

Planning Committee Report	
Planning Ref:	OUT/2018/3447
Site:	Pickford House Cottage Pickford Green Lane CV5 9AP
Ward:	Bablake
Proposal:	Outline application for the erection of two dwellings with garages (all matters except access and layout reserved)
Case Officer:	Ayesha Saleem

SUMMARY

The application is outline with means of access and layout being considered. All other matters relating to appearance, landscaping and scale are reserved for later consideration. The principle of development is considered to be acceptable as the site has been removed from Green Belt following the adoption of the Coventry Local Plan 2016.

BACKGROUND

The application has been recommended for approval. The application is considered to have an acceptable access and layout.

KEY FACTS

Reason for report to committee:	Application relates to a property a Councillor is currently residing in.
Current use of site:	The application site comprises of level garden land located within the curtilage of Pickford House Cottage.

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions

REASON FOR DECISION

- The principle of development is considered to be acceptable.
- The proposal is considered to have an acceptable design/ siting in keeping with the character of the area.
- The proposal will not adversely impact highway safety.
- The proposal will not adversely impact the amenity of the neighbouring occupants.
- The proposal accords with Policy DE1, DS3, H3, H5, AC1, AC4 and GE3 of the Coventry Local Plan 2016, together with the aims of the National Planning Policy Framework (NPPF) 2018.

APPLICATION PROPOSAL

The application has been submitted in outline form with only the means of access and layout to be considered. All other matters relating to appearance, landscaping, and scale are reserved for later consideration. The application seeks consent for the erection of two dwellings with garages. A site plan has been submitted which demonstrates how two detached properties with garages can be accommodated within the site.

SITE DESCRIPTION

The application site is located to the south east of Pickford Green Lane. It is a rectangular plot of land and sits within the curtilage of Pickford House Cottage.

The site is located on a lower level to Pickford Green Lane and boundaries are formed by mature trees and hedging. Access to the site is off Pickford Green Lane. The site was removed from the Green Belt as part of the review of the Local Plan adopted December 2017 and is within the allocated SUE Eastern Green development area and lies within the Ancient Arden Historic Landscaped Area.

Pickford Green Lane is connected to Hockley Lane/Upper Eastern Green Lane.

PLANNING HISTORY

Application Number	Description of Development	Decision and Date
S/1987/1076	Erection of a detached double garage	Approved- 26/03/1987
S/1985/0751	Extensions to and refurbishment of existing cottage	Approved- 16/01/1985
S/1985/0752	Further extension to provide third bedroom	Approved- 27/06/1985

POLICY

National Policy Guidance:

National Planning Policy Framework (NPPF). The new NPPF published on 24 July 2018 sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The new NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

In relation to design and residential amenity section 12 of the NPPF seeks to ensure the creation of high quality buildings and places and that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF states that "planning policies and decisions should ensure that developments function well and add to the overall quality of an area, are visually attractive, sympathetic to the local character and history and create places that are safe, inclusive and accessible with a high standard of amenity for existing and future users". Paragraph 130 states, "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

The National Planning Practice Guidance (NPPG) 2018, adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policies relating to this application are:

DE1 – Ensuring High Quality Design;
DS3 – Sustainable Development;
DS4 (Part D) – Eastern Green SUE Specific Masterplan Principles;
H3 – Provision of new housing;
H5 – Managing Existing Housing Stock;
AC1– Accessible Transport Network
AC2 – Road network;
GE3 – Biodiversity, Geological, Landscape and Archaeological Conservation;
GE4 – Tree Protection

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidance for New Residential Development
Design Guideline for Developments in Coventry's Ancient Arden – A Historic Landscape Area 1995
SPD Sustainable Urban Extension Residential Design Guidance Draft 2018
SPD Delivering a More Sustainable City 2009
SPD Coventry Connected (Transport and Accessibility) 2019

STATUTORY CONSULTATION RESPONSES

Environmental Protection – No objections subject to conditions in relation to Air Quality.

