

OFFICER REPORT

Application Number: FUL/2020/0860

193-195 Charter Avenue

Rebuild of existing dwellings to form two 8 bedroom house in multiple occupation (HMO, sui generis) (retrospective application)

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: **AC2/AC3/AC4/DE1/DS3/H11/H3/H4**

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

Adjoining neighbouring properties were notified on 16 April 2020 and a site notice was displayed on 12 May 2020; no responses have been received.

RELEVANT HISTORY

HH/2015/2489 - Erection of double and single storey extension to front, side and rear elevations, approved 15/09/2015

HH/2016/2744 - Erection of double storey side and rear extension and single storey extension to front and rear (revised submission), approved 16/03/2017

FUL/2018/2137 - Erection of a 2 storey side and rear extension, single storey front and rear extension, rear dormer and roof alterations on both properties for use as an 8 bed HMO (Sui generis), approved 18/09/2018

CONSULTATION RESPONSES

Highways – No Objection subject to conditions to appropriate cycle storage and off-street car parking spaces within the site.

Environmental Protection – No objection subject to conditions to minimise impact on air quality.

SITE DESCRIPTION

The application site was originally a pair of semi-detached dwellings and is located on the south side of Charter Avenue, near to the junction with Mitchell Avenue. Both dwellings were granted planning permission in

2018 to extend with 2-storey side and rear extensions including rear dormer windows and to convert into house in multiple occupation (HIMO) for 8 occupants in each property. The properties on Charter Avenue are mainly semi-detached in character and setback from the back of pavement behind a wide grass verge. The properties have shared vehicular access over the grass verge. The area is predominantly residential in character with a number of properties in HIMO use under Use Class C4 and Sui Generis.

PROPOSAL DESCRIPTION

The current application seeks permission to demolish both dwellings and re-build from scratch for the purpose of creating HIMOs to accommodate 8 occupants in each property instead of extending the dwellings under the extant planning permission (FUL/2018/2137). During the site visit, it was noticed that the dwelling had already been demolished and the construction work has commenced. Therefore, the application is considered as retrospective. Each property would have a shared dining / kitchen area and 8 en-suite bedrooms including cycle storage area inside the building on ground floor. The ground and first floor would have 3 en-suite bedrooms each and 2 en-suite bedrooms would be in the roof space. Two parking spaces would be provided for each property and bin storage area would be at the front. A bespoke bin storage area would be created and screening this area a one metre fence together with a hedgerow would be incorporated along the edge of the forecourt/front drive.

ISSUES AND ASSESSMENT

The principle of the development to create HIMO property has already been established on this site, there is an extant permission for the extension of both dwellings and conversion into HIMO properties. The proposed new buildings are not significantly different to that which was approved under extant permission (Ref. FUL/2018/2137). The footprint and siting of the proposed new build remains nearly similar to the original buildings on site. In the current proposal, the width has been increased by around 400mm and has brought the side elevations closer to both side boundaries. The height and depth of the new buildings would also be similar to the original extended building. The new building would not have dormer windows but roof lights would be used to facilitate bedrooms in the attic.

The design of the new purpose build HIMO property would be similar to the extended houses on Charter Avenue. In terms of design and semi-detached character of the street scene, the proposal would not result in terracing affect as there is gap from the neighbouring boundaries and due to the staggered relationship with both sides semi-detached properties.

In the extant application, impact on the neighbouring amenities and on highways were found acceptable, the current proposal would not materially be different to the extant permission in terms of its use. Therefore, it is considered the proposal for HIMO would be acceptable. However, it is considered justifiable to condition the maximum number of residents to 8 in each property to ensure the residential activities/uses within the properties remain at a reasonable level and do not affect the neighbouring occupiers and their amenities.

Due to the slight increased width of the proposed buildings, a gap of approximately 600mm to the west and around 280mm to the east would remain on site. The agent was suggested to retain a reasonable gap from the side boundaries in order to create bin storage area in the rear garden. The current gaps are not sufficient to carry bins through and therefore the bin storage area has not been provided in the rear garden. However, the agent has addressed this matter satisfactorily by proposing a bespoke bin provision area on the front drive. The bespoke bin storage with sliding doors would be placed behind a 1 metre high fence and hornbeam (*carpinus betulus*) hedge plant would be incorporated to screen the bins and bin storage area. The hedgerow would also improve the visual amenity of the street scene. This arrangement is considered satisfactory to minimise the visual harm which could have been resulted from the unorganised bin storage. An appropriate condition has been imposed to ensure the satisfactory bins provision is secured.

The proposal includes 3 cycle storage/parking provision inside the building on ground floor. The Sheffield stand would be installed on ground floor under stair to accommodate cycle storage. This arrangement appears satisfactory to promote alternative mode of transport and reduce reliant of motor cars. The Highway Officers are satisfied with this arrangement including parking provisions of two cars on the front drive of each property and raise no objection.

The internal layout of the new buildings including en-suite bedrooms and the kitchen/dining are all reasonable and appears to have a satisfactory in terms of creation of quality living accommodation. Entrances to all 8

bedrooms of both properties are through a single door directly from Charter Avenue. The rear gardens are available to all the occupiers which appear satisfactory in terms of amenity space.

The proposal is considered acceptable as it would not affect the visual amenity of the street scene and general character of the area. There are a number of houses in multiple occupation in the vicinity, nevertheless the proposal would not take the site out of residential use, amenities in association with residential use would remain available. Therefore, it is considered that the proposal complies with CLP Policy H11 together with Policies H5, AC2, AC3, AC4, DE1 and DS3 of the Coventry Local Plan 2016.

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

The application is therefore recommended for approval.