

OFFICER REPORT

Application Number: FUL/2019/2003

52 Woodshires Road

Conversion of an existing residential dwelling to four apartments.

WITHIN GREEN BELT? No

VISIBLE FROM GREEN BELT? No

WITHIN CONSERVATION AREA? No

LISTED BUILDING? No

POLICY GUIDANCE

Local plan

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: DE1, DS3, AC1, AC3, AC4, H3, H5, GE3.

SPD/ SPG

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

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

- Notification letters sent as per the communications report.
- Site notice erected 30/08/19
- One non-material comment received regarding viewing submitted plans.

RELEVANT HISTORY

- S73/2015/1698 Removal of condition 3 (requiring garage to be available for parking) imposed on application reference 32970/D, granted on 11th May 2006 for replacement double garage: Granted 14/07/15.

CONSULTATION RESPONSES

- Highways: No objection
- EP: No objection
- Ecology: Pre-determinative bat survey requested (submitted).

SITE DESCRIPTION

The application site relates to a two-storey dwellinghouse located on a corner plot on the northeast corner of Woodshires Road and Wilsons Lane. There is a vehicular access to the north of the main dwelling providing access to a parking area. A detached unit is located to the rear of the site but falls outside the application site boundary. The site is within a residential area, although there is a shop immediately next door. Longford Centre is some 500m away and the site is located within the built up area of Coventry.

PROPOSAL DESCRIPTION

Planning permission is sought for the conversion of an existing residential dwelling to four one-bed apartments. All apartments will be accessed from a communal hallway and stairs to the rear of the property.

ISSUES AND ASSESSMENT

Principle of development

Policy H3 'Provision of New Housing' 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 within a sustainable location and will 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.

The site is located within a sustainable location close to local convenience shops and some 500m from Longford Centre, which has shops, services and public transport links. The application site has an existing residential use and the proposed conversion to four flats will remain compatible with surrounding residential uses. The development will provide safe and appropriate access for residents and a high quality residential environment, safe from environmental pollutants.

The rear extension has been deleted to protect adjoining occupier's amenity and the scheme is therefore considered to be acceptable in principle in accordance with the aims and objectives of Local Plan Policies H3 and DE1 and the aims and objectives of the NPPF.

Design and visual issues

The scheme proposes an acceptable design solution that will respect the style and character of the host building and the development will not impact upon the visual amenity of the streetscene in accordance with Policy DE1. A condition is suggested to secure matching materials.

Impact on neighbouring amenity

The residential use is compatible with surrounding uses. The rear first floor extension originally proposed breached the 45-degree sightline measured from a bedroom window within the first floor of the adjoining property No.50 Woodshires Road. Amended plans have been provided to delete this element of the scheme.

As amended the scheme is not considered to result in any significant impact upon the outlook, light, privacy or amenities of the occupiers of adjoining properties.

Highways

The applicant states that the existing vehicular entrance will be retained and the driveway provides for 6 car parking spaces: 1 for each apartment and 2 visitor spaces. The bin store will be located close to the vehicular entrance for ease of collection by refuse trucks. There will be a cycle store provided by the main entrance to the main building. A separate parking space is also retained for the detached unit to the rear of the site.

Highways have raised no objection to the scheme, subject to conditions to secure parking and cycle storage prior to occupation.

Air quality

The standard air quality condition has been requested by EP to secure air quality mitigation measures in accordance with Policy DS3, to include EV charging, low emission boilers and mitigation for dust and emissions during construction.

Ecology

The Ecologist notes that the site is located approximately 100m east of Bassford Bridge Meadow, Local Wildlife Site (LWS), through which runs the River Sowe, providing a suitable foraging area for bats. The proposals impact upon the main roof area of the building and there appear to be several areas which could allow access to the roof area to protected species such as bats. Ecology therefore request that a Preliminary Ecological Appraisal (PEA) for bats is undertaken by a suitably qualified ecologist prior to determination.

This has been requested and undertaken by the applicant accordingly. The submitted PEA confirms that the building is well sealed and that there is no evidence of bats or birds within the interior or the exterior of the

building. The supporting information therefore demonstrates that the development is unlikely to impact upon protected species in accordance with Policy GE3.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

CONCLUSION

In view of the acceptable principle, design, siting and massing of the extension (as amended) and that the scheme will not impact upon neighbour's amenity, protected species or highway safety it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval, subject to conditions.