Highways – No objection

Planning Policy- No objection

Trees- No objection subject to conditions in relation to tree protection plan and landscape plan

Urban Design- No objection

Archaeology- No objection

Ecology- No objection subject to bat and bird informatives.

PUBLIC RESPONSES

Notification letters were sent out to adjoining neighbouring houses and one site notice was displayed on 7th January 2019.

One letter of objection has been received raising the following material planning considerations:

- a) The Eastern Green site has been allocated for 2000 dwellings so these two houses are not necessary.
- b) This area is directly on the boundary of the greenbelt. The openness of the Green Belt must be preserved and this application is contrary to that according to the NPPF.
- c) Not in keeping with Pickford Green hamlet and not in line with our own policies.
- d) Highway safety- extremely blind and dangerous bend and the traffic along here is unusually frequent and fast.
- e) The design is not in keeping with the Ancient Arden guidelines.

Within the letter received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

- f) There are concerns that that it will be perceived by local residents that a councillor has used their position to get this land removed from the greenbelt.

Any further comments received will be reported within late representations.

ASSESSMENT

Principle of Development:

The site is within the wider Eastern Green SUE Local Plan Allocation. The policies most relevant to this application are: DS4 (Part A) – General Masterplan principles, DS4 (D) Eastern Green SUE Specific Masterplan Principles, DE1 Ensuring High Quality Design.

Policy H3 of the Local Plan states that new development must provide a high quality residential environment which assists in delivering urban regeneration or creating sustainable communities and which overall enhances the built environment. A suitable residential environment includes safe and appropriate access; adequate amenity space and parking provision and be safe from pollution. Paragraph 4 of Policy H3 states 'wherever possible new developments should also be:

- a) **within 2km radius of local medical services-** It is considered the site is within 2km of local medical services
- b) **within 1.5km of a designated centre within the city hierarchy (policy R3)-** Although not within 1.5km of a designated centre, the proposed new centre as part of the eastern green SUE could, in time, satisfy this criterion.
- c) **within 1km radius of a primary school-** Although not within 1km radius of a primary school, there are two primary schools within 2km radius.
- d) **within 1km of indoor and outdoor sports facilities-** It is unclear whether there are indoor or outdoor sports facilities within 1km.
- e) **within 400m of a bus stop-** It does not appear bus stops are within 400m.
- f) **within 400m of publicly accessible green space-** The site is within 400m of publically accessible green space.

There are some deficiencies noted in relation to this part of Policy H3, however the supporting text of the policy indicates such deficiencies can and will be overcome as part of the wider site allocation (the boundary of which this proposals sits within).

This application sits within the wider Arden landscape. Therefore regard should be given to policy DE1 and the Draft Urban Design Guidance Supplementary Planning Document.

The principle of development on this site for two dwellings is acceptable in policy terms, as it no-longer sits within the Green Belt following the adoption of the Coventry Local Plan. Other key issues to consider in relation to this application are, layout and suitability of the access.

Siting/ Layout:

Policy DE1 and H5 of the Coventry Local Plan 2016 seeks to ensure that development complement or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

The site falls within the Ancient Arden Landscape, supplementary planning guidance was drawn up to define the character of the locality and outline the type of design that would be appropriate for any new development emphasising the link between landscape and the buildings within it.

The proposed layout demonstrates that two two-storey dwellinghouse with garages can be accommodated within the existing plot, respecting the existing pattern of development. The dwellings are designed in court yard style arranged in an L shape. The proposed dwellings would be closely related visually to the existing building on site; Pickford House Cottage. The dwellings are barn like in style and are surrounded by a mature hedge allowing the integration of the development into the landscape. Each of the dwellings are to have a car port and garage with a shared drive. The design of the dwellings mirrors the host property; Pickford House Cottage.

The Urban Design Officer was consulted and has commented that the proposed site plan shows the two proposed dwellings as being broken down into a series of interconnecting elements, in accordance with the Ancient Arden design guidelines. DRG. No. R0/108 indicatively shows that the two dwellings are a mix of 1.5 and 2 storeys in height, with low eaves and dormer windows and include chimneys, whilst the supporting text to DRG. No. R0/108 also lists the materials and other architectural details that will be used on the two proposed dwellings which are similar to the existing property. All of the above is consistent with the design principles within the Ancient Arden Historic Landscape Design guidance and the subsequent Draft Urban Extension Design Guide 2018. Furthermore sufficient amenity space is provided for the proposed dwellings and sufficient amenity space remains for the existing property. It is considered that the siting and layout of the dwellings have an acceptable impact on the character of the area and that it accords with Policy DE1 of the Coventry Local Plan 2016.

Neighbouring Amenity:

The closest neighbouring property to the proposed dwellings is the existing house on site; Pickford House Cottage. The proposed dwellings achieve a minimum window to window distance of 19.5 metres between Pickford House Cottage and Plot 1. The dwellings achieve a window to flank elevation of circa 16.4 metres between the Pickford House Cottage and Plot 2. The proposed dwellings are to have 10.0 metre garden depths. The proposed dwellings are considered to have an acceptable impact upon the amenity of this occupant. The proposed dwellings are not considered to have a detrimental impact in terms of overlooking, loss of privacy and loss of light in accordance with Policy DE1 of the Coventry Local Plan 2016 and accords with the general principles of the SPG Design Guidance for New Residential Development.

Access and Highway Safety:

Policy AC2 requires safe and appropriate access to the highway system together with satisfactory on site arrangements for vehicle manoeuvring so as to ensure safety for all users.

The proposed access is to use the existing access for Pickford House Cottage. The proposed dwellings are to have a garage and a carport each. The proposed parking

provision appear satisfactory. It is not considered the proposal would have a demonstrable impact on the nearby highways in terms of free flow of traffic and highway safety. The Highways Officers have raised no objection to the proposal.

Trees:

The proposal will involve loss of trees, however it is recommended that replacement planting like for like is provided. The tree officer has no objection to the proposal subject to conditions in relation to a dimensioned tree protection plan and landscape planting details.

Other Matters:

It is noted that the hedges are proposed as being retained as part of the outline sketch for two dwellings, this has been recommended to be conditioned to ensure retention. The hedge appears to be the main site feature of any ecological value, the Ecology officer has no objections to the proposal and recommends the bird and bat informatives.

Environmental Protection officers have no objections to the proposals subject to conditions in relation to Air Quality.

The Archaeology officer has no objections to the proposals.

Equality implications:

There are no equality implications.

CONCLUSION

In view of the acceptable principle, access and layout, the outline scheme accords with development plan policies, supplementary planning guidelines and the NPPF 2018 therefore the application is recommended for approval. The development is in accordance with Policy DE1, DS3, H3, H5, AC1, AC2, GE3 and GE4 of the Coventry Local Plan 2016.

CONDITIONS/REASONS

1. Details of the means of access to the building(s), appearance of the building(s), landscaping of the site and the scale of building(s) (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out in full accordance with these reserved matters as approved.

REASON: *To comply with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.*

2. Application for approval of the reserved matters shall be made to the local planning authority not later than three years of the date of this permission.

REASON: *To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).*

3. The development to which this permission relates shall begin within three years of the date of permission or within two years of the final approval of the reserved matters, whichever is the later.

REASON: *To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).*

4. The development hereby permitted shall be carried out in accordance with the following approved documents:

Location Plan DWG: R0/06
Existing Site Plan DWG: R0/102
Site Plan DWG: R0/103
Design and Access Statement

REASON: *For the avoidance of doubt and in the interests of proper planning.*

5. Notwithstanding the details required in Condition 1 sample details of the facing and roofing materials shall be submitted to and approved in writing at the reserved matters stage. Once approved the development shall only be carried out in full accordance with the approved details.

REASON: *To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies H3 and DE1 of the Coventry Local Plan 2016 & the Ancient Arden SPG need to add full title here.*

6. Any landscaping (other than the planting of trees and shrubs) including boundary treatment, paving and footpaths referred to in condition one shall be completed in all respects, with the exception of tree(s) and shrub(s) planting, within the first planting season following the first use of development and the tree(s) and shrub(s) shall be planted within six months of that first use. Any tree(s) or shrub(s) removed, dying, or becoming in the opinion of the local planning authority seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

REASON: *To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies H3 and DE1 of the Coventry Local Plan 2016.*

7. Any gas boilers or Combined Heat and Power systems serving the development must have a maximum dry NOx emissions rate of 40mg/kWh and prior to occupation a minimum of one electric vehicle recharging point shall be provided within the development hereby permitted and shall be retained thereafter.

REASON: *To promote use of low carbon, renewable and energy efficient technologies, to adapt to the impact of climate change and to reduce the impact of the development on air quality in accordance with Policy DS3 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

8. The development hereby approved shall only proceed in accordance with details of a method statement detailing the control of emissions to air during the construction phase which shall be first submitted to and approved in writing by the Local Planning Authority. Such a method statement should be in-line with the Best Practice Guidance entitled 'The control of dust and emissions from construction and demolition' produced by the Greater London Authority and London Councils. This statement should also include proposed hours of works. The approved details shall remain in place during construction works.

REASON: *To ensure that the premises are not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties in accordance with Policy EM7 of the Coventry Local Plan 2016.*

9. Notwithstanding the approved layout plan details of the car parking areas including garages shall be provided to provide two off-street parking spaces for each dwelling. The approved details shall be implemented in full prior to the first occupation of the dwellinghouse(s) and thereafter those areas shall be kept marked out and available for such use at all times.

REASON: *To accord with Policy AC2 of the Coventry Local Plan 2016.*

10. The development shall not be occupied unless and until bin storage facilities have been provided in accordance with such details to have been submitted to and approved in writing by the local planning authority. Once occupied these facilities shall be maintained in accordance with the approved details and kept available for use at all times.

REASON: *In the interests of the visual amenities of the development in accordance with Policies DE1, H3 and AC1 of the Coventry Local Plan 2016.*

11. No development or other operations (including demolition, site clearance or other preparatory works) shall commence unless the tree protection measures have been put in place in full accordance with details to be submitted to and approved in writing by the Local Planning authority. Such details shall include a dimensioned tree protection plan to the existing Sweet Chestnut tree by the existing car park and the area where the Red Flowering Horse Chestnut is located adjacent to entrance. Such measures shall remain in place thereafter during any such construction works. In addition no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the aforementioned tree(s) canopy; no equipment, machinery or structure shall be attached to or supported by such trees; no mixing of cement or use of other contaminating materials or substances shall take place within or close enough to a root protection area that seepage or displacement could cause them to enter a root protection

area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).

REASON: *To accord with Policy GE4 of the Coventry Local Plan 2016.*

12. The development shall only proceed in accordance with details of a landscape plan to include provision of replacement trees including 2 Field Maple and x2 Alder to the southern corner of the site and a replacement Red Flowering Horse Chestnut or similar and schedule of maintenance for the tree(s) to become established. Such details shall be first submitted to and approved in writing by the Local Planning authority in accordance with condition 1. All trees shall be planted in accordance with BS40423 - Transplanting root balled trees and BS4428 – Code of practice for general landscaping operations (excluding hard surfaces). If within a period of 5 years from the date of planting the tree(s) is removed, uprooted, destroyed or dies or becomes in the opinion of the local planning authority seriously damaged or defective another tree(s) of the same size and species shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree(s).

REASON: *To accord with Policy GE4 of the Coventry Local Plan 2016.*

13. The boundary hedging shall be retained in full accordance with the approved Site Plan DWG: R0/103.

REASON: *To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies H3 and DE1 of the Coventry Local Plan 2016 & the Ancient Arden SPG need to add full title here.*