

OFFICER REPORT

Application Number: FUL/2019/1900

58 Brighton Street

Change of use from a 6 bedroom HMO (C4 Use Class) to a 9 bedroom HMO (sui generis) for ten occupants and single storey extension.

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, H5, H11, DS3, AC1, AC4.

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 posted 30/08/19.
- No representations received.

RELEVANT HISTORY

- FUL/2012/2020 Change of use from home to day nursery: Withdrawn 20/12/12
- FUL/2018/3518 Change of use from C4 use Class to a 8 bedroom house in multiple occupation (sui generis): Granted 27/02/19.
- FUL/2019/0926 Demolition of garage and erection of three flats: granted 10/06/19

CONSULTATION RESPONSES

- Highways: No objection, subject to condition.
- EP: No objection, subject to condition.

SITE DESCRIPTION

The application site relates to a link detached property occupying a corner plot on the southeastern side of the Hastings Road/Brighton Street junction. The area is residential in character (predominantly period terraces with no off-street parking provision). Local shops are located on nearby Clay Lane and Ball Hill District Centre is located some 450m away. The A444 is located to the west of the site on the opposite side of Brighton Street.

PROPOSAL DESCRIPTION

Planning permission is sought for the change of use of an existing six bedroom HMO (C4 Use Class), with extant permission for a large-scale 8 bedroom HMO (sui generis) into a large-scale nine bedroom HMO (sui generis) to accommodate 10 occupants (eight single bedrooms and one double).

The application is accompanied by a supporting Planning Statement and parking survey.

The Planning Statement states that: 'the planning application proposes 4 bedrooms (2 with en-suite bathrooms), a kitchen / lounge, and a bathroom/ WC at ground floor; a further 4 bedrooms (with en-suite bathrooms) at first floor and a bedroom (with en-suite bathroom) in the roof space, which would be suitable for 2 occupants. The only external alterations would be adding a small 1.75m single storey extension to rear of the shared kitchen and the altering a single first floor window facing Hastings Road into two smaller windows, which would align with the existing ground floor windows below (as was previously approved), and forming three roof lights in the Brighton Street elevation and two roof lights on the elevation facing the gable of 4 Hastings Road. Parking in the locality is mostly on-street. The site has no on-site car parking spaces and the application proposes storage for 5 cycles, together with amenity space to the rear of the site'.

ISSUES AND ASSESSMENT

Principle

Policy H11 'Homes in Multiple Occupation' (HMO's) states that the development of purpose built HMO's or the conversion of existing homes or non-residential properties to large HMO's will not be permitted in areas where the proposals would materially harm: a) the amenities of occupiers of nearby properties (including the provision of suitable parking provisions); b) the appearance or character of an area; c) local services; and d) the amenity value and living standards of future occupants of the property, having specific regard to internal space and garden/amenity space.

The site is within a predominantly residential area and the proposed use is compatible with surrounding residential uses. The site is within easy a sustainable location within walking distance of local shops, services and public transport and some 450m from Ball Hill District Centre. Justification has been provided to demonstrate that zero parking provision will not increase parking pressure or affect the existing residential amenity. Only a minor fenestration changes and a small rear extension is proposed and the scheme will not harm the character of the area or neighbouring amenity (in terms of new built form). The proposed bedrooms all provide adequate living accommodation.

The proposal is considered to be acceptable in principle in accordance with Local Plan Policies H11 and DE1 and the aims and objectives of the NPPF.

Siting/design

Policy DE1 Ensuring High Quality Design states that all development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The proposed extension is minor and nestles to the rear elevation. The window alteration/roof lights are acceptable. The change of use is not considered to harm the character of the existing building or the visual amenity of the streetscene.

Neighbouring amenity

The proposed residential use is compatible with surrounding residential uses.

The application site relates to a large link-detached dwellinghouse that will utilise the existing floor space rather than seeking to add bedrooms through contrived additions. Furthermore an 8 bedroom HMO was previously considered acceptable to which permission remains extant. . The corner site has a large expanse of frontage (compared with a mid-terraced property) and the streetscene is fairly low density given that the eastern side of Brighton Street bounds the A444 and has no buildings. The additional bedroom to accommodate two people is considered acceptable.

The proposed use is not therefore considered to create any significant impact upon neighbouring amenity that would warrant refusal of the scheme.

In terms of creating a high quality residential environment the LPA would typically resist bedrooms within the roof space that are served only by roof lights, as this can often create poor outlook and poor light to the room. In this instance Officers are mindful that the bedroom proposed within the roof space will be the largest in the property and will be well served by four roof lights, two in each roof plane. On balance it is considered that the bedroom will create an acceptable residential environment (complemented by use of a lounge/kitchen on the ground floor) and refusal of this element would not therefore be warranted.

Highway safety

The development will provide zero off-street parking spaces. The application is supported by a parking survey, which demonstrated that there was sufficient on street parking capacity within the locality. The Highway Authority has assessed the supporting information and have raised no objections to the scheme stating that although the parking provision at the development does not accord with our policy, the parking survey demonstrates that there is adequate on street parking to accommodate a potential additional 6 vehicles.

The scheme includes five cycle spaces within the rear garden in a secure location beyond a boundary wall/gate. A condition is suggested to require the spaces and also details of a canopy etc. to protect stored cycles from the weather.

There is an existing bin store in a fairly discreet area to the front of the property (fronting Hastings Road) with capacity to accommodate additional bins. This is commensurate with bin storage to the front of surrounding properties.

Air quality

The scheme is subject to an air quality condition consistent with all development within the City to secure low NOx boilers.

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 and the fact that the proposal will not affect neighbouring amenity or highway safety the scheme accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval.