
COMMITTEE REPORT 9

Planning Committee

17/02/2005

Report of Head of Development Regulations

APPLICATION No. - 52105

Description of Development - Residential development and associated works

Site - Land adjacent to Westwood Heath Road

Applicant - Taylor Woodrow Developments

Ward - Westwood

INTRODUCTION

- The purpose of this report is to consider the above application.

RECOMMENDATION

- Planning Committee are recommended to delegate the grant of planning permission to the Head of Development Regulations providing that GOWM do not wish to intervene and subject to the completion of a Section 106 Agreement to secure a contribution of £28,500 for off site play provision and subject to the conditions specified in the attached schedule.

DESCRIPTION OF APPLICATION SITE

- The site consists of two areas (known as Plot 5) within this larger site, which is allocated for residential development in your CDP.
- The first area is a large area of open former farmland, located on the northern side of Westwood Heath Road, between existing houses off Ten Shilling Drive and Roughknowles Road.
- To the east of the site are existing houses off Farthing Walk, Florin Close and Ten Shillings Drive.
- To the north of the site is the David Wilson Homes residential development that is currently under construction.
- The site fronts onto Rough Knowles Road to the west, which in turn leads to an established housing development consisting of 1980s detached dwellings.

- There is a spine road (serving the larger site) that runs from Ten Shilling Drive to Rough Knowles Road and the second area of the site is a smaller plot set to the north-west of this spine road.
- There is a BPA fuel pipeline running through the south-west corner of the site.

PROPOSAL

- Erection of 57 detached four and five bedroom dwellings arranged around private driveways, mews courts and the existing spine road.
- 53 of the dwellings will be erected in the larger area of the site and 4 will be erected alongside No.24 Roughknowles Road with a frontage to Roughknowles Road.
- Each dwelling includes either integral or detached garages, which together with hardstanding provide a minimum of two off road parking spaces per dwelling.
- The proposed house types are of strong architectural design and proposed to be of traditional brick and tile construction.
- Rear garden boundaries, which are prominent within the street scene, are to be 1.8m high decorative brick walls. Other rear boundaries are proposed to be 1.8m high close board fence.
- A full landscaping scheme is submitted in support of this application.
- The layout will incorporate a strong frontage to both Westwood Heath Road and Roughknowles Road.
- The proposal includes works to the spine road and layout of access roads to an adoptable standard. This includes the provision of 2 speed tables within the site and block paving to the access roads off the spine road.
- The proposals incorporate an easement in the area of the fuel pipeline.
- The applicants have agreed to enter into a planning obligation to secure a £28,500 contribution (£500 per dwelling) towards the provision of play equipment within the proposed area of public open space to be located towards the rear of the housing development site.

RELEVANT PLANNING HISTORY

- Planning Policy Team considered and approved a development brief for the site at their meeting on 11th February 1999.
- Permission granted by Planning Committee in August 2000 for installation of main spine road and infrastructure works at Ten Shilling Drive and Roughknowles Road, and widening of Westwood Heath Road (application number 48770). These works were completed in Autumn 2001.
- Permission granted by Planning Committee in March 2002 for residential development on land at plots 1 and 2 Ten Shilling Drive off Westwood Heath Road.
- Permission granted by Planning Committee in March 2004 for residential development and associated works at plots 3 and 4 Westwood Heath.

DEVELOPMENT PLAN POLICIES

- CDP; H1, H8, H10, H12, BE1, BE2, BE3, BE20, GE6
- SPG Design Guidance for New Residential Development.
- SPG Development Brief for Westwood Heath Housing.

- PPG3

STATUTORY CONSULTATION RESPONSES

- None.

PUBLIC RESPONSES

- Notification letters were sent to adjoining properties in Roughknowles Road, Westwood Heath Road, Farthing Walk, Florin Close, Florin Drive and Ten Shilling Drive.
- Site notices were posted 11/01/05.
- A press notice was posted 06/01/05.
- A representation was received from the occupier of No.5 Florin Close who has commented that, whilst they expected a housing development on adjoining land they oppose the location of the house proposed on plot 35. They consider this would seriously block the sunlight from their property and would prefer to house to be either move closer to Plot 34 or moved back level with their own.
- Following amendments neighbours were re-notified and no further representations have been made.

ISSUES

- The site falls within a larger area indicated for housing development by Policy H8 'Principle Housing Sites' of your CDP.
- The policy indicates that housing development on the site should conform to Density Category C – exceptional lower density sites (15-29 dwellings/ha) which are already committed for development.
- The site was identified by your 1993 UDP for lower density housing development in an attempt to redress the short fall of 'executive' type housing within the City which are necessary to support efforts to continue to diversify the economy of the city.
- The specific low density allocation has been carried over to your CDP in the context that previously developed sites make up 79% of total indicative capacity.
- PPG3 requires applications to be referred to GOWM where they involve the development of any Greenfield land for housing which, in themselves or as part of a wider but contiguous allocation for housing, relate to a site of 5 hectares or more, or comprise 150 dwellings or more.
- The density requirements as defined by the Development Brief approved by Planning Policy Team in February 1999 have been followed and accordingly 57 detached dwellings are proposed.
- Policy H10 states "sites will be considered suitable for an element of affordable housing unless ... there is already a high concentration of such dwellings in the nearby area." The application for the previous phase for David Wilson Homes was referred to GOWM. GOWM subsequently sought clarification that our affordable housing targets are being monitored on a Citywide basis so that development of this site does not prejudice our overall housing provision. There is a high proportion of public rented sector housing in the Canley area and this larger site has been seen as addressing

the wider tenure pattern which is consistent with Policy H10. GOWM did not wish to intervene previously.

- Each dwelling has a detached double garage, which together with hardstanding to the front provides four off road parking spaces. This provision is in excess of the maximum indicated within PPG3 which aims to increase housing density.
- However, in terms of car parking provision, the site has been specifically identified for low density development and limiting parking provision would have no impact on overall density.
- The site is accessible by public transport with a bus stop located adjacent to the adjoining Westbury Homes development.
- The requirements of the development brief have been met within the proposed housing layout.
- I consider that the proposed house types are of high quality traditional architectural design, well proportioned with solid simple detail.
- Given the high standard of the resulting residential environment, the open nature of some area of the site, to protect the high quality landscaping scheme proposed, and some minimal distance which exist between dwellings I consider it would be appropriate to remove permitted development rights.
- The applicants have agreed to enter into a planning obligation to secure a £500 per dwelling contribution towards the provision of play equipment within the proposed area of public open space to be located towards the rear of the housing development site.
- The revised layout allows for the fuel pipeline and has incorporated a re-positioning of the properties adjacent to the boundary No.5 Florin Close.
- The rear of the proposed Plot 34 would be set 17m from the side gable to No.5. The only windows in No.5's side gable are obscure glazed. This relationship is in excess of your SPG, which would require a minimum of 12m. There would be a detached rear garage in the rear garden to Plot 34, which would project 2m beyond the rear of No.5 Florin Close, but would be set 2m from the neighbour's side gable. I do not consider that this would result in unacceptable impact from loss of light, overshadowing or visual intrusion and this would accord with your SPG.
- Plots 35 and 36 would also adjoin the rear garden of No.5 Florin Close but the houses would be set over 12m from the party boundary in accordance with your SPG.
- All of the other distance relationships along the site boundaries adjacent to existing houses accord with your SPG and I consider that the amended plans have overcome the neighbour's concerns. No further representations have been made.

CONCLUSION

- The proposal implements a specific development plan policy targeted at providing properties that will address a specific and identified need in the cities housing stock. I therefore recommend that Planning Committee delegate the grant of planning permission subject to confirmation of the Secretary of State that he does not wish to intervene, and the completion of the planning obligation and the attached schedule of conditions.

SCHEDULE

Condition(s)

Reason(s)

LIST OF BACKGROUND PAPERS

PROPER OFFICER: Head of Development Regulations

AUTHOR: Lesley Wroe - Planning Control Manager (024) 7683 1225

PAPERS OPEN TO PUBLIC INSPECTION (all at City Development Directorate, Civic Centre 4, Much Park Street)

Planning Application File: 52105

Coventry Development Plan 2001

CASE OFFICER : Anne Reed