

Application Number: FUL/2019/1017

110 Walsgrave Road

Erection of single storey rear extension and extraction flue

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|----------------------------------|-----------|
| 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, R3.**

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

Neighbour notification was sent in accordance with the communications record and a site notice was posted. One representation has been raising concern about residential amenity, and the possibility that Japanese Knotweed is located within the rear garden of the premises.

RELEVANT HISTORY

No recent or relevant history.

CONSULTATION RESPONSES

Highways have no objection.
Environmental Protection have no objection subject to conditions.

ISSUES

The application proposes a single storey rear extension to provide an additional tanning room at this unit within the defined retail centre. The premises are adjoined by commercial units to either side with residential accommodation above, and the properties back on to residential dwellings to the rear separated by a narrow pedestrian entry.

Revisions have been received during the application process to provide correct details for the roof design and to address issues in respect of layout and extraction. The initial proposals were for a tanning room in the rear which would have blocked off an existing extraction unit and no proposals were shown for it to be relocated. The applicants suggested locating it at the rear elevation of the extension, but this was not considered acceptable given the proximity to the residential units to the rear. Amendments were then received to relocate the staff room to the new extension and to provide an external flue to the first floor. The flue will disperse above the windows of the first-floor flats and the nearest flat has a first-floor projection beyond the rear of the flue. It is therefore considered that any extraction flues will have less impact in this location.

Environmental Protection have not raised any objections to the proposals but have asked for details of filtration and a condition is recommended accordingly.

The extension adjoins commercial units at ground floor level so the building itself will not have any impact on residential amenity. The additional accommodation to be provided will not increase the intensity of use to such a degree that the residential accommodation above would be adversely affected.

Concern has been raised that Japanese Knotweed is present on the site. This has not been witnessed by officers however a suitable informative is recommended.

CONCLUSION

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