

OFFICER REPORT

Application Number: FUL/2019/2253

55 Barker's Butts Lane

Erection of single storey rear extension, insertion of new shop front, installation of dormer window to rear facing roof slope and creation of additional independant flat.

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; AC3; H3; H5; R3; 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

- 57 Barker's Butts Lane. 3 October 2019
- 57A Barker's Butts Lane. 3 October 2019

RELEVANT HISTORY

- S/1977/1523: Alterations to offices. Approved 1997.

CONSULTATION RESPONSES

- Highway Authority: No objection.
- Environmental Protection:

<p>This location is within our Air Quality Management Area declared for NOx so in line with the NPPF p.181, as well as policy references, EMT DS3 EM2 and the AQ SPD, the air quality impact of the development needs to be mitigated. Therefore, I would recommend the following conditions:</p> <ul style="list-style-type: none">• In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NOx emission rate of <40mg/kWh.
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SITE DESCRIPTION

The property is an end-of-terrace, two-storey, brick-built building, on the edge of a Designated Retail Centre Policy R3 Barkers Butts Lane, that is currently vacant. The previous use was offices on the ground floor within independent flat above. There is a private rear access lane at the side of the property, which gives access to the rear of the shops to the northwest, and terraced housing to the southeast. It has a 2 metres high (approx.) walled service area at the rear, with metal railed gates off the rear access lane. There are the grounds to a community centre beyond the rear access lane.

PROPOSAL DESCRIPTION

The application is for a single-storey rear extension and installation of dormer window extension to rear to facilitate a loft conversion to create a second independent flat. The ground floor extension would create a back office on the ground floor, extending no further to the rear than the existing rear extension. A replacement shop front is to be installed at ground floor with a central recessed doorway, transoms and stall risers. There would be six cycle storage racks at the rear within the walled service area. At first floor level it would rearrange the accommodation within the existing floor area, and loft level it would create a living room/kitchen, a double bedroom, and a bathroom, within the existing roofspace for a second flat. It would have a traditional dormer window at the rear, and three small rooflights at the front.

ISSUES AND ASSESSMENT

Design and visual issues

Only the replacement shop front would be visually prominent within the street scene. The existing shop front is a modern replacement, unsympathetic to the interwar period of the building, with off-set doorway and large glazed windows. The proposal is of traditional design and appearance which is far more in keeping with the character of the building. A central doorway will provide level access into the building, with traditional transoms and stall risers either side enclosing well-proportioned display windows. Overall the proposed shop front represents a considerable improvement to the visual appearance of the property.

Three small rooflights are also proposed within the front facing roof slope which will have minimal visual impact.

Impact on neighbouring amenity

There would be no loss of light to the attached property, which is also in commercial use at ground floor and benefits from a large rear extension with no side facing windows. The scale and massing of the rear extension is acceptable and will provide an enhanced commercial unit within a defined centre which is supported in principle by R3. A small dormer window of traditional pitched roof design is proposed within the rear facing roof slope, set in some distance from the party boundaries, which will not result in an adverse impact on the adjacent unit. Window to window separation distances to the property at the rear are far in excess of the minimal within the SPG.

In terms of the additional residential use, a reasonable standard of accommodation can be provided within the existing building envelope and direct street access from Barkers Butts Lane will be provided for both units of accommodation. Direct access to the rear yard area for amenity and cycle storage is also possible. The provision of residential accommodation within centres is supported by both retail and housing policy and there is no objection in principle to the proposal. Given the adjacent commercial uses a condition to ensure sound insulation to all party walls and floor is recommended. Air quality can be secured by a condition concerning low Nox boilers. There have been no neighbour objections. There would be no unacceptable impact on neighbours and a reasonable level of accommodation can be provided.

Highways

There is a large, on-site, secure, service area which can accommodate five of six vehicles plus dedicated cycle parking and consequently the Highway Authority has no objections.

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;
 - a) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - b) 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

The proposed design, siting and massing of the extension accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for **APPROVAL**, subject to Conditions.

Conditions

- TL1 - Three year commencement time limit Reason: RTL1
- CC144 - Approved plans Reason: AR144
- CC119A - Materials to match existing Reason: AR6
- As required by Environmental Protection.

Approved Plans

Site Location Plan, Block Plan, Proposed Floor Plans and Proposed Elevations, Drawing No. 01 Revision D dated 5.11.19.