

**Time and Date**

2.00 pm on Thursday, 15th June, 2017

Place

Committee Room 3 - Council House

1. **Apologies for Absence**
2. **Declarations of Interest**
3. **Members Declarations of Contact on Planning Applications**

Members are reminded that contacts about any planning applications on this agenda must, unless reported to this meeting by the Head of Planning, be declared before the application is considered.
4. **Minutes of the meeting held 11 May 2017** (Pages 3 - 8)
5. **Late Representations**

To be circulated at the meeting.
6. **Outstanding Issues**

There are no outstanding issues.
7. **Application OUT/2017/0260 - Car Park 16, University of Warwick, Gibbet Hill Road/Kirby Corner Road** (Pages 9 - 42)

Report of the Head of Planning and Regulation.
8. **Application HH/2017/0991 - 1 Aldrin Way** (Pages 43 - 50)

Report of the Head of Planning and Regulation
9. **Application HH/2017/1022 - 1 Aldrin Way** (Pages 51 - 58)

Report of the Head of Planning and Regulation
10. **Application FUL/2017/0933 - 31 Warwick Row** (Pages 59 - 80)

Report of the Head of Planning and Regulation
11. **Application HH/2017/0706 - 24 Portwinkle Avenue** (Pages 81 - 92)

- Report of the Head of Planning and Regulation
12. **Application FUL/2017/0560 - 12 Brill Close** (Pages 93 - 100)
Report of the Head of Planning and Regulation
 13. **Application HH/2017/0607 - 19 Coleby Close** (Pages 101 - 108)
Report of the Head of Planning and Regulation
 14. **Report to consider the addition of the Albany public house to the Local List of Heritage Assets** (Pages 109 - 122)
Report of the Director of Streetscene and Regulatory Services
 15. **Appeal Progress Report** (Pages 123 - 160)
Report of the Head of Planning and Regulation
 16. **Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved**

Martin Yardley, Executive Director, Place, Council House Coventry

Wednesday, 7 June 2017

Note: The person to contact about the agenda and documents for this meeting is Carolyn Sinclair email: carolyn.sinclair@coventry.gov.uk

Membership: Councillors N Akhtar, P Akhtar, R Auluck, R Bailey, S Bains, G Crookes, J McNicholas, C Miks, K Mulhall (Deputy Chair), P Seaman (Chair) and D Skinner

By invitation Councillors L Bigham

Please note: a hearing loop is available in the committee rooms

If you require a British Sign Language interpreter for this meeting
OR if you would like this information in another format or
language please contact us.

Carolyn Sinclair
email: carolyn.sinclair@coventry.gov.uk

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 11
May 2017

Present:

Members: Councillor R Brown (Chair)
Councillor P Akhtar
Councillor A Andrews
Councillor G Crookes
Councillor R Lancaster
Councillor J McNicholas
Councillor C Miks
Councillor K Mulhall (Deputy Chair)
Councillor P Seaman
Councillor H Sweet

Other Members: Councillors Birdi, Kershaw, Williams

Employees (by Directorate):

Place: R Bodalia, M Fothergill, C Horton, A Le Marinel, A Oluremi,
U Patel, C Whitehouse

Apologies: Councillor R Bailey and L Bigham (Cabinet Member for
Community Development)

Public Business

130. **Declarations of Interest**

There were no declarations of interest.

131. **Exclusion of Press and Public**

RESOLVED that, under 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the item business referred to in Minute 139 below relating to “Enforcement Report” on the grounds that this item involves the likely disclosure of exempt information as defined in Paragraphs 2, 6(a) and 7 of Part I of Schedule 12A of that Act.

132. **Members Declarations of Contact on Planning Applications**

The Members named declared contacts on the following applications as indicated:

Application No.	Councillor	From
OUT/2016/2918 – Land at Scots Lane	All Members of Committee	Email from residents and Ward Councillor
FUL/2016/3015 – Site of former garages on Terry Road	All Members of Committee	Email from resident

133. **Late Representations**

The Committee noted a tabled report which summarised late representations and responses on the following:

Application No.	Site	Minute No.
OUT/2016/2918	Land at Scots Lane	135
FUL/2016/3015	Site of former garages on Terry Road	136

134. **Outstanding Issues**

There were no outstanding issues.

135. **Application OUT/2016/2918 - Land at Scots Lane**

The Committee considered a report of the Head of Planning and Regulation detailing the above outline application with all matters reserved except for means of access, for residential development of up to 70 dwellings and landscaping with associated public open space and car parking. The application was recommended for approval.

Councillors Birdi, Kershaw and Williams, Bablake Ward Councillors attended the meeting and spoke in respect of residents' objections and concerns to the application. A registered speaker also attended the meeting and spoke in respect of his concerns to the application. The applicant's agent attended the meeting and spoke in support of the application.

Following discussion, the Committee considered the concerns raised in relation to the effectiveness of existing traffic calming measures and were minded to grant the application subject to the introduction of variable message signs to enhance the traffic calming measures already in place. In addition, the Committee considered that any delegations made to the Head of Planning and Regulation should be in conjunction with the Chair of Planning to ensure the Committees requests had been considered.

RESOLVED:-

- 1. That planning permission be granted in respect of Application FUL/2016/2918 subject to the completion of a Section 106 agreement relating to education, affordable housing, to enhance and secure long term management of biodiversity, to provide a pedestrian/cycle link to connect the development site to the nearest bus stop on Holloway Field and to fund emergency admission to NHS and the introduction of variable message signs, subject to conditions. Failure to complete the agreement by 23 May may result in the application being refused.**
- 2. The Committee approve to delegate the amendment/inclusion of further conditions in respect of ecology to the Head of Planning and Regulation in consultation with the Chair of Planning Committee.**

136. **Application FUL/2016/3015 - Site of former garages on Terry Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of 11 cluster flats (40 bedrooms) which was recommended for approval.

Two registered speakers attended the meeting and spoke in respect of their objections to the application.

RESOLVED that planning permission be granted in respect of Application FUL/2016/3015 subject to conditions.

137. **Highways Act 1980 Section 119 - Proposed Diversion of Footpath M255 Allesley, City of Coventry**

The Committee considered a report of the Deputy Chief Executive (Place) which sought approval to divert part of a public footpath over land adjacent to Hawkes Mill Lane, known as public footpath Allesley M255. This followed an application from the landowner under Section 119 of the Highways Act 1080.

In accordance with Coventry City Council's constitution any matters which change the public rights of way network must be considered by the Planning Committee. The Applicant had agreed to meet all of the Council's costs in making a Public Path Diversion Order.

The application was made by the landowner of 180 Hawkes Mill Lane, Allesley, for a permanent diversion of a public footpath that crosses through the owners land. The path was recorded on the Definitive Map and Statement held by the City of Coventry. The proposed diversion route had been applied for because the existing route was obstructed by the property at 180 Hawkes Mill Lane.

In accordance with Section 119(1) of the Highways Act 1980, the Council had discretion to make the Order if it appeared to the Council to be in the interests of the owner of the land and/or in the interests of the public.

RESOLVED that Planning Committee:

1. Authorise the Director of Finance and Corporate Services to make and advertise a Diversion Order for Public Footpath Allesley M255, adjacent to Hawkes Mill Lane, Allesley, City of Coventry pursuant to Section 119 of the Highways Act 1980.
2. Confirm the Order in the event that no objections were received when advertised, or in the event of objections being received and not withdrawn, for the Order to be referred to the Secretary of State for determination.

138. **Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved**

There were no other items of public business.

139. **Prosecution Report**

The Committee considered a report of the Director of Finance and Corporate Services and Head of Planning and Regulation, which requested the Committee to consider whether or not the City Council as local planning authority should instigate the appropriate enforcement action in respect of the breaches of planning control as identified within Table 1 of the report.

This report was in accordance with the Constitution which requires that all planning enforcement actions and prosecutions be authorised by Planning Committee.

RESOLVED that Planning Committee:

(1) Delegate authority to the Head of Planning and Regulation and the Legal Services Manager to serve the appropriate enforcement and other statutory notices in respect of the following properties as identified within Table 1 (Notices and Prosecutions):

- (a) Rear of 204 Holbrook Lane – temporary stop notice and enforcement notice**
- (b) 457 Foleshill Road**
- (c) 1 Westminster Road**
- (d) Unit C2 Little Heath Industrial Estate**
- (e) 395 Stoney Stanton Road**
- (f) 589-591 Stoney Stanton Road**
- (g) Arena Builders Supplies, Fairview Walk**
- (h) 81 Far Gosford Street**
- (i) 8 Marina Close**
- (j) 168 Bell Green Road**
- (k) 8 Station Avenue**
- (l) Former Butts Retreat PH, Butts**
- (m) 84 Dawlish Drive – item withdrawn**
- (n) Mint Casino King William Street**
- (o) Copsewood Grange, Allard Way – Breach of Condition Notice approved in principal**
- (p) Westmede Centre, Winsford Avenue**
- (q) 28 Coventry Street – Breach of Condition Notice, 28 days for compliance**
- (r) Patterdale House, 41 Binley Road – Section 215 Notice**
- (s) 45 St Lukes Road – Enforcement Notice**

2. Delegate authority to the Head of Planning and Regulation and the Legal Services Manager the formal prosecutions of the cases set out in Table 1 (Notices & Prosecutions) should negotiations fail; and

3. Delegate authority to the Head of Planning and Regulation and the Legal Services Manager the formal prosecution of cases whereby enforcement and other statutory notices as identified within Tale 1 (notices & Prosecutions) have not been complied with, and the undertaking of works in default to secure compliance where appropriate.

4. Note the content of Table 2 (Update) on outstanding Actions).

140. Any other items of private business which the Chair decides to take as matters of urgency because of the special circumstances involved

There were no items of urgent private business.

(Meeting closed at 4.35 pm)

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Planning Committee Report	
Planning Ref:	OUT/2017/0260
Site:	Car Park 16, University of Warwick, Gibbet Hill Road/Kirby Corner Road
Ward:	Wainbody
Applicant:	University of Warwick
Proposal:	Outline application for the erection of a multi-storey car park with associated accesses (discharging access, all other matters reserved)
Case Officer:	Andrew Cornfoot

SUMMARY

The application proposes a new multi-storey car park for up to 1,300 vehicles on an existing University of Warwick Car Park comprising 561 spaces. Existing accesses on Kirby Corner Road and Gibbet Hill Road will be altered and retained for access to the car park. The car park is for University staff and will be controlled through number plate recognition.

The application is in outline with only access details being discharged. A reserved matters application will be required for full details of the scale, layout, appearance and landscaping of the site. Indicative details are however provided.

KEY FACTS

Reason for report to committee:	Representations from more than 5 properties and request from Local Ward Councillor (Cllr Blundell) that the application is heard at Committee
Current use of site:	Surface car park – 561 spaces
Proposed number of spaces:	1,300 spaces (therefore 739 increase in spaces).
Maximum height:	26 metres (conditioned)
Maximum footprint:	6,600 square metres (conditioned)

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions.

REASON FOR DECISION

- The proposal will not adversely impact upon highway safety or significantly impact upon the free flow of traffic in the area.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal has the potential to be of high quality design that will improve or at least have minimal impact upon the character of the area.
- The proposal accords with Policies OS4, OS6, OS9, EM2, EM5, EM6, AM1, AM9, AM12, AM22, BE2, BE15, BE19, BE20, GE14, GE15 and SCL9 of the Coventry Development Plan 2001, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

Outline planning permission is sought for the development of a multi-storey car park with all matters reserved except for access. A maximum of 1,300 car parking spaces would be delivered on the site of an existing surface level car park at Warwick University.

Whilst parameters relating to the footprint and scale of the multi-storey car park are provided, the full details of the design and appearance of the car park are reserved for later consideration. A reserved matters application will be required for full details of scale, appearance, layout and landscaping.

The car park would have a maximum height of 26m and a maximum footprint of 6,600 sqm. The Design and Access Statement includes massing studies showing views of the maximum extent of the car park in its context. Indicative options for the ground floor layout are also included within the Design and Access Statement to show the type of layout that could be achieved.

The applicant has highlighted that the new car park will be part of a strategic step involving consolidation of existing car parks and the creation of a smaller number of larger car parks around the periphery of the campus to avoid traffic being drawn across campus to find a parking space.

They have further highlighted that the car park will be carefully managed by the University, operating under the University's Travel Plan, and will not breach the maximum parking allowance for the campus set out in the planning permission and S106 legal agreement for the University's masterplan approved in 2009.

Access to the car park will be taken from the two existing vehicular accesses to the surface car park, from Kirby Corner Road and Gibbet Hill Road. Alterations are proposed to both accesses. Amendments to the Kirby Corner Road access include amendments to the internal road layout to suit the proposed multi-storey car park location and provide for left and right turn exits. The Gibbet Hill Road access will be widened to provide for left and right turning exit lanes and there will be a widening of the carriageway along the eastern kerb line in order to provide a ghost island right turn lane for vehicles accessing the development.

Internal roads will provide access to the University House service area from Gibbet Hill Road and the roads will also enable the campus shuttle bus to enter and leave the site in either direction.

Access to the car park will be controlled using Automatic Number Plate Recognition (ANPR) rather than barrier controls, in harmony with the campus-wide strategy. The car park will be for staff permit holders only and ANPR cameras will monitor the car park entrances and exits and enforcement action will be taken against drivers who park without authorisation.

Some surface car parking (52 spaces) will be retained to the southern end of the site whilst a reconfigured parking area of 150 spaces will be retained to the north-eastern part of the site during construction works before being removed.

Existing cycle parking areas would be re-located near to University House and an indicative location is shown on University land just beyond the north-eastern boundary of the site.

SITE DESCRIPTION

The 2.036 hectares site is located within the University of Warwick campus to the southern edge of Coventry and comprises a large surface car park (University Car Park 16) with 561 parking spaces. The site is located to the eastern side of Kirby Corner Road and to the eastern side of Gibbet Hill Road and is situated near to the mini-roundabout linking these roads with Westwood Heath Road and Westwood Way. The site has a relatively flat topography.

To the north east of the site is the three storey brick built University House and to the east is a soft landscaped area with the University's estate office and boiler house beyond. Further to the east of the site is the new National Automotive Innovation Centre, currently under construction. Adjoining the site to the south/west is the Varsity Public House. The site is also near to Coventry Athletics track (home to Coventry Godiva Harriers) and its associated car park, which are on the opposite side of Kirby Corner Road.

There are currently two vehicle accesses to the site, one on Kirby Corner Road near to University House and another on Gibbet Hill Road to the east of The New Varsity. There are a significant number of mature trees around the perimeter of the site and younger trees within the existing car park. Within the car park near to University House is an existing cycle storage area.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
54044	Development for university purposes including construction of buildings for academic teaching, research, social and administrative uses, sports and cultural facilities, residential accommodation for staff, students and visitors, other ancillary facilities including for the purposes of energy generation, access improvements for pedestrians, cyclists and vehicular traffic including public transport services, car parking, site infrastructure including drainage and main services, hard and soft landscaping including structural planting (Outline - Masterplan submitted)	Approved, 09/10/2009 (Outline application)
L/1993/1004	Three storey office building, energy centre, car parks and landscaping (Amending document - alterations to landscape and car park areas to Gibbet Hill Road)	Approved, 29/03/1994
L/1992/0083	Three storey office building, energy	Approved, 27/02/1992

	centre, car parks and landscaping (Amending document - minor changes to elevations, surfacing and facing materials)	
L/1990/0818	Three storey office building, energy centre, car parks and landscaping	Approved, 14/06/1990 (Full application)
L/1990/0445	Three storey office building with car parking for 550 cars	Approved, 31/05/1990 (Outline application)

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in March 2012 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 NPPF promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this 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 Development Plan 2001 (CDP) relevant policy relating to this application is:

- OS4 – Creating a more sustainable city
- OS6 – Change of land use
- OS9 – Access by disabled people
- EM2 – Air quality
- EM4 – Flood risk and development
- EM5 – Pollution protection strategy
- EM6 – Contaminated land
- AM1 – An integrated, accessible and sustainable transport strategy
- AM9 – Pedestrians in new developments
- AM12 – Cycling in new developments
- AM22 – Road safety in new developments
- BE2 – The principles of urban design
- BE15 – Archaeological sites
- BE19 – Lighting
- BE20 – Landscape design and development
- GE14 – Protection of landscape features
- GE15 – Designing new development to accommodate wildlife
- SCL6 – Education facilities
- SCL9 – University of Warwick

Emerging Policy Guidance

The Draft Local Plan 2016 to 2031 has been submitted to the Inspectorate, examination hearings and consultation on modifications has concluded and the Inspectors report is currently awaited. Whilst the policies do not hold significant weight at this time, they will gain weight as the local plan continues through the process. Policies within the draft local plan that are relevant include:

- HWB1 – Health Impact Assessments (HIA)

DS1 – Overall development needs
DS3 – Sustainable development policy
EM1 – Planning for climate change adaptation
EM4 – Flood risk management
EM5 – Sustainable drainage systems (SuDS)
EM6 – Air quality
AC1 – Accessible transport network
AC4 – Walking and cycling
DE1 – Ensuring high quality design
HE2 – Conservation and heritage assets
GE3 – Biodiversity, geological, landscape and archaeological conservation
CO1 – New or improved social, community and leisure premises

Supplementary Planning Guidance/ Documents (SPG/ SPD):
SPD Delivering a more sustainable city (2009)

CONSULTATION

No Objections received from:

- Environment Agency
- Natural England
- Urban Design (CCC) – No objections in principle. How the car park sits in context will depend on the roof form of the building, architectural detailing and choice of materials to be considered at reserved matters stage.
- Conservation (CCC) – The site has in the past been subject to a negative geophysical survey and has already been subject to two phases of development to create sports pitches and then the current car park. Therefore any remains associated with the Iron Age settlement to the north that might have been present are likely to have been removed.

No objections subject to conditions have been received from:

- Warwickshire County Council Highways – Recommend a condition requiring a parking management strategy is submitted and approved prior to the first occupation of the car park.
- Severn Trent Water – Recommend a condition requiring the submission of drainage plans for the disposal of surface water and foul sewage. An informative is also proposed relating to public sewers.
- Warwickshire County Council Ecology – Propose conditions relating to the following: Great Crested Newt survey; tree protection; nesting bird timings/supervision option; combined ecological and landscaping scheme; bats and lighting; construction and ecological management plan; mitigation in accordance with survey recommendations. Informatives are also proposed relating to invasive weeds, care when clearing ground prior to development and protection of reptiles and amphibians.
- Highways (CCC) – No objections following the receipt of an addendum to the Transport Assessment subject to conditions relating to: the proposed access improvements; the overall number of parking spaces; an update of the travel plan and car parking management strategy; electric vehicle charging points; cycle parking; and a construction method statement.
- Tree Preservation (CCC) – No objections to proposed layout. However, recommend a Dimensioned Tree Protection Plan in order to safeguard the higher amenity trees

located to the site boundaries, in accordance with BS 5837: 2012 'Trees in relation to design, demolition and construction – recommendations'.

- Sustainability (CCC) – There is a clear commitment to meet the Council's 10% renewable energy requirement. Request the detailed design and supporting figures at the full planning stage.
- Environmental Protection (CCC) – Recommend mitigation measures contained in the air quality report are formalised into a construction environmental management plan. A condition is also recommended requiring an intrusive site investigation as recommended by the contaminated land risk assessment.
- Flood Risk/Drainage (CCC) – No objections in principle, detailed conditions proposed relating to flood risk and drainage including a scheme for the provision of surface water drainage, incorporating sustainable drainage systems.

At the time of writing the report comments have not been received from:

- West Midlands Fire Service
- Warwick District Council.

Immediate neighbours and local councillors have been notified; 3 site notices were displayed near to the site on 16/02/2017. A press notice was published in the Coventry Telegraph on 23/02/2017. Following receipt of a Transport Assessment Addendum, further consultation was undertaken on 26/04/2017 with those people that had already commented on the application.

12 letters of objection have been received from 10 different people (comments include representations from Cllr John Blundell as a Local Ward Councillor and from the Cannon Park Community Association (CPCA), raising the following material planning considerations:

- a) Concerns over highway safety, congestion and queuing traffic – exacerbating existing problems. The area is already over-developed. No consideration of the aggregate effect of developments
- b) Unsuitable location for the car park
 - it takes no account of the fact that 45% of vehicle trips are from the Kenilworth Road and Stoneleigh Road via Gibbet Hill Road. Consideration should first be given to providing parking for this traffic on the Kenilworth Road side of the campus.
 - the demolition of the existing car park near to the Arts Centre and new car park in this location takes no account of the requirements of many visitors to the Arts Centre who may be infirm, elderly or parents with young children
- c) Design. Failure to conform to the scale parameters of the Masterplan (7 storeys in a 5 storey area). Trees will not mask the height of the development and deciduous trees will drop their leaves in autumn. Out-of-keeping in area
- d) Loss of trees – replacement planting should be provided on campus
- e) Ground water quality issues
- f) Concerns over air quality and that there are no figures are given for air quality in the locality and the figures are out of date in the Air Quality Assessment.
- g) Light pollution.

With regards to point a) above a more detailed summary of comments received:

- Access junction on Gibbet Hill Road is currently poorly sited, recommend alternative access arrangements and widening of Gibbet Hill Road near to the access
- There are no efforts to improve the safety, congestion and queuing problems already experienced before the additional traffic.

- Need to consider the highway impacts of the development in the context of other new developments in the area and HS2.
- Some figures mentioned in the Transport Assessment are out of date.
- Question joining traffic flows using the two exits described on Kirby Corner Road and Gibbet Hill Road rather than separating them as at present by some travelling along other internal University roads.
- Pedestrian safety concerns
- Concerned the road infrastructure in the locality does not have the capacity to cope with the increase in volume.
- Both the accesses show right turns accessing and leaving the car park. The ability to cross opposing flows of traffic has the potential to cause delays and to lead to accidents.
- Poor visibility at the Gibbet Hill Road access
- Increased traffic flows on roads leading to Kirby Corner roundabout
- Should be a new footpath on the southern side of Gibbet Hill Road between two existing bus stops.
- The development does not take into account the University and JLR's use of the Tesco car park for 400-500 spaces.
- The development should be located in close proximity to the proposed new link road from the A46.
- The demand is questioned
- The University should discourage car usage
- Traffic from the nearby area hasn't been factored into the analysis
- Questioning of the accident analysis.

No letters of support have been received although some comments have highlighted that they are not against the principle of the development.

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

- Concerns about the advertising and the late stage in the process of the University's consultation events prior to submission.

Any further comments received will be reported within late representations.

A *Statement of Community Engagement* submitted as part of the application confirms that the applicant has presented and discussed their proposals with key stakeholders and the local community prior to submission. This includes discussions with officers at Coventry City Council, a briefing session with Ward Members, an exhibition and drop-in session for the local community and a drop-in session with University staff. The report indicates that the majority of comments relates to the impacts of the car park on the local road network with concerns about increased traffic to and from the University. It provides a response to concerns raised through the consultation events.

APPRAISAL

The main issues in determining this application are principle of development, highway considerations, design, impact upon neighbouring amenity, impact on ecology/trees, flood risk/drainage, sustainability, air quality, contaminated land and archaeology.

Principle of development

Policy SCL9 of the CDP highlights that proposals directly associated with the growth of the University of Warwick will be considered in relation to the University Development Plan as well as other relevant policies whilst Policy SCL6 supports new, expanded and improved education facilities in suitable locations where the environmental impact of the proposal is acceptable in the nearby area.

The proposed development forms part of the University's strategy to move car parking towards the edge of the campus to reduce the amount of traffic having to cross the University site, with associated benefits to the local road network, and to make better use of land by introducing more decked parking.

This development is part of a phased replacement of older car parks, including the demolition of car park 7 near the Arts Centre planned for 2018. The existing 561 parking spaces will be replaced by the proposed development, with a net increase in 739 spaces. Along with other existing parking provision due to be lost, there is a need for replacement parking up to the Masterplan limit of 5,422 spaces (as set out in the 2009 Masterplan planning permission and associated S106 Agreement). The car park proposed will not result in that level being exceeded.

The application site is located within Zone 2 (Central Campus East) of the University's approved Masterplan where 74,000 sqm of development is permitted up to a maximum of 5 storeys in height. The outline Masterplan only allows for surface car parking development and therefore this application is a stand-alone outline application rather than a reserved matters submission linked to the Masterplan application.

A Travel Plan, agreed at the time of the Masterplan, seeks to limit the impact of a 40% increase in development such that there is no more than a 12% increase in parking and a 9% increase in traffic. This relies on parking management, car sharing and encouragement of public transport use which is monitored campus-wide.

It is considered that the proposed development broadly accords with the Masterplan principles with the overall level of parking or traffic not exceeding that permitted under the Masterplan and the scale of the development not being significantly greater than that allowed in the Masterplan. Furthermore, the existing use of the land is for car parking and the proposal seeks to make more efficient use of that land.

Subject to the detailed considerations below, it is considered that the proposal for a multi-storey car park on the site is acceptable in principle. The development is in accordance with the policies within the current Development Plan and emerging Local Plan and therefore the application is considered acceptable. The remainder of the report will demonstrate that there are no significant adverse impacts that would be associated with the development that would outweigh its benefits.

Highway considerations

Policy AM1 of the CDP encourages the planning of developments in accessible locations and Policy AM22 is concerned with highway safety. Policy AM9 seeks to ensure that pedestrians are considered in the design of new developments whilst Policy AM12 requires cycle parking to be provided in new developments. Section 4 of the NPPF is concerned with highway matters and states that development should only be prevented or

refused on transport grounds where the residual cumulative impacts of development are severe.

A *Transport Assessment* has been submitted to support the application. Following comments from the Local Highway Authority and also Warwickshire County Council Highways requesting further clarity regarding the transport aspects of the proposals, a *Transport Assessment Addendum* has been provided.

The location of the site is considered appropriate for car parking for University staff as it is a location for a large existing staff car park and it is served by an established network of pedestrian routes to the wider campus, including Westwood Campus and Warwick Business School.

The Transport Assessment confirms that the multi-storey car park is required owing to car parking to be lost in the existing multi-storey car park 7 which is at the end of its structural life, together with other surface level car parks thus freeing sites for development.

The proposal will see an increase in number of parking spaces on this site of 739. Within the development the applicant has proposed to include 12 disabled parking spaces and 12 electric vehicle charging points within the new car park.

Despite the additional number of parking spaces on the site the overall level of car parking at the University will remain within the Masterplan and Section 106 Agreement upper limit of 5422 spaces. Therefore, no additional trips to the University campus will be generated by this development.

The s106 Agreement also allows for an increase of up to 12% in traffic arriving and departing the University in the AM and PM peaks. However, the Transport Assessment highlights that traffic levels have been reduced over the Masterplan period during critical peak periods with a reduction between 2007-2016 in two-way car trips to and from the University in both the morning (-2.3%) and evening (-18.0%) peaks.

The development will utilise existing accesses on Kirby Corner Road and Gibbet Hill Road, albeit in a modified form. The Kirby Corner Road access will be widened to provide both a left turn and right turn exit lane from the car park. The Gibbet Hill Road access will also be widened to provide both a left turn and right turn exit land from the car park whilst the carriageway will also be widened to accommodate a ghost island right turn facility.

Analysis within the Transport Assessment demonstrates that the proposed access junctions can accommodate a maximum of 1,300 spaces with minor queuing and delay and no significant adverse effects to the local road network.

Both the Gibbet Hill Road and Kirby Corner Road accesses are shown to operate within capacity, with sensitivity tests demonstrating that a degree of change in routes to/from the car park can be accommodated. Furthermore, the introduction of flexible working hours to certain members of the University staff together with other changes will potentially reduce the numbers of trips occurring within the peak periods and have the effect of reducing existing congestion.

Queue surveys have been performed at the roundabout closest to the site and this indicates that the roundabout currently operates within capacity with minor levels of queuing. The Transport Statement Addendum suggests that as no additional trips are

being generated the volumes of traffic passing through the roundabout will not change as a result of the development, and will in some cases reduce due to the increased volume of traffic entering the car park from Kirby Corner Road westbound in particular. The use of ANPR number plate recognition rather than barrier controls will also help minimise any queuing from vehicles entering the car park.

The University is proposing a separate planning application (not submitted at the time of writing this report) for an exit from the Science Park CAF/CASS site onto Kirby Corner Road. Sensitivity tests have been performed by the applicant to determine the potential impact of this proposed exit and highlighted that there will be no major change in the operation of either access to the multi-storey car park site or the Kirby Corner Road/Gibbet Hill Road roundabout junction. Under the tests, no issues were shown in terms of queuing at either of the junctions.

Pedestrian surveys commissioned as part of the Transport Addendum highlighted a requirement for an improved pedestrian crossing facility at the Gibbet Hill Road access. The plans have therefore been amended to provide a suitable crossing facility in the form of a 2.0m wide pedestrian splitter island with tactile paving and dropped kerbs. The surveys did not show any similar need on Kirby Corner Road and as such no splitter island is proposed in that location although tactile paving and dropped kerbs will be provided.

The Transport Addendum provides information on accident records. An analysis of the data did not indicate the presence of accident clusters in the vicinity of the development, with no accidents recorded at the two site access junctions on either Kirby Corner Road or Gibbet Hill Road. The analysis concludes that there are no current issues with accidents in the site vicinity.

Overall, the report concludes that the University is operating within the targets and caps set by the 2009 Masterplan permission and that this will continue to be the case with this development.

The Local Highway Authority have reviewed public representations received and are satisfied that the Transport Assessment and associated documentation has fully addressed all of the concerns raised with regard to transport and traffic issues. Furthermore, the development is in harmony with the s106 Agreement forming part of the Masterplan application such that it does not trigger any requirement for any further contributions or highway works outside of what is proposed through this application.

Following careful consideration of the Transport Assessment and associated Addendum and plans relating to the development, the Local Highway Authority and Warwickshire County Council Highway Authority raise no objections to the application. The Local Highway Authority (CCC) recommend a number of conditions requiring: the access improvements to be fully implemented prior to operation of the car park; that the development shall not provide any more than 1,300 parking spaces; an update to the Travel Plan and Car Parking Management Strategy; details of electric vehicle charging facilities; cycle parking details; and a construction method statement. Warwickshire Highway Authority also request the submission of an updated Car Parking Management Strategy. Subject to these conditions, it is considered that the overall impacts of the development on the surrounding highway network will not be severe.

Design

Policy BE2 of the CDP requires development to be of good design whilst Policy BE20 also seeks a high standard of landscape design and boundary treatment as part of the design of development. The NPPF further emphasises the importance of good design with paragraph 56 highlighting that good design is a key aspect of sustainable development and is indivisible from good planning.

The proposed multi-storey car park will have a maximum height of 26m and a total footprint of 6,600 sqm. The *Design and Access Statement* accompanying the application sets out the design rationale behind the siting of the car park and provides massing studies to indicate how visible the car park may be from various locations near to the site. It also provides façade precedent images to give an indication of the types of material and structure of the facades that are anticipated to be taken forward at detailed design stage.

A multi-storey car park on the University Campus is not considered to be an unusual feature and this car park will just add to the existing multi-storey car parks on campus. Although the proposed multi-storey car park would have a large footprint taking up a considerable area of the site (the maximum footprint of the car park is set out on a parameters plan), it would be located centrally on the site to ensure retention of existing mature trees to the site boundaries which will provide some screening to the car park.

The applicant has demonstrated in an Addendum to their Design and Access Statement that 7 storeys to a multi-storey car park is broadly equivalent to 5 storeys for a typical academic building as the height of each multi-storey car park storey is less than a typical academic building. The Environmental Assessment for the Masterplan refers to a maximum storey height for academic buildings of 4.7 and allowed for an additional 3m for plant, parapets etc. A 5 storey building on this basis would reach a height of 26.5m and therefore the development at a maximum of 26m would be within the parameters of the Masterplan.

Whilst the height of the proposed building is greater neighbouring buildings including the NAIC, University House and the New Varsity (and possibly up to 5.5m higher than the recently completed Lynchgate multi-storey car park within the Campus) it is considered that subject to a high quality design and appropriate materials, together with retention of existing mature trees and additional landscaping, that a seven storey high multi-storey car park (equivalent in height to a 5 storey academic building) in this location will be acceptable in terms of its visual impact upon the surrounding area.

Officers consider that Warwick University developments over recent years have generally been of high quality design and it is expected that this development will follow this trend.

The multi-storey car park will be visible in the views of the site from Westwood Way, Kirby Corner Road, Westwood Heath Road and Gibbet Hill Road. Its visibility will vary depending on the level of tree cover and this in turn will vary depending on the time of year. How the car park sits in these views will depend on the roof form of the building, architectural detailing and choice of materials.

The Council's Urban Design officer has commented on the indicative façade treatments and their associated precedent treatments in the Design and Access Statement and has suggested that the first and third of these will help give the structure a more lightweight appearance with the vertical fins almost 'disappearing' into the sky. The proposed use of

timber fins on the third indicative treatment option would sit well behind the tree belt and depending on the type of timber chosen could weather and soften over time to give the car park a softer appearance. The suggested planting to the lower levels would further soften the building when viewed from immediately around it. On balance, whilst the detailed design is reserved for consideration at a later stage the third option is considered most preferable. Overall, officers are satisfied from the information in the Design and Access Statement that an acceptable design can be achieved to ensure that the car park has an acceptable appearance.

A number of design principles are set out in the Design and Access Statement and as officer's support those principles a condition is proposed requiring the development to accord with the following principles:

- A vertical emphasis to soften the horizontality of the multi-storey car park
- Cores being expressed to break-up the mass of the multi-storey car park
- Reduced cladding and/or planting along the base of the multi-storey car park at pedestrian level for permeability
- Cladding taken to the top of the cores to provide screening of cars and lighting
- Softening the appearance and massing of the multi-storey car park by using materials that are sympathetic to the context.

Full landscaping details will be required at reserved matters stage to ensure that the site is visually attractive and the development is suitably screened, where necessary.

The layout allows for some land to be retained for future development between the multi-storey car park and University House after its temporary use for parking during construction has ceased and it is considered that this is a sensible and efficient use of the land.

An existing cycle storage area near to University House will be relocated on site or on land immediately off-site and a condition is proposed requiring full details of cycle parking to be submitted at reserved matters stage.

The proposals ensure compliance with Policy OS9 of the CDP which is concerned with disabled access. Lifts will be provided within the multi-storey car park and designated disabled parking spaces will be present within the car park.

Impact on neighbouring amenity

Paragraph 17 of the NPPF seeks to protect the amenities of all existing and future occupants of land and buildings.

It is considered that the proposed use of the site for car parking is acceptable and this continues the existing use of the site. Immediate land and buildings relate to the University, transport infrastructure and a public house and therefore the development is not likely to impact upon neighbouring residents.

Given the separation of the site from any residential properties and its proposed use, it is envisaged that noise generation from the development will be minimal and the development will not have any significant impact upon the amenities of residents in the local area. No objections have been received from the Council's Environmental Protection team.

Impact on ecology / trees

Policy GE14 of the CDP seeks to retain important landscape features of value including mature woodland, trees and hedgerows. Policy GE15 seeks to retain important natural features and wildlife habitats as part of development and seeks to offset the removal of wildlife habitats and incorporate new habitat features attractive to wildlife. Section 11 of the NPPF also emphasises the importance of conserving and enhancing the natural environment.

Two *Pre-Development Arboricultural Surveys* have been submitted which combined cover the entire site. The surveys assess the condition of around 166 trees, 9 tree groups and a hedgerow. The site contains a number of young, early-mature and mature trees which are predominantly in a good condition. None of the trees surveyed are protected by a Tree Preservation Order and the site is not situated within a Conservation Area.

To facilitate the development, approximately 98 trees are required to be removed, primarily from the centre of the site, the majority of which are young Category B and C trees. The proposed development does not result in the removal of any Category A trees. A schedule is provided within the Design and Access Statement identifying those trees to be removed and those which will be retained as a result of the proposed development.

Whilst the loss of trees is unfortunate, the proposal seeks to retain all Category A trees, which relate to trees of the greatest value and there will be scope for some additional landscaping at the detailed design stage to mitigate against the loss of trees.

The Council's Tree Preservation Officer has raised no objections to the footprint of the new development. A condition is recommended requiring a dimensioned tree protection plan in order to safeguard the higher amenity trees located to the site boundaries, in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction – recommendations'. The proposal seeks to retain all

The application site has no specific nature conservation designation and the County Council hold no records of protected species within the application site. A *Preliminary Ecological Appraisal* highlights that the site comprises a car park surrounded by hedgerow and scattered trees. Small areas of shrub and scattered trees are identified as being present in the centre of the car park and a small area of amenity grassland was present in the north of the site. The key ecological features in relation to the works proposed are the presence of notable habitats included scattered trees and hedgerow that provide a suitable habitat for nesting birds, great crested newts and foraging bats.

Various recommendations are made in the appraisal including: biodiversity enhancement measures to be incorporated into the landscaping scheme; tree protection measures; protection for mammals including badger and hedgehog; minimising lighting to protect bat foraging/commuting; vegetation clearance outside the nesting bird season; a great crested newt Habitat Suitability Index Assessment; and measures to prevent Cotoneaster to spread in the wild.

A *Great Crested Newt Habitat Suitability Index (HSI) Assessment* has been submitted following the recommendation in the Preliminary Ecological Appraisal. The assessment identifies the site as being dominated by sub-optimal habitat for great crested newts; however the areas of introduced shrub and hedgerow offer some suitability. Nearby ponds were assessed for suitability to support great crested newts with 3 ponds (P3, P4 and P6 in the assessment) having 'good' or 'average' suitability and have potential connectivity to the site via semi-natural habitat. If great crested newts are present within these ponds, the

development has the potential to have a direct impact (killing/injuring) on the species and therefore a recommendation is made requiring further surveys relating to these ponds.

An Assessment of Bat Roost Potential Trees has been submitted following comments from WCC Ecology which considers two trees – tree 80 (an Oak tree) and tree 15 (a mature black Pine tree). The assessment concludes that the construction and operation of the multi-storey car park should not have a detrimental impact upon any of the potential bat roost sites. WCC Ecology have considered the assessment and whilst no further bat surveys are required, it is recommended that appropriate measures such as directing away any temporary lighting during construction works are implemented to minimise disturbance to the Oak tree and this measure should be included within a construction and ecological management plan.

WCC Ecology raises no objections to the application subject to conditions. The conditions relate to: a great crested newt survey; tree protection; protection of nesting birds; a combined ecological and landscaping scheme; bats and lighting; a construction and ecological management plan; and mitigation in accordance with survey recommendations. Informatives relating to invasive weeds, ground clearance and reptiles and amphibians are also proposed.

Subject to appropriate conditions relating to tree protection, landscaping and ecology, it is considered that the development accords with Policies GE14 and GE15 of the CDP.

Flood Risk / Drainage

Policy EM4 of the CDP states that development should be designed and located to minimise the risk of flooding and to maximise the absorption of surface water run-off by the ground. Mitigating flood risk is a core planning principle of the NPPF and paragraph 100 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, it should be made safe without increasing flood risk elsewhere.

A *Flood Risk Assessment* forms part of the application and identifies the site as being within Flood Zone 1 of Westwood Brook, indicating a low risk of fluvial flooding and the development satisfies the flood risk sequential test in the NPPF. A surface water management system is proposed and the report finds that groundwater generally is not a flood risk concern though excavations should mitigate against encounters from 2-3m and the artesian aquifer approximately 10m below the existing ground level. Surface water drainage design details are provided comprising an attenuation tank and discharge to Westwood Brook at the required discharge rate.

The Council's Flood Risk and Drainage team have raised no objections subject to a multi-point condition relating to flood risk and drainage. They have highlighted that the proposals are in the 'less vulnerable' category of development although are at high risk of localised surface water flooding. The existing flood risk appears to be generated and largely retained on-site and that it is anticipated that the reconfiguration of the site with a robust drainage proposal will mitigate flood risk. The proposals seek to discharge surface water from the application site at Qbar -20% for events up to the 1 in 100 year +40% climate change rainfall events, in-line with the Council's Strategic Flood Risk Assessment (SFRA). Subject to the condition recommended, officers are content that the development accords with the aims of Policy EM4 and the NPPF.

Severn Trent Water has raised no objection subject to a condition requiring satisfactory drainage plans for the disposal of surface water and foul sewage.

Sustainability

Policy OS4 of the CDP seeks to promote the good stewardship of the natural and built environment whilst the SPD 'Delivering a more sustainable city' also encourages sustainable development. The NPPF states that the purpose of planning is to help achieve sustainable development and one of the core planning principles is to support the transition to a low-carbon future. As areas relating to the accessibility of the site, flood risk and biodiversity have been covered elsewhere in this report, this section will specifically look at the energy efficiency of the development.

A *Sustainability Statement* has been prepared and highlights that the sustainability strategy for the development. The report highlights that the predominant energy requirement for the proposed use is for lighting and therefore seeks to reduce energy use and therefore carbon emissions through a range of active and passive design measures including maximising natural daylight and use of efficient LED lighting as well as installing 5.5 kWp of Solar photovoltaic panels to meet 10% of the sites energy requirements.

The submitted report also indicates that electric vehicle charging points may be included and highlights that the development will include other positive environmental sustainability design measures including surface water management and ecological enhancements.

The Council's Sustainability team has confirmed that the report demonstrates a clear commitment to meet the Council's 10% renewable energy requirement as set out in the SPD and therefore raise no objections subject to a condition requiring the detailed design and supporting figures being provided at the reserved matters stage. As highlighted elsewhere in this report, a condition is also proposed relating to the inclusion of electric vehicle charging points within the development.

Air Quality

Policy EM5 of the CDP states that proposals which could result in the pollution of water, air or ground or pollution through noise, dust, vibration, smell, light, heat or radiation will only be permitted if:

- the health, safety and amenity of the users of the land and neighbouring land; and
- the quality and enjoyment of the environment are assured.

The policy further states that proposals for uses which are sensitive to pollution will not be permitted close to existing or proposed potentially polluting uses or in their areas of influence. Paragraph 129 of the NPPF also seeks to prevent new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

Policy EM2 states that where damage to air quality cannot be satisfactorily mitigated, development will not be permitted. Paragraph 124 of the NPPF also seeks to ensure that development within Air Quality Management Areas (which includes the whole of Coventry) is not harmful to air quality.

An *Air Quality Assessment* has been submitted as part of the application providing an assessment of likely air quality effects arising as a result of the construction and operation of the proposed multi-storey car park.

The assessment of construction effects demonstrates that the proposed development has a high risk of giving rise to nuisance due to dust during construction. Mitigation measures have been proposed and should ensure the residual effects from construction are not significant. The report proposes that the mitigation measures to be applied are set out in a Construction Environmental Management Plan for the site.

As there will be no net increase in parking at the campus, it is anticipated that there will be no increased trip generation across the campus and therefore no significant change in traffic on the surrounding road network. The operational effects of the scheme are therefore considered to be negligible in terms of air quality and no mitigation measures are required. Consideration has been given to the adequate provision of electric vehicle car charging points and the continued promotion of sustainable travel as set out in the Transport Assessment.

The Council's Environmental Protection team has raised no objections to the application and recommend that the mitigation measures contained in the air quality report are formalised into a construction environmental management plan to be secured by a condition.

Contaminated Land

CDP Policy EM6 states that development on or adjacent to contaminated land will be permitted only if any measures for remediation and protection required to ensure the health and safety of the development proposed and its users are identified and implemented. Paragraphs 120-122 of the NPPF also seek to ensure that sites are suitable for their proposed use and that after remediation land is not classed as contaminated land.

A *Ground Conditions Preliminary Risk Assessment* highlights that historical mapping shows that the site has for the most part remained as a green field site and based on the available desk study information there is very little evidence to suggest the presence of significant soil or groundwater contamination beneath the site. Sulphate attack on foundations is identified as a potential low risk and the report indicates that this can be mitigated by selecting an appropriate concrete design. The report recommends that an intrusive ground investigation is completed to gather data to both determine options for foundation design and to confirm the findings of the initial risk assessment. The Council's Environmental Protection team has confirmed that they are satisfied that this can be dealt with via a standard contaminated land condition.

The Environment Agency has also raised no objections to the application and indicates that it is unlikely that a significant extensive source of soil contamination exists on the site. The Agency also agrees with the recommendations of the report and confirms that a limited site investigation should be undertaken to confirm the absence of significant contamination in soils on the site.

Archaeology

Section 12 of the NPPF seeks to ensure that heritage assets with archaeological potential are suitably analysed and protected where suitable. Policy BE15 of the CDP is also concerned with ensuring that archaeological remains are recorded and protected where appropriate.

The applicant has submitted a *Historic Environment Desk Based Assessment* which highlights that the site is located within an area of multi-period archaeological activity with

an Iron Age settlement and banjo enclosure, directly to the north, being the main focus of the area. The report concludes that the previous construction of the current flat surface car park and previous sports field, including the construction and later demolition of associated buildings, are likely to have destroyed any below ground archaeological buildings thus resulting in negligible archaeological potential of the site. The Council's Conservation & Archaeology Officer agrees with the findings of the report and no further archaeological investigation is considered necessary.

CONCLUSION

The application site is considered to be suitable for a proposed multi-storey car park with ancillary surface car parking comprising a maximum of 1,300 spaces on the site. Transport Assessments have demonstrated that the proposal will comply with the existing University Masterplan in terms of overall car parking numbers and that there will be no increase in traffic to the University campus. It is considered that the footprint and scale parameters of the building are acceptable along with the design principles set out in the Design and Access Statement. Whilst the development will be visible from surrounding land, it will be partially screened by existing and proposed landscaping and subject to the building being well designed using appropriate materials it is considered that the development can sit harmoniously in its context. The development is considered to be acceptable with regards to its impact on neighbouring amenity, impact on ecology/trees, flood risk/drainage, sustainability, air quality, contaminated land and archaeology.

CONDITIONS/REASON

1. Details of the appearance of the building(s), landscaping of the site, layout of the site and its relationship with adjoining development, 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 reserved matters to be submitted in accordance with Condition 1 shall include details of all earthworks, mounding and the finished floor levels of all buildings, together with details of existing and proposed site levels on the application site and the relationship with adjacent land and buildings, and the development shall be carried out in strict accordance with these approved details or any subsequently

approved amendments .

Reason: *To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policy BE2 of the Coventry Development Plan 2001.*

5. The reserved matters to be submitted in accordance with Condition 1 shall include a materials schedule of all proposed external materials to be used on the building and once approved the development shall be carried out in full accordance with the materials schedule.

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy BE2 of the Coventry Development Plan 2001.*

6. The reserved matters to be submitted in accordance with Condition 1 shall fully accord with:
 - i) The parameters set out on drawings: AAR-01-00-SI-A-003 Rev A and AAR-P1-ZZ-SE-A-0001 Rev B; and
 - ii) The design principles as set out in Section 2.3.4 of the Design and Access Statement hereby approved.

Reason: *The application has been assessed on the basis of this information and it is considered that the design principles shall be followed in order to achieve a high quality designed development in accordance with Policy BE2 of the Coventry Development Plan 2001.*

7. The landscaping reserved matters to be submitted in accordance with Condition 1 shall include a combined ecological and landscaping scheme. The scheme must include all aspects of landscaping including details of any lake/pond creation, any bird and bat boxes, and highlight measures taken to incorporate habitat features attractive to wildlife. It shall also set out a timetable for the works to be undertaken. The agreed scheme shall be fully implemented in accordance with the approved details and timetable.

Reason: *To offset the removal of wildlife habitats and incorporate new habitat features attractive to wildlife in accordance with Policy GE15 of the Coventry Development Plan 2001.*

8. Before any development commences on site the following shall be submitted to and approved in writing by the Local Planning Authority and any approved mitigation or protection measures shall be put into place prior to and remain in place during any construction work:
 - i) a detailed plan showing all trees to be retained and removed; and
 - ii) a dimensioned tree protection plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 'British Standard BS5837 : 2012 - Trees in relation to design, demolition and construction - Recommendations') which shall also include any proposal for pruning or other preventative works.

Reason: *In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policy GE14 of the Coventry Development Plan 2001.*

9. Prior to commencement of development, the following information and evidence shall be submitted to and approved by the Local Planning Authority:
- i) A scheme for the provision of surface water drainage, fully incorporating SuDS with particular emphasis on attenuation techniques. There must be consideration of features such as green roofs, rain gardens and swales, for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City';
 - ii) A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site;
 - iii) Development discharge rates to be managed to Qbar greenfield rates minus 20%. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA. On-site proposals must also account for a 1 in 5 year downstream watercourse surcharge level;
 - iv) Provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase.
 - v) Evidence of the 1 in 100 year plus climate change events will be held within the site boundaries;
 - vi) A 5m way leave must be provided from the top bank of any ordinary watercourse to the building line;
 - vii) An intrusive ground investigation report to establish the depth and type of strata, including percolation results in accordance with BRE 365 and the presence and risk associated with migrant contaminants. Provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design;
 - viii) The development must be considered for the implementation of permeable paving for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City';
 - ix) The development shall not be commenced until such time as a scheme to install vehicular traffic pollution control measures within the car parking facilities, together with oil and petrol separators with high level alarm, has been submitted to, and approved by, the Local Planning Authority. This should be submitted along with a periodic maintenance plan;
 - x) Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway;
 - xi) Where new or redevelopment site levels result in the severance, diversion or the reception of natural land drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.

Reason: *To ensure that a satisfactory means of drainage is provided to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policy EM4 of the Coventry Development Plan 2001.*

10. The development hereby permitted shall only be undertaken in strict accordance with a scheme of site investigation of the nature and extent of contamination within the application site that has been undertaken in accordance with a methodology which has previously been submitted to and approved in writing by the Local Planning Authority. The results of the site investigation shall be made available to

the Local Planning Authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The site shall not be occupied until remediation measures have been carried out in full accordance with such approved details and a soil validation report has been submitted to and approved in writing by the Local Planning Authority.

Reason: *To safeguard health, safety and the environment in accordance with EM6 of the Coventry Development Plan 2001.*

11. No development shall commence unless and until a scheme for targeting and utilising local people for the construction of the development has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented in full accordance with the approved details.

Reason: *In the interests of promoting employment opportunities for local people in accordance with Policy E10 of the Coventry Development Plan 2001.*

12. The development hereby permitted shall proceed in accordance with details contained within an Energy Assessment that shall have been submitted to and approved in writing by the Local Planning Authority. The Energy Assessment shall indicate how energy demand has been assessed, the options considered for meeting predicated demand and the methods and assumptions used to make the assessment and the conclusions reached. The Energy Assessment shall also include details regarding proposed energy efficient measures; an assessment of the feasibility of providing combined heat and power; and details of how the 10% on-site renewable energy requirement will be met with full details of the siting and design of any measures. The measures, once approved, shall be implemented in full prior to the first occupation of the multi-storey car park.

Reason: *To aid sustainable development by ensuring that at least 10% of the development's energy requirements are provided through the on-site generation of renewable/low carbon energy and in the interests of the visual amenities of the area in accordance with Policies OS4 and BE2 of the Coventry Development Plan 2001.*

13. Prior to the MSCP being brought into operation the proposed access improvements on Gibbet Hill Road and Kirby Corner Road as detailed on drawing references '115438-00 Figure 3 Issue 03' & '115438-00 Figure 4 Issue 04' shall be fully implemented and be retained thereafter.

Reasons: *In the interests of free of traffic and highway safety in accordance Policy AM22 of the Coventry Development Plan 2001.*

14. The site shall provide no more than 1300 car parking spaces in total.

Reason: *The application has been assessed on the provision of a 1300 space MSCP which has been modelled and determined to not have a severe cumulative impact upon the local highway network, and does not result in exceeding the agreed level of car parking provision for the Warwick University Campus under the s106 agreed as part of planning permission 54044, in accordance with Policies AM1 & AM22 of the Coventry Development*

Plan 2001.

15. Prior to the reconfigured surface car parking being brought into operation for staff parking a plan detailing the proposed layout and means of access from within the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of ensuring that car parking across the campus is suitably managed in the interests of highway safety and the free flow of traffic in the locality in accordance with Policies AM1 and AM22 of the Coventry Development Plan 2001.*

16. Prior to the first use of the car park hereby approved for parking, the University of Warwick 'Travel Plan and Car Parking Management Strategy' approved in June 2007 as part of planning permission 54044, shall be updated and submitted to and approved in writing by the Local Planning Authority to clearly set out the management of all car parks on the University of Warwick campus including the multi-storey car park hereby approved. Thereafter, car parking within the campus shall be managed in conformity with the Parking Management Plan or any subsequent updates to that document.

Reason: *In the interests of ensuring that car parking across the campus is suitably managed in the interests of highway safety and the free flow of traffic in the locality in accordance with Policies AM1 and AM22 of the Coventry Development Plan 2001.*

17. As part of the reserved matters application for the MSCP, an electric vehicle charging strategy (comprising of number of charging points, infrastructure requirements, monitoring) shall be submitted to and agreed in writing by the Local Planning Authority, then within 6 months of the first use of the car park the approved strategy shall be brought into operation and an agreed number of electric vehicle charging points shall be installed and retained thereafter.

Reason: *In the interests of creating a more sustainable city in accordance with Policy OS4 of the Coventry Development Plan 2001.*

18. As part of the reserved matters application for the MSCP, a cycle parking strategy (comprising number of spaces, detail of storage, location, monitoring) shall be submitted to and agreed in writing by the Local Planning Authority, then within 6 months of the first use of the car park the approved strategy shall be brought into operation and an agreed level of cycle parking shall be installed and retained thereafter.

Reason: *In the interests of creating a more sustainable city in accordance with Policy OS4 of the Coventry Development Plan 2001.*

19. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;

- vi) measures to control the emission of noise, dust and dirt during construction;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- viii) measures for the protection of local watercourses during construction; and
- ix) details of pre-commencement checks for bats in any mature trees, breeding birds and amphibians, and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: *To ensure minimal impact upon the safe operation and management of the highway network, in the interests of the amenities of the occupiers of nearby properties and the visual amenities of the locality and to ensure that protected species are not harmed by the development in accordance with Policies AM1, AM22, EM5, BE2 and GE15 of the Coventry Development Plan 2001.*

20. The development hereby permitted shall not commence until Great Crested Newt presence and absence surveys of ponds 3, 4 and 6 (identified in the application documentation) have been carried out at an appropriate time of year and by a suitably qualified ecologist, and appropriate mitigation measures (to include timing of works, protection measures, enhancement details and monitoring) as recommended following results of the survey to be agreed between the applicant and the Local Planning Authority (with advice from WCC Ecological Services), and incorporated into the development design. The mitigation plan shall thereafter be implemented in full.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy GE15 of the Coventry Development Plan 2001.*

21. The development on both sites hereby permitted shall either:
- a) Be timetabled and carried out to avoid the bird breeding season (March to September inclusive) to prevent possible disturbance to nesting birds; Or
 - b) Not commence until a qualified ecologist has been appointed by the applicant to inspect the vegetation to be cleared on site for evidence of nesting birds immediately prior to works. If evidence of nesting birds is found works may not proceed in that area until outside the nesting bird season (March to September inclusive) or until after the young have fledged, as advised by the appointed ecologist.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy GE15 of the Coventry Development Plan 2001.*

22. The development shall be timetabled and carried out to wholly accord with the detailed mitigation measures for the loss of biodiversity within the site as set out in the document 'Preliminary Ecological Appraisal' prepared by Middlemarch Environmental, October 2016, Section 7, pages 18-19 - Recommendations.

Reason: *To minimise the impact of the development upon wildlife in accordance with Policy GE15 of the Coventry Development Plan 2001.*

23. 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 within 3 months of the first occupation of the multi-storey car park and the trees and shrubs shall be planted within the first planting season following occupation. 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 GE14, BE2 and BE20 of the Coventry Development Plan 2001.*

24. A landscape management plan, including long term design objectives, long term management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority before the first occupation of the development hereby permitted. The landscape management plan shall be implemented as soon as the approved landscaping is carried out and shall not be withdrawn or altered in any way without the prior written approval of the Local Planning Authority.

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 GE14, BE2 and BE20 of the Coventry Development Plan 2001.*

25. No lighting or illumination of any part of any building or the site shall be installed or operated unless and until details of such measures shall have been submitted to and approved in writing by the Local Planning Authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details. The lighting details to be submitted shall include a statement setting out measures to minimise the impact of the lighting on emerging and foraging bats.

Reason: *To ensure that any lighting is designed so as not to detrimentally affect the amenities of the occupiers of nearby properties, to protect the visual amenities of the area and to protect emerging and foraging bats in accordance with Policies EM5, EM8 and GE15 of the Coventry Development Plan 2001.*

26. The development hereby permitted shall be carried out in accordance with the following approved documents:
AAR-01-00-SI-A-001 Rev A - Location Plan;
AAR-01-00-SI-A-002 Rev A - Existing Site Plan;
AAR-01-00-SI-A-003 Rev A - Proposed Site & Parameters Plan;
AAR-P1-ZZ-SE-A-0001 Rev B - Proposed Site Sections - Parameters;
AAR-P1-ZZ-SE-A-0002 - Site Sections - Existing;
115438-00 Figure 3 Issue 03 - CP16 Access Junctions: Gibbet Hill Road;
115438-00 Figure 4 Issue 04 - CP16 Access Junctions: Kirby Corner Road;
Covering Letter, ref: UNIQ3025, prepared by Turley, 31/01/2017;
Planning Statement, ref: UNIQ3025, prepared by Turley, 31/01/2017;
Design and Access Statement, Rev A, prepared by Associated Architects,

31/01/2017;
Statement of Community Engagement, ref: UNIQ3025, prepared by Turley,
31/01/2017;
Sustainability Statement, ref: UNIQ3025-02, prepared by Turley, 31/01/2017;
Transport Assessment, ref: IGC01, prepared by ARUP, 30/01/2017;
Transport Assessment Addendum, prepared by ARUP, 20/04/2017;
Flood Risk Assessment, ref: FRA/02, prepared by ARUP, 30/01/2017;
Ground Conditions Preliminary Risk Assessment, prepared by ARUP, 30/01/2017;
Air Quality Report, prepared by ARUP, 30/01/2017;
Historic Environment Desk-based Assessment, prepared by ARUP, 26/01/2017;
Preliminary Ecological Appraisal, ref: RT-MME-123692-01, prepared by Middlemarch
Environmental, 07/11/2016;
Great Crested Newt Habitat Suitability Index Assessment, prepared by Middlemarch
Environmental, ref: RT-MME-124325, 20/01/2017;
Assessment of Bat Roost Potential Trees, ref: RT-MME-123692-03, prepared by
Middlemarch Environmental, 20/04/2017;
Pre-Development Arboricultural Survey, ref: RT-MME-123692-02, prepared by
Middlemarch Environmental, 17/11/2016 (Main Site);
Pre-Development Arboricultural Survey, ref: RT-MME-124466, prepared by
Middlemarch Environmental, 25/01/2017 (Gibbet Hill Road).

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

[AAR-01-00-SI-A-001 Rev A - Location Plan;](#)
[AAR-01-00-SI-A-002 Rev A - Existing Site Plan;](#)
[AAR-01-00-SI-A-003 Rev A - Proposed Site & Parameters Plan;](#)
[AAR-P1-ZZ-SE-A-0001 Rev B - Proposed Site Sections - Parameters;](#)
[AAR-P1-ZZ-SE-A-0002 - Site Sections - Existing;](#)

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REFERENCE NUMBER:

OUT/2017/0260



SITE:

CAR PARK 16, UNIVERSITY OF WARWICK,
GIBBET HILL ROAD, KIRBY CORNER ROAD

The University
of Warwick

Car Park

University House

Ramp

KIRBY CORNER ROAD

ESSE

The New Varsity
(PH)

Tanks

El Sub Stn

Multi-storey Car Park

UNIVERSITY ROAD

1:1250



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DO NOT SCALE OFF THIS DRAWING. IF IN DOUBT ASK.

All drawings to be used in construction shall refer to the Structural and M&E Engineer drawings and specifications.

H&S HAZARDS:
Site/H&S hazards relate to the architectural design shown on this drawing. It has been designed and highlighted with reasonable care and care using a working design system.

This drawing is to be read in conjunction with all other hazards that have been identified and recorded on the construction phase H&S plan. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an approved method statement.

Site/H&S hazards are defined as:-
 - Those not likely to be obvious to a competent contractor or other authority.
 - Those of an unusual nature.
 - Those that will be difficult to manage effectively.

General Notes:

Legend:

- Site Boundary (Area = 20,365 sqm)
- UoW Ownership
- Trees shown indicatively

North Arrow: N

A	OUTLINE PLANNING ISSUE	MF/CH	27.01.2017
X	FIRST ISSUE	-	-
Rev:	Detail:	By / C/Ch:	Date:

AssociatedArchitects

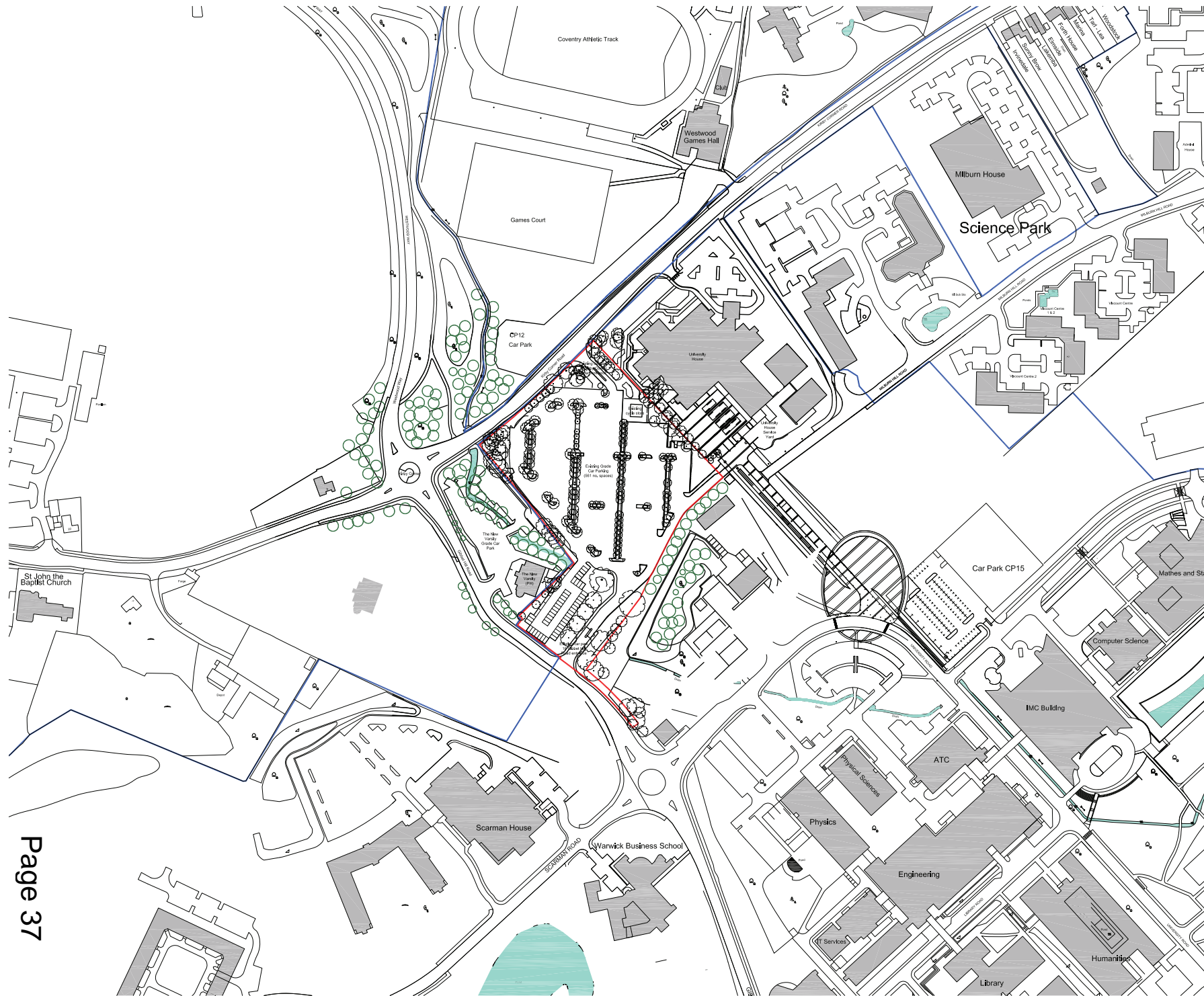
1 Seven Street Place - The Maltings
 Birmingham B1 1EE
 T: +44 (0)121 630 1600
 F: +44 (0)121 630 1606
 m: +44 (0)7799 909090
 www.associatedarchitects.co.uk

Client: University of Warwick

Project: MSCP 16

Drawing Title: Existing Site Plan

Stage:	Static:	
RIBA 1	S2	
Drawn By:	Date:	Scale:
MF	23.01.17	1:500
AA Job Number:	Client Project Number:	Sheet Size:
3460	-	A1
AAR-01-00-SI-A-002		Revision:
		A



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NOTE: The Architect is not responsible for any variation between drawings and the conditions.

DO NOT SCALE OFF THIS DRAWING. IF IN DOUBT ASK.

Where drawings are based on survey information received, surveys are available on request.

All drawings to be read in conjunction with relevant Structural and M&E Engineer drawings and specifications.

H&S HAZARDS:

Significant hazards relate to the architectural design shown on this drawing have been identified and highlighted with reasonable risk and can only be avoided using a warning signage system.

This drawing is to be read in conjunction with all other hazards that have been identified and recorded within the construction phase H&S plan.

It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an approved method statement.

Significant hazards are defined as:-

- Those not likely to be obvious to a competent contractor or other signifiers.
- Those of an unusual nature.
- Those that to be difficult to manage effectively.

General Notes:

N

- Site Boundary (Area = 20,365 sqm)
- UoW Ownership
- Trees shown Indicatively

A	OUTLINE PLANNING ISSUE	MFC/21	27.01.2017
X	FIRST ISSUE	-	-
Rev:	Drawn:	By:	Check:

AssociatedArchitects

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 mail@associatedarchitects.co.uk
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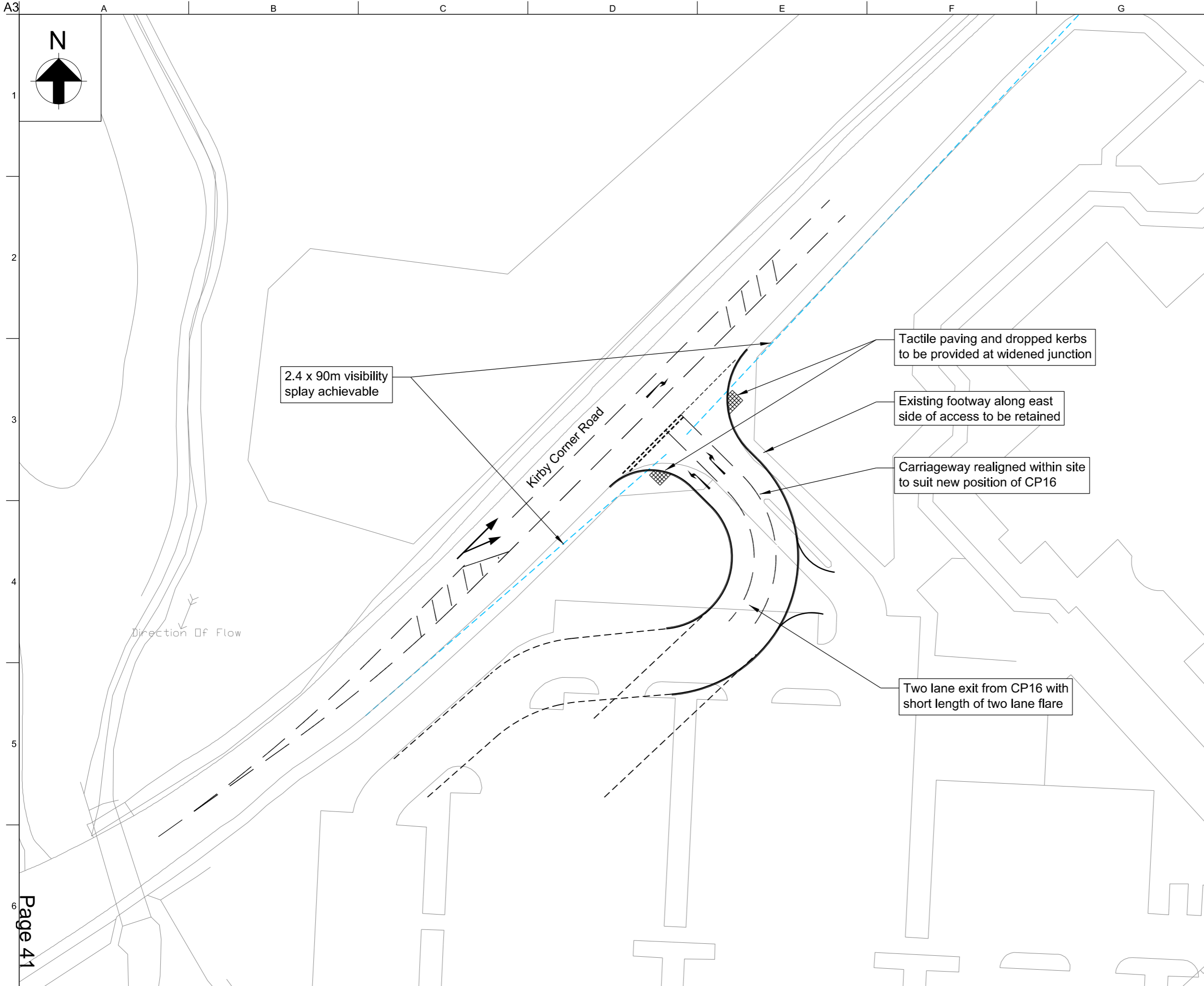
Client:
 University of Warwick

Project:
 MSCP 16

Drawing Title:
 Location Plan

Stage:	S2	Sheet:	S2
Drawn By:	MF	Date:	23.01.17
AA Job Number:	3460	Client Project Number:	-
		Sheet Size:	A1
		Reference:	A

AA01-00-SI-A-001



A3
1
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4
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6
Page 41

04	30/03/17	NS	IGC	PS
Minor Amendments				
03	24/01/17	NS	PS	PS
Minor Amendments to Junction Position				
02	09/01/17	NS	PS	PS
Minor Amendments				
01	14/12/16	NS	IGC	PS
First Issue				
Issue	Date	By	Chkd	Appd

ARUP
 The Arup Campus, Blythe Gate, Blythe Valley Park
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 T +44(0)121 213 3000 F +44(0)121 213 3001
 www.arup.com

Client
THE UNIVERSITY OF WARWICK

Job Title
 CP16 Multi Storey Car Park

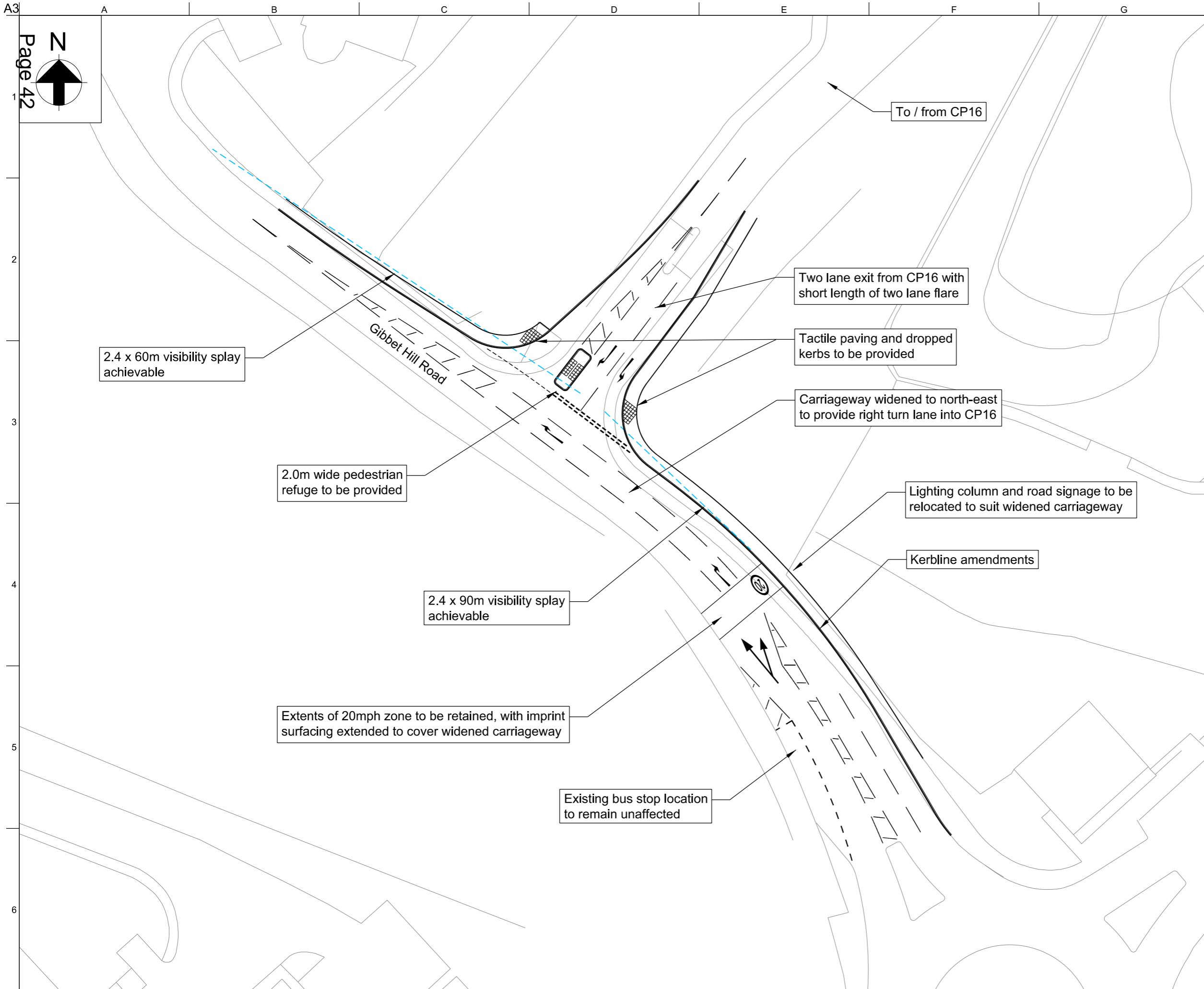
Drawing Title
 CP16 Access Junctions:
 Kirby Corner Road

Scale at A3 1:500

Plot ID

Drawing Status
Information

Job No 115438-00	Drawing No Figure 4	Issue 04
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Issue	Date	By	Chkd	Appd
03	20/04/17	NS	PS	PS
Minor Amendments				
02	30/03/17	NS	IGC	PS
Minor Amendments				
01	14/12/16	NS	IGC	PS
First Issue				

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Client

THE UNIVERSITY OF WARWICK

Job Title
CP16 Multi Storey Car Park

Drawing Title
**CP16 Access Junctions:
 Gibbet Hill Road**

Scale at A3 1:500

Plot ID

Drawing Status
Information

Job No 115438-00	Drawing No Figure 3	Issue 03
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Planning Committee Report	
Planning Ref:	FUL/2017/0991
Site:	1 Aldrin Way, Coventry
Ward:	Wainbody
Applicant:	Mrs Annie Zhang
Proposal:	Single storey rear extension
Case Officer:	Liam D'Onofrio

SUMMARY

The application proposes a single storey rear extension.

KEY FACTS

Reason for report to committee:	Cllr Sawdon has requested that the application be determined by Planning Committee on the grounds that it is overdevelopment and out of character with the area.
Rear extension size:	4 metres deep by 12 metres wide and 2.3 metres high.

RECOMMENDATION

Planning committee are recommended to Grant planning permission, subject to conditions

REASON FOR DECISION

- The proposal provides an acceptable design solution that will not be prominent within the streetscene.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal will not adversely impact upon highway safety.
- The proposal accords with Policies: BE2 and H4 of the Coventry Development Plan 2001, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

Planning permission is sought for a single storey, flat roof rear extension, which will project 4 metres into the rear garden and will be 12 metres wide and 2.3m high.

The plans originally showed a House in Multiple Occupation (HMO) with six bedrooms, which is permitted development. As the applicant is not seeking permission for a HMO use the reference to bedrooms has been removed from plan, as these rooms could be used for any domestic use. This application relates to the rear extension only.

SITE DESCRIPTION

The application site relates to a detached bungalow located on the northern side of the highway. The property occupies a corner plot with the side gable fronting onto Bransford Avenue. Surrounding properties are of a similar age and style providing a mix of two-storey dwellinghouses and bungalows. The property is within a predominantly residential area.

PLANNING HISTORY

FUL/2017/0518 Change of use to HMO with 8 bedrooms (sui generis) and erection of single storey rear and side extension and proposed new roof over garage area: Refused on 13/04/17 for the following reason:

The proposal is contrary to Policies OS6 and H6 of the Coventry Development Plan 2001 and the aims and objectives of the NPPF 2012 in that the conversion of the single family dwellinghouse to an eight bedroom House in Multiple Occupation (HMO) would result in an over-development of the plot resulting in a detrimental impact upon the amenities and quiet enjoyment that adjoining neighbours may reasonably be expected to enjoy.

HH/2017/1022 – concurrent application for rear extension and garage conversion with ridged roof over.

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in March 2012 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 NPPF promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this 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 Development Plan 2001 (CDP) relevant policy relating to this application is:

Policy H4 – Residential extensions

Policy BE2 - The principles of urban design

Emerging Policy Guidance

The Draft Local Plan 2016 to 2031 has been submitted to the Inspectorate, examination hearings and consultation on modifications has concluded and the Inspectors report is currently awaited. Whilst the policies do not hold significant weight at this time, they will gain weight as the local plan continues through the process. Policies within the draft local plan that are relevant include:

Policy DE1 – Ensuring High Quality Design

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Extending Your Home

CONSULTATION

No Objections received from:

County Ecology.

Highways (CCC).

Environmental Protection (CCC).

Immediate neighbours and local councillors have been notified.

Councillor Sawdon has objected to the scheme on the grounds that it is overdevelopment and out of character with the area.

Four letters of objection have been received; however none of these raise material comments in relation to the proposed extensions.

Non-material planning considerations are raised; however these cannot be given due consideration in the planning process:

- a) The area is becoming a satellite to Warwick University.
- b) There is a shortage of family homes/converted homes cannot realistically return to a single family use.
- c) Room sizes are unfit for purpose/ there are no separate WC facilities for guests.
- d) Providing six bedrooms is overdevelopment of the site.
- e) Concerns of litter, noise and disturbance.
- f) Approval of the scheme will create a domino effect.
- g) There are restrictive covenants.
- h) The scheme is a commercial development for financial gain.
- i) A moratorium is suggested on similar schemes to protect the residential family character of the suburb.
- j) No site notice has been erected.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are design, impact upon neighbouring amenity and highway safety.

Design

An extension is proposed across the width of the rear elevation of the property. The scheme proposes a flat roof design, however flat roof elements are characteristic of many of the dwellings within the locality. The rear extension will be unobtrusive within the streetscene and is considered to be acceptable.

The proposed extension is not therefore considered to harm the character of the dwellinghouse or the visual amenity of the streetscene.

It is noted that the proposed extension is the same as previously proposed under FUL/2017/0518, although the width is 3.9 metres less as it does not extend behind the garage. The previous application was not refused on design grounds and by virtue of not being included within the refusal reasons the extensions were therefore deemed acceptable.

Impact on neighbouring amenity

The proposed extension will not breach the 45-degree sightline as measured from the adjoining property and does not conflict with separation distances. The extension is not therefore considered to create any significant loss of light, outlook or amenity to the occupiers of surrounding properties.

The previous application was not refused on neighbour amenity grounds in terms of built form and by virtue of not being included within the refusal reasons the extension was therefore deemed acceptable.

Highway considerations

The Highway Authority has raised no objection to the scheme in terms of highway safety.

Other considerations

Officers are mindful of the concerns raised by local residents relating to the use of the property as a HMO. As stated above the proposed floor plan initially showed six bedrooms; however these have been removed from plan, as the intended House in Multiple Occupation (HMO) use does not form part of this Householder planning application. For clarification there is a permitted change between dwellinghouses (C3 Use Class) and HMOs (C4 Use Class), which relate to small, shared dwellinghouses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom. Notwithstanding concerns raised by local residents the HMO use does not require planning permission and does not form part of the consideration of this planning application.

As stated above the rear extension proposed is largely the same as that included on the application refused by Members at the April planning committee. The concerns raised at that time and the reason for refusal related to the number of people proposed to be living in the property. The size, location and design of the extension was not cited as reasons for refusal and therefore were deemed to be acceptable.

Ecology has raised no objection to the scheme, subject to a protected species note.

Whilst not a material planning consideration in this instance a concern has been raised that a site notice has not been displayed. The legislation doesn't require a site notice to be displayed on all applications. Where all adjoining neighbours can be and have been notified the statutory requirements have been met.

Conclusion

The application is considered acceptable in design terms and will not affect neighbouring amenity or highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies BE2 and H4 of the Coventry Development Plan 2001, SPG, together with the aims of the NPPF.

CONDITIONS:/REASON

1. The development hereby permitted shall begin no later than three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved documents: Drg No.03A.

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

3. No facing materials shall be used other than materials similar in appearance to those used in the construction of the exterior of the existing building.

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy BE2 of the Coventry Development Plan 2001.*

[Existing & proposed plans](#)

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LICHEN GREEN

REFERENCE NUMBER:



HH/2017/0991

SITE:

1 ALDRIN WAY

BRANSFORD AVENUE

ALDRIN WAY

LB

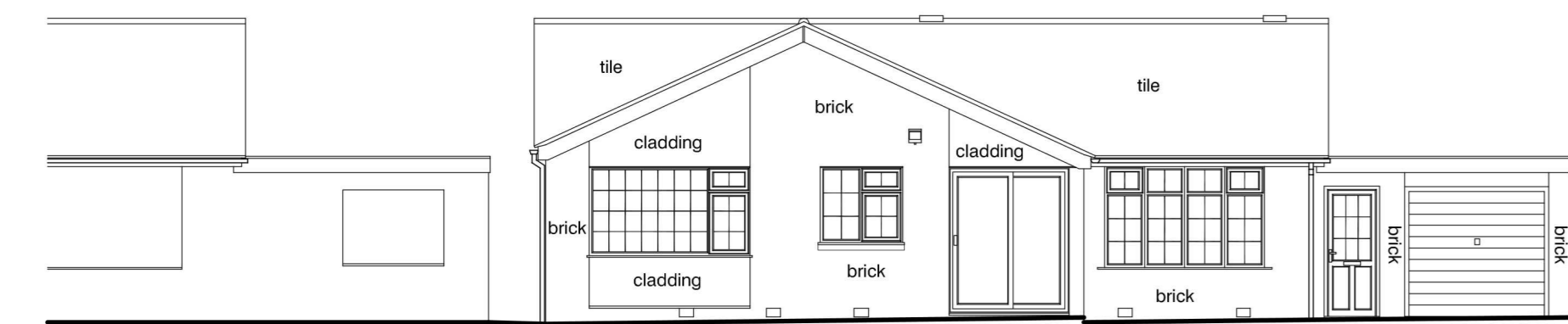
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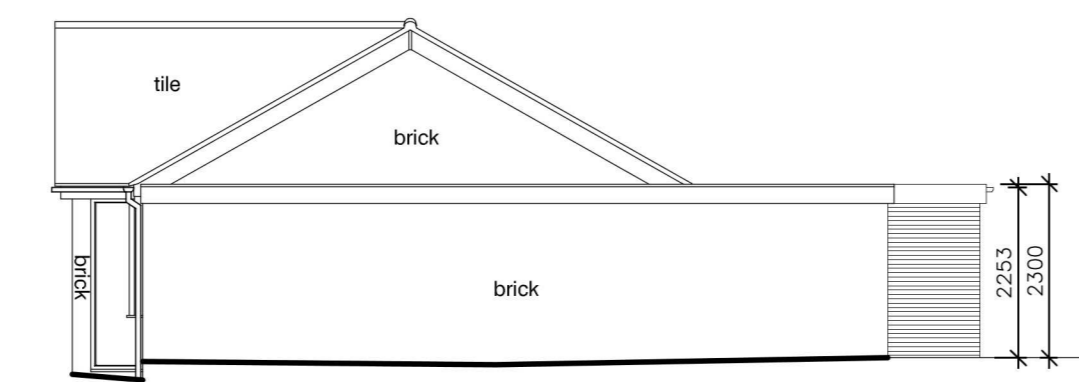
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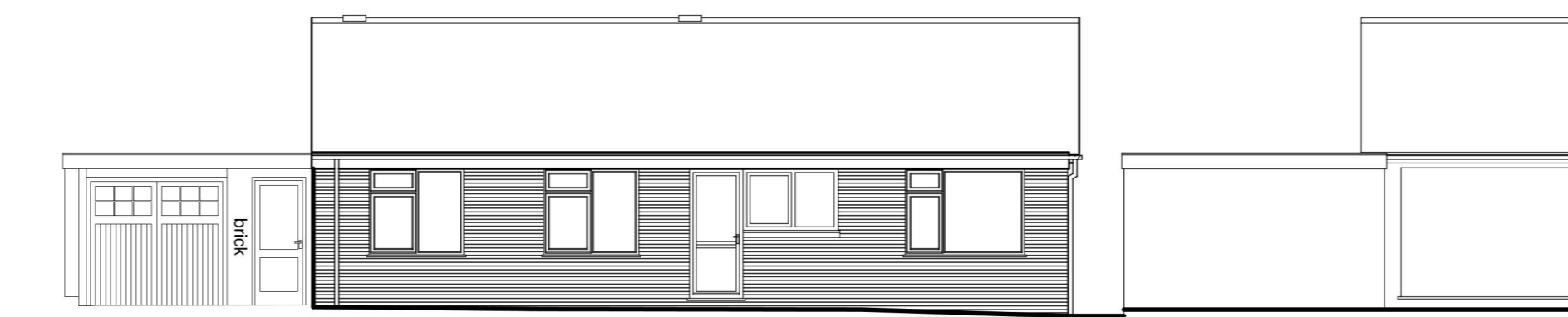
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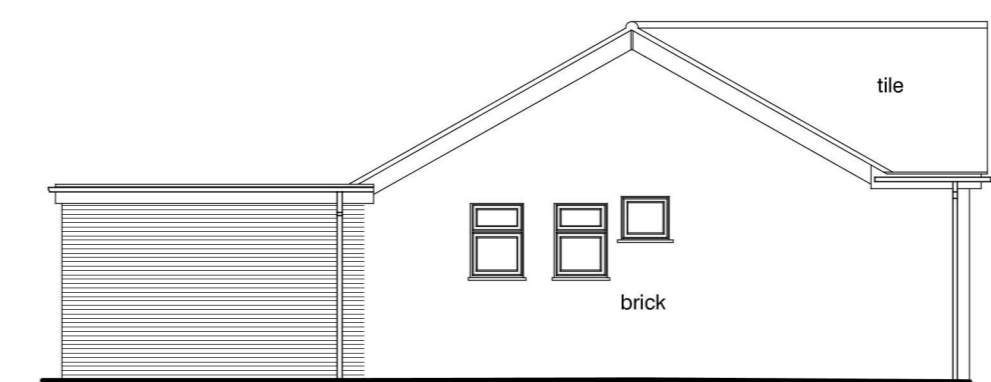
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millimetres 0 100 200 300 400 500



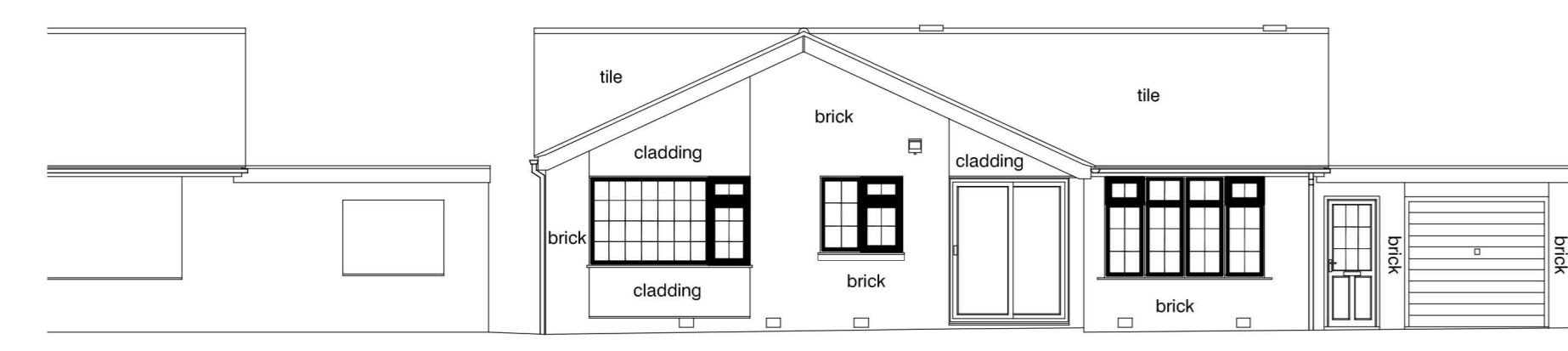
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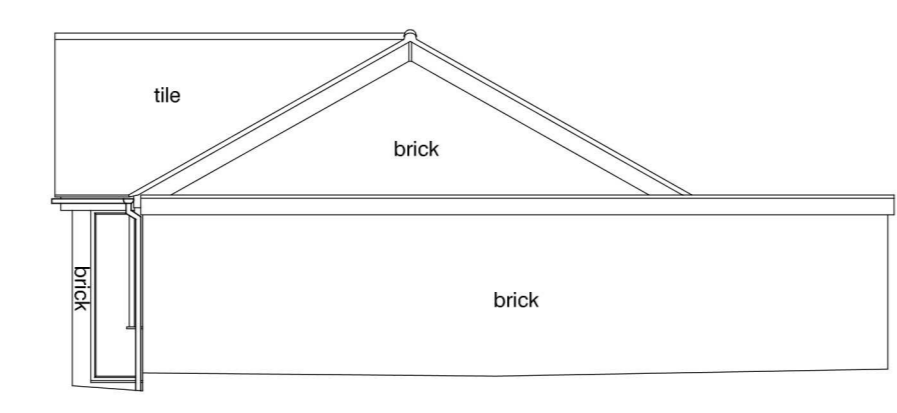
Proposed REAR ELEVATION



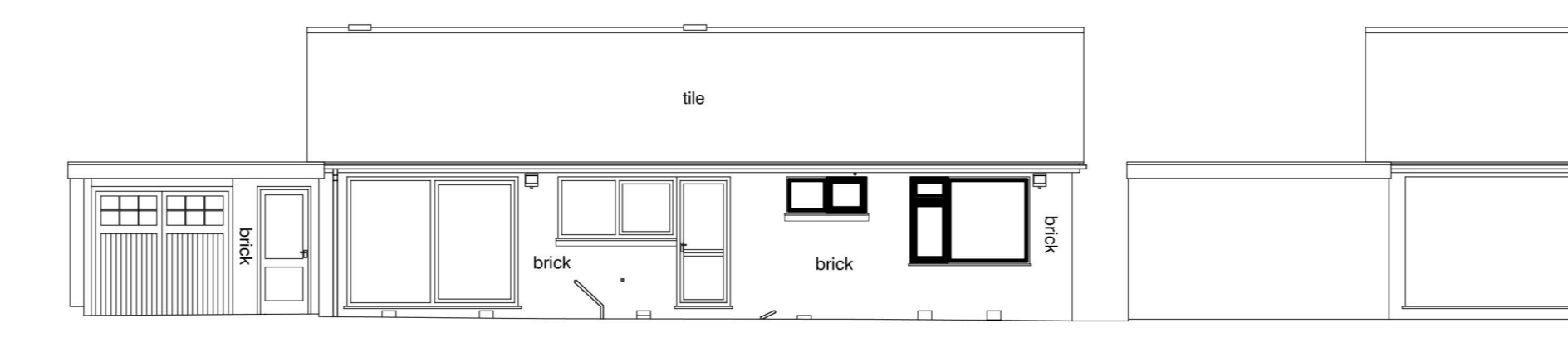
Proposed SIDE ELEVATION



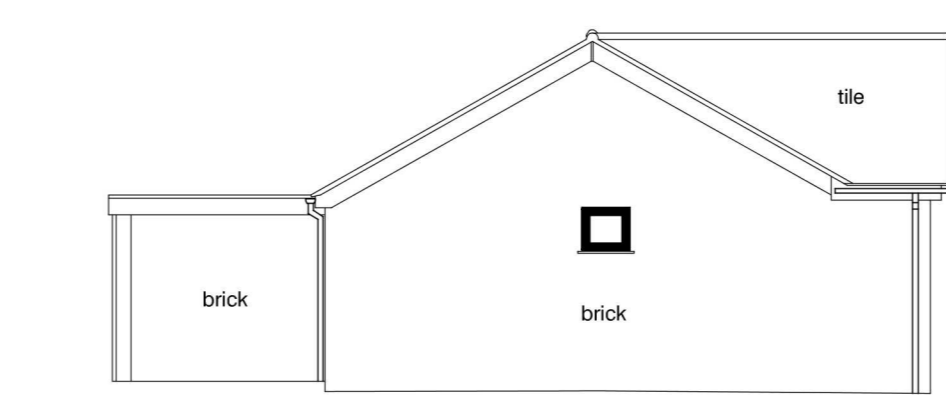
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Metres 0 1 2 3 4 5
millimetres 0 100 200 300 400 500



EXISTING SIDE ELEVATION



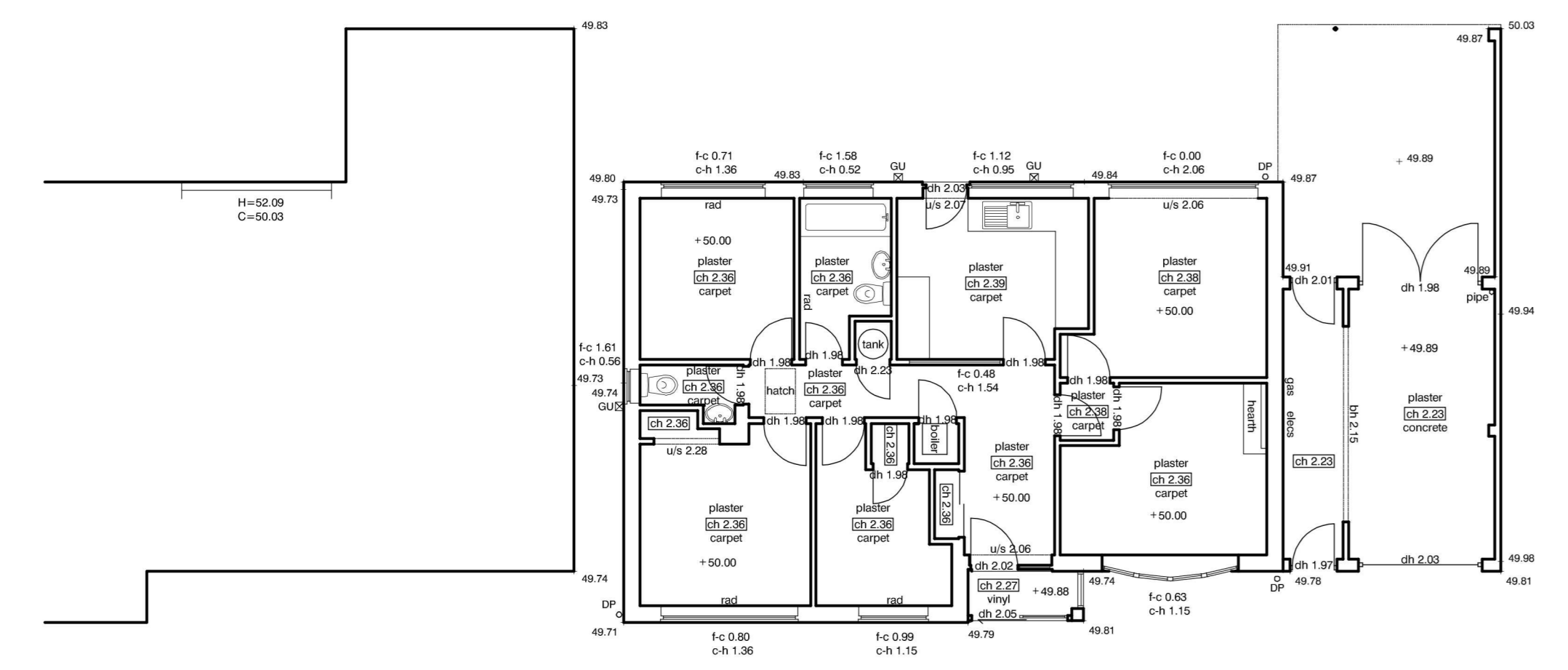
EXISTING REAR ELEVATION



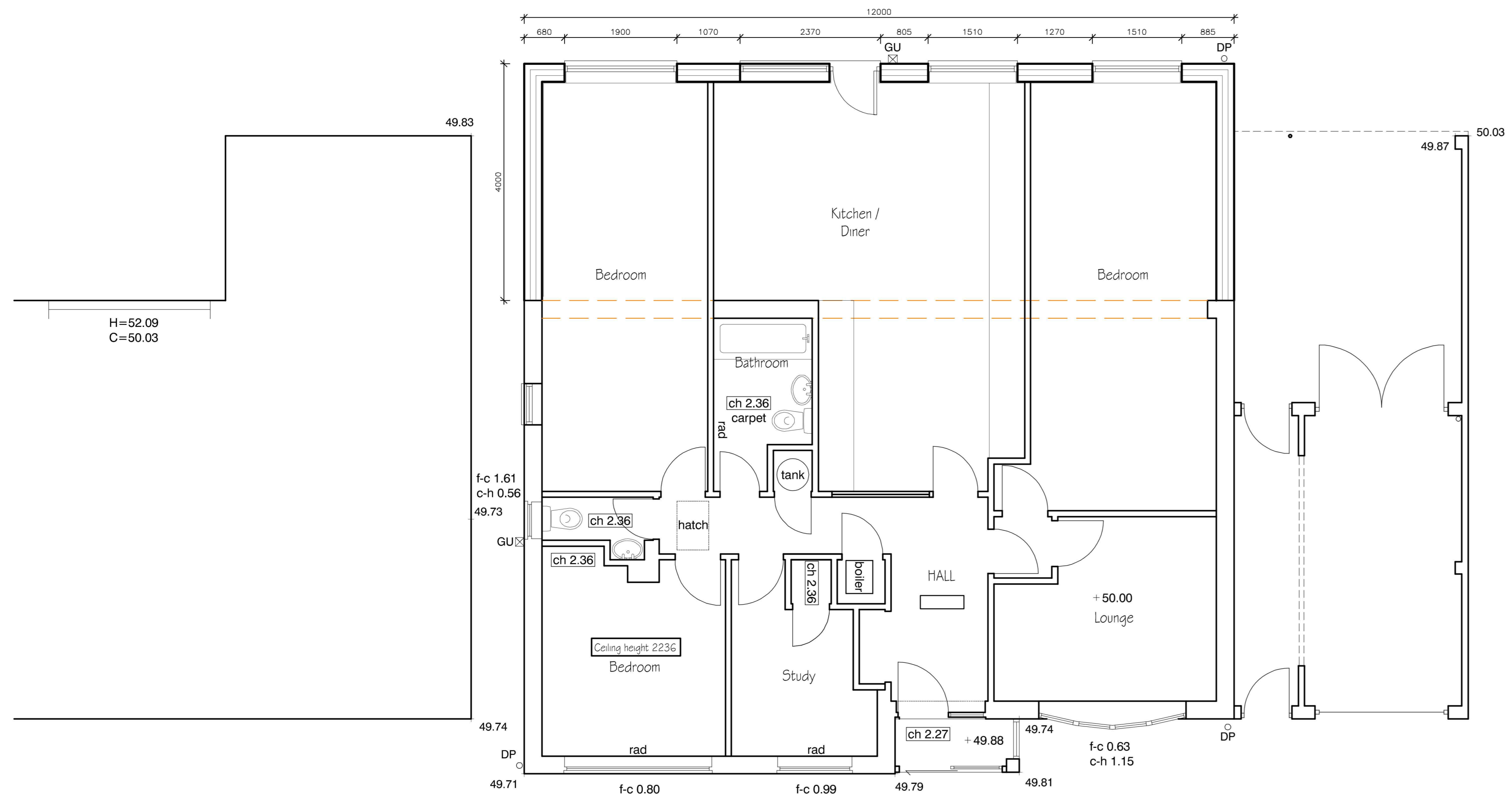
EXISTING SIDE ELEVATION

Level Datum 45.00m

Level Datum 45.00m

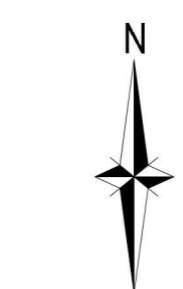
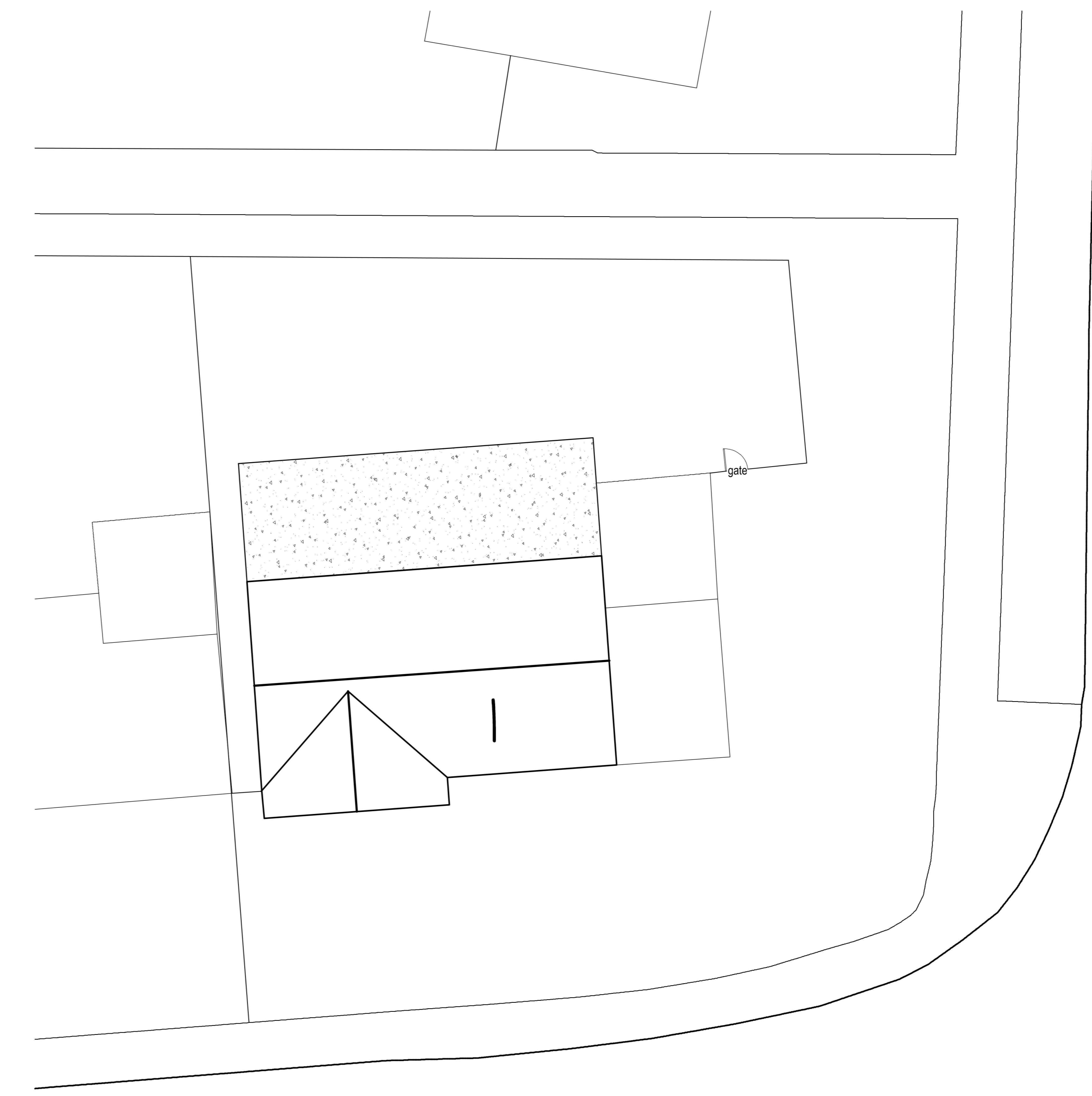


EXISTING GROUND FLOOR PLAN
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Proposed GROUND FLOOR PLAN
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millimetres 0 1000 2000 3000 4000 5000

cl=49.71
il=49.96
0.100



Proposed SITE BLOCK PLAN
SCALE 1/100
THERE ARE NO TREES BEING AFFECTED BY THE PROPOSAL

Rev	Date	Description	By	Chkd
A	May 17	Domestic application	SG	

Drawing Status:

Preliminary For Approval

For Tender For Construction

For Comment For Record

Client:

Consultant
ARCHITECTURAL CONSULTANTS
1160 Elliot Court Herald Avenue Coventry CV5 6LB
t: 01676 540564 www.spg-design.com

Site Location
1 Aldrin Way Coventry CV4 7DP

Project Title:
Single storey rear extension

Drawing Title:
Existing and proposed drawings

Project No: 7124	Draw No: 03	Revision: A
Drawn: SG / JJ	Scale: 1:50 1:100 @ A0	Date: Dec 2016

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Planning Committee Report	
Planning Ref:	FUL/2017/1022
Site:	1 Aldrin Way, Coventry
Ward:	Wainbody
Applicant:	Mrs Annie Zhang
Proposal:	Single storey rear extension and garage conversion with pitch roof over
Case Officer:	Liam D'Onofrio

SUMMARY

The application proposes a single storey rear extension and the conversion of the existing garage to habitable accommodation with a pitched roof to be erected over the existing flat roof.

KEY FACTS

Reason for report to committee:	Cllr Sawdon has requested that the application be determined by Planning Committee on the grounds that it is overdevelopment and out of character with the area and that the conversion of the garage does not leave sufficient off road parking space, as it is a corner plot with little frontage to provide safe on road parking
Rear extension size:	4 metres deep by 12 metres wide and 2.3 metres high.

RECOMMENDATION

Planning committee are recommended to Grant planning permission, subject to conditions.

REASON FOR DECISION

- The proposal provides an acceptable design solution that will not be prominent within the streetscene.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal will not adversely impact upon highway safety.
- The proposal accords with Policies: BE2, H4 and AM22 of the Coventry Development Plan 2001, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

Planning permission is sought for a single storey, flat roof rear extension, which will project 4 metres into the rear garden and will be 12 metres wide and 2.3m high. The existing flat roof canopy projecting to the rear of the side garage will be removed and garage doors will be replaced by a wall and windows to facilitate the conversion of the garage to a habitable room. A 4.45 metre high ridged roof will be erected over the garage's existing flat roof matching the height and pitch of the existing main roof.

The plans originally showed a House in Multiple Occupation (HMO) with six bedrooms, which is permitted development. As the applicant is not seeking permission for a HMO use the reference to bedrooms has been removed from plan, as these rooms could be used for any domestic use. This application relates to the extension and garage conversion only.

SITE DESCRIPTION

The application site relates to a detached bungalow located on the northern side of the highway. The property occupies a corner plot with the side gable fronting onto Bransford Avenue. Surrounding properties are of a similar age and style providing a mix of two-storey dwellinghouses and bungalows. The property is within a predominantly residential area.

PLANNING HISTORY

FUL/2017/0518 Change of use to HMO with 8 bedrooms (sui generis) and erection of single storey rear and side extension and proposed new roof over garage area: Refused on 13/04/17 for the following reason:

The proposal is contrary to Policies OS6 and H6 of the Coventry Development Plan 2001 and the aims and objectives of the NPPF 2012 in that the conversion of the single family dwellinghouse to an eight bedroom House in Multiple Occupation (HMO) would result in an over-development of the plot resulting in a detrimental impact upon the amenities and quiet enjoyment that adjoining neighbours may reasonably be expected to enjoy.

HH/2017/0991 – concurrent application for rear extension only.

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in March 2012 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 NPPF promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this 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 Development Plan 2001 (CDP) relevant policy relating to this application is:

Policy H4 – Residential extensions
Policy BE2 - The principles of urban design
Policy AM22 - Road safety in new developments

Emerging Policy Guidance

The Draft Local Plan 2016 to 2031 has been submitted to the Inspectorate, examination hearings and consultation on modifications has concluded and the Inspectors report is currently awaited. Whilst the policies do not hold significant weight at this time, they will gain weight as the local plan continues through the process. Policies within the draft local plan that are relevant include:

Policy DE1 – Ensuring High Quality Design

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Extending Your Home

CONSULTATION

No Objections received from:
County Ecology.
Highways (CCC).
Environmental Protection (CCC).

Immediate neighbours and local councillors have been notified.

Councillor Sawdon has objected to the scheme on the grounds that it is overdevelopment and out of character with the area and that the conversion of the garage does not leave sufficient off road parking space, as it is a corner plot with little frontage to provide safe on road parking.

Six letters of objection have been received. Three raise concerns regarding insufficient car parking/loss of garage parking.

A number of non-material planning considerations have been raised; however these cannot be given due consideration in the planning process:

- a) The area is becoming a satellite to Warwick University.
- b) There is a shortage of family homes/converted homes cannot realistically return to a single family use.
- c) Room sizes are unfit for purpose/ there are no separate WC facilities for guests.
- d) Providing six bedrooms is overdevelopment of the site.
- e) Concerns of litter, noise and disturbance.
- f) Approval of the scheme will create a domino effect.
- g) There are restrictive covenants.
- h) The scheme is a commercial development for financial gain.
- i) A moratorium is suggested on similar schemes to protect the residential family character of the suburb.

j) No site notice has been erected.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are design, impact upon neighbouring amenity and highway safety.

Design

An extension is proposed across the width of the rear elevation of the property. The scheme proposes a flat roof design, however flat roof elements are characteristic of many of the dwellings within the locality. The rear extension will be unobtrusive within the streetscene and this element is therefore considered to be acceptable.

The flat roof over the side garage to the eastern elevation will be replaced by a ridged roof that integrates well, matching the pitch and height of the main roof. The garage door will be replaced by a well-proportioned window as part of the garage conversion to habitable space.

The proposed extensions and alterations are not therefore considered to harm the character of the dwellinghouse or the visual amenity of the streetscene.

It is noted that the extensions are the same as those previously proposed under FUL/2017/0518, although the rear extension currently proposed does not extend behind the garage and its width is 3.9 metres less. The previous application was not refused on design grounds and by virtue of not being included within the refusal reasons the extensions were therefore deemed acceptable.

Impact on neighbouring amenity

The proposed extension will not breach the 45-degree sightline as measured from the adjoining property and does not conflict with separation distances. The extensions and alterations are not therefore considered to create any significant loss of light, outlook or amenity to the occupiers of surrounding properties.

The previous application was not refused on neighbour amenity grounds in terms of built form and by virtue of not being included within the refusal reasons the extensions were therefore deemed acceptable.

Highway considerations

The property can accommodate two off-street parking spaces on the driveway. The Highway Authority has raised no objection to the loss of the garage space in terms of highway safety.

The previous application was not refused on loss of parking and by virtue of not being included within the refusal reasons the loss of garage parking was therefore deemed acceptable.

Other considerations

Officers are mindful of the concerns raised by local residents relating to the use of the property as a HMO. As stated above the proposed floor plan initially showed six

bedrooms; however these have been removed from plan, as the intended House in Multiple Occupation (HMO) use does not form part of this Householder planning application. For clarification there is a permitted change between dwellinghouses (C3 Use Class) and HMOs (C4 Use Class), which relate to small, shared dwellinghouses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom. Notwithstanding concerns raised by local residents the HMO use does not require planning permission and does not form part of the consideration of this planning application.

As stated above the extensions proposed are the same as those included on the application refused by Members at the April planning committee. The concerns raised at that time and the reason for refusal related to the number of people proposed to be living in the property, the size, location and design of the extension was not cited as reasons for refusal and therefore were deemed to be acceptable.

Ecology has raised no objection to the scheme, subject to a protected species note.

Whilst not a material planning consideration in this instance a concern has been raised that a site notice has not been displayed. The legislation doesn't require a site notice to be displayed on all applications. Where all adjoining neighbours can be and have been notified the statutory requirements have been met.

Conclusion

The application is considered acceptable in design terms and will not affect neighbouring amenity or highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies BE2, H4 and AM22 of the Coventry Development Plan 2001, SPG, together with the aims of the NPPF.

CONDITIONS/REASON

1. The development hereby permitted shall begin no later than three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved documents: Drg No.02A.

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

3. No facing and roofing materials shall be used other than materials similar in appearance to those used in the construction of the exterior of the existing building.

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy BE2 of the Coventry Development Plan 2001.*

[Existing & Proposed Plans](#)

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LICHEN GREEN

REFERENCE NUMBER:



HH/2017/1022

SITE:

1 ALDRIN WAY

BRANSFORD AVENUE

ALDRIN WAY

LB

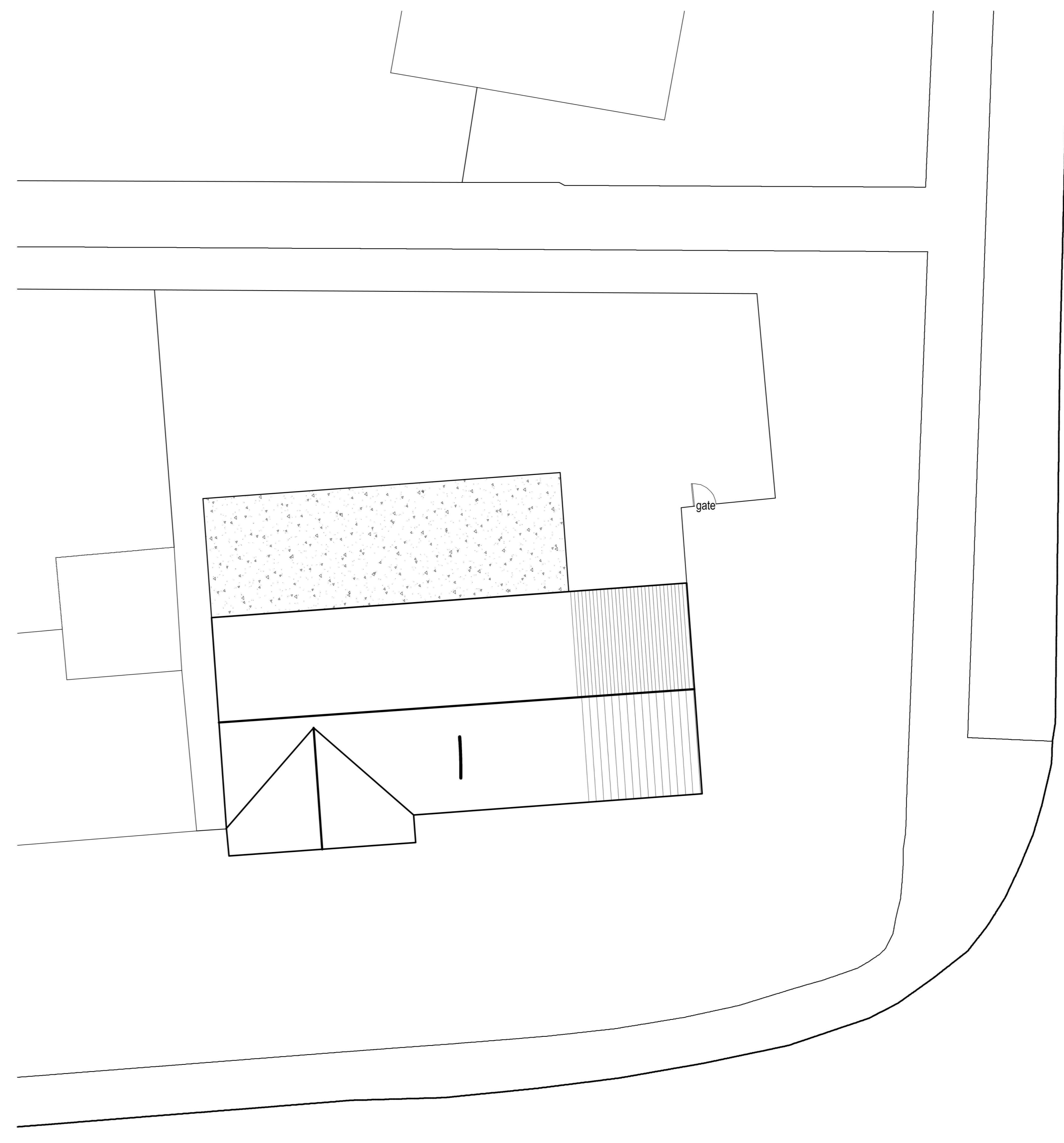
