

OFFICER REPORT

Application Number: FUL/2020/0780

41 Charter Avenue

Erection of a two storey side and rear extension, single storey front and rear extension and extension to rear dormer to form a 7 persons' house in multiple occupation (HMO, sui generis)

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/H5**

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 properties were notified 15 May 2020, and a site notice was displayed on 12 June 2020; no responses have been received.

RELEVANT HISTORY

PA/2019/2307 - Application under Prior Approval for rear extension. The extension will be 6.0 metres away from the original rear wall of the building with a height of 3.0 metres at the highest point and 2.76 metres to the eaves, approved 29/10/2019

CONSULTATION RESPONSES

Highways – Withdrew their objection following amendment to on-site parking arrangement

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

ISSUES AND ASSESSMENT

The proposal has been amended by removing the ground floor extension beyond the proposed two-storey side extension. The side extension has also been set back by a metre from the front to avoid a terracing affect and make the design similar to the approved side extension at No. 39. The application seeks permission to extend the property with a two-storey side and rear extension and a single storey rear extension and to convert the house into a house in multiple occupation (HIMO) for 7 people. The property is under construction to extended with a 6m deep single storey rear extension using prior approval notification for larger home extension. A hip to gable conversion together with a rear dormer has also been completed under permitted development rights.

The proposed extensions will not breach the 45-degree sightline measured from neighbouring windows. The proposed two-storey side extension with a rear extension projects approximately 3.5m beyond the original rear wall. The neighbouring house No. 39 Charter Avenue to the east is around 3.5m away from the proposed side and rear extension. Therefore, the proposed two-storey rear projection would not infringe the 45-degree sightline in relation to the rear facing ground floor and first windows of No. 39. The 6m deep rear extension (substantially completed under prior approval) runs along the other neighbouring boundary No. 43 Charter Avenue and the proposed two-storey rear projection away from the common boundary, therefore, this part of the extension would affect the amenity of No. 43 in terms of loss of light and outlook. This relationship of the proposed extension with both sides' neighbouring houses accords with the SPG and it is considered that the proposed extension would not affect the living conditions of both neighbouring occupiers in terms of loss of light, outlook and visual intrusion. There are no habitable windows on the side elevation of No. 39; therefore, the proposed side extension would not harm the occupiers of No. 39 in terms of loss of light and outlook.

The proposed two-storey side extension with a single storey element at the front would appear modest in design. The two-storey side extension has been set back by 1m from the front and around 0.5m from the side. This arrangement accords with the SPG and a similar two-storey side extension has also been approved to No. 39. Both side extension would maintain a clear separation from the party boundary and this satisfactory in design point of view to address the terracing affect. The gable ended roof above the side extension would not appear completely incongruous in the street scene as there are gable ended and gable fronted houses nearby. In addition, there are houses on the street which have already been altered with hipped to gable roof under permitted development rights. The rear box dormer is acceptable in itself, as it would be fairly unobtrusive to the rear elevation and is not an uncommon addition to properties in the locality. It is also noted that the SPG is guidance only and is not intended to prevent the individual merit of a site being a consideration in a design solution that may be contrary (in full or in part) to the guidance. It is also noted that there are other similar examples of side extensions in the area.

The general level of activity associated with a HIMO is considered to be significantly greater than that of a typical family house and therefore increases the potential for noise and disturbance. This is a lower density street compared to many of the City's period terraced streets and therefore less sensitive to additional comings and goings. There have been no objections to the scheme from adjoining neighbours in terms of the use, rather the additional built form and the impact upon light. The change of use is not therefore considered to give rise to any significant impact upon the amenities and quiet enjoyment that adjoining neighbours may reasonably be expected to enjoy.

A parking survey is submitted with the current submission which demonstrates that significant numbers of on-street parking regularly available within easy reach of the site. Nevertheless, the site is in a highly sustainable location with no direct conflict to the NPPF's presumption in favour of sustainable development. Therefore, parking should not be a constraint in this instance. However, a condition is suggested to secure cycle storage in accordance with SPD 'Delivering a more sustainable city' and to assist in meeting the aims of Policies DS3 and AC4 which promote sustainability and encourage provision of cycling and walking. The Highways Officers do not raise any objections. It is considered that the proposal is unlikely to result in the intensification in demand for on road parking provision to the detriment of the amenities of the occupiers of adjacent dwellings.

Therefore, it is considered that the proposed change of use would create a satisfactory residential accommodation as per CLP Policy H11 and compiles with the Policies 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;
 - 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 application site is in a highly sustainable location and adjacent to the University of Warwick, Charter Avenue Local Centre and Cannon Park District Centre. There are bus stops on nearby Charter Avenue provide access to the City Centre and the University of Warwick. There are also safe and convenient walking and cycling routes to the University of Warwick campus. It is considered that the proposal would not cause material harm to the neighbouring amenity in terms of noise and disturbance, loss of light, privacy and parking. It is not considered that proposal would have significant impact on the highway safety and free flow of traffic and for these reasons the proposal is considered acceptable.