that these communal areas must be ancillary only to the main residential use and in terms of residents' safety and security plans have been amended to show the main entrance as a secure doorway. A condition is suggested to require the communal areas to be for residents and their guests only and to provide access and associated security measures.

The scheme as amended is considered to create a high quality residential environment that will not result in any significant impact upon the amenities of the occupiers of surrounding properties.

Environmental Protection

Air quality

The supporting air quality report concludes that air quality standards will be exceeded on the ground floor at the façade with Corporation Street. EP is satisfied with the proposed mitigation measures and requests a condition to have measured fully installed prior to occupation.

EP also request a condition to require the recommended mitigation measures to control dust from site activities which are detailed in Appendix A of the air quality report to be followed and that any new boilers will be low NOx.

Noise

The supporting noise report by Syntegra consulting specifies the glazing and ventilation requirements and EP have requested a condition to secure details of the units chosen prior to their installation. EP advise the following requirements:

For the 1st floor: A typical double glazing system in a 10/12/6 configuration (or equivalent) will be installed to give a Sound Reduction Index (SRI) of 38 dB Rw. An alternative means of ventilation, such as appropriately specified through-wall ventilators or MVHR, will be installed to allow adequate ventilation without the requirement to open windows.

For the upper floors: A double glazing system in a 4/16/6 configuration (or equivalent) will be installed to give a Sound Reduction Index (SRI) of at least 34 dB Rw. An alternative means of ventilation, such as appropriately specified through-wall ventilators or MVHR, will be installed to allow adequate ventilation without the requirement to open windows.

Plant noise levels have been established in section 8 of the report and once the plant details have been finalised and prior to use, EP require full details to demonstrate that these levels will be achieved. A detailed sound insulation assessment is also required in order to ensure compliance with the target sound insulation criteria.

Highways issues

No car parking provision is required to serve the scheme, as it is located within the city centre.

The student development is easily accessible to the Universities (Policy H10) and cycle parking provision has now been provided with the current scheme. Highways have raised no objections.

Contributions

Education has confirmed that there is no contribution requirement for student accommodation/one bedroom flats.

The scheme triggers the requirement for a hospital contribution towards acute healthcare. UHCW have incorrectly based their contribution request on 49 new residential units. They have advised that they are unable to recalculate the contribution before the determination deadline.

It is considered that the contribution can be secured via condition in this case rather than the usual S106 agreement. UHCW have been advised accordingly. As no S106 has been completed it is suggested to secure the student tenure via condition also (reflecting a PINs Appeal condition).

CONCLUSION

In view of the acceptable principle, design and that the scheme will not result in any significant impact upon adjoining occupiers or highway safety the scheme accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval.