

Application Number: FUL/2019/1309

Burger King(uk) Ltd Olivier Way

Provision of additional parking spaces, revised access and parking layout and elevational alterations.

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

POLICY GUIDANCE

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: **DE1, AC1, R6, AC3**

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

Neighbour notification was sent in accordance with the Communications Record. A site notice was erected on street furniture near to the application site on the 15th July 2019. No objections were received.

RELEVANT HISTORY

Subsequent application: ADV/2019/1310 Erection of internally illuminated totem sign and replacement signage on building and within the site (PENDING)

CONSULTATION RESPONSES

Highways – No objection subject informative..

ISSUES

The application site relates to an existing redundant fast food eat in/takeaway/ drive through restaurant situated in the Cross Point retail park towards the north-eastern edge of the City. The existing unit is currently vacant, have been formally occupied by Burger King. The restaurant is a single storey detached unit lies adjacent to the Tesco superstore within an existing car parking area.

The proposal comprises the following:

- Additional 11 car parking spaces within the existing site
- Changes to access and parking layout
- Minor changes to the east and west of the building (fenestration)

The proposal does not increase the trading area or the number of covers available within the restaurant, and therefore the proposal is not considered contrary to Policy R6, which seeks to locate food uses into defined centres. As the premise has a previous long established history and no further assessment regarding the principle of the use is required as the application proposes no material change.

The proposed 11 car parking spaces are to be situated north of the site. This will involve the removal of a grass verge. Highways have been consulted as part of the application and raise no objections to the proposal. The additional car parking is situated within the site and the site itself is situated in an existing commercial area and therefore the removal of this non structural landscaping to the north elevation of the building is not considered seriously detrimental. The works to the fenestration of the building are proposed to the north and south elevation. The premises are located within a modern out of centre retail and entertainment destination

which includes a mixture of building styles and a wide palate of external materials. The elevational alterations proposed are therefore not considered inappropriate or harmful to the appearance of the locality. Parking provision within the site remains adequate and in accordance with standards.

There are no residential properties within close proximity and therefore no impact on any residential amenity. The works proposed are not considered uncommon in an existing commercial area and the majority of the works are for the rebranding of the existing restaurant. It is considered the design, scale, form and materials of the proposal positively contribute to the overall quality of the environment.

CONCLUSION

In view of the above the proposal accords with development plan policies and therefore the application is recommended for approval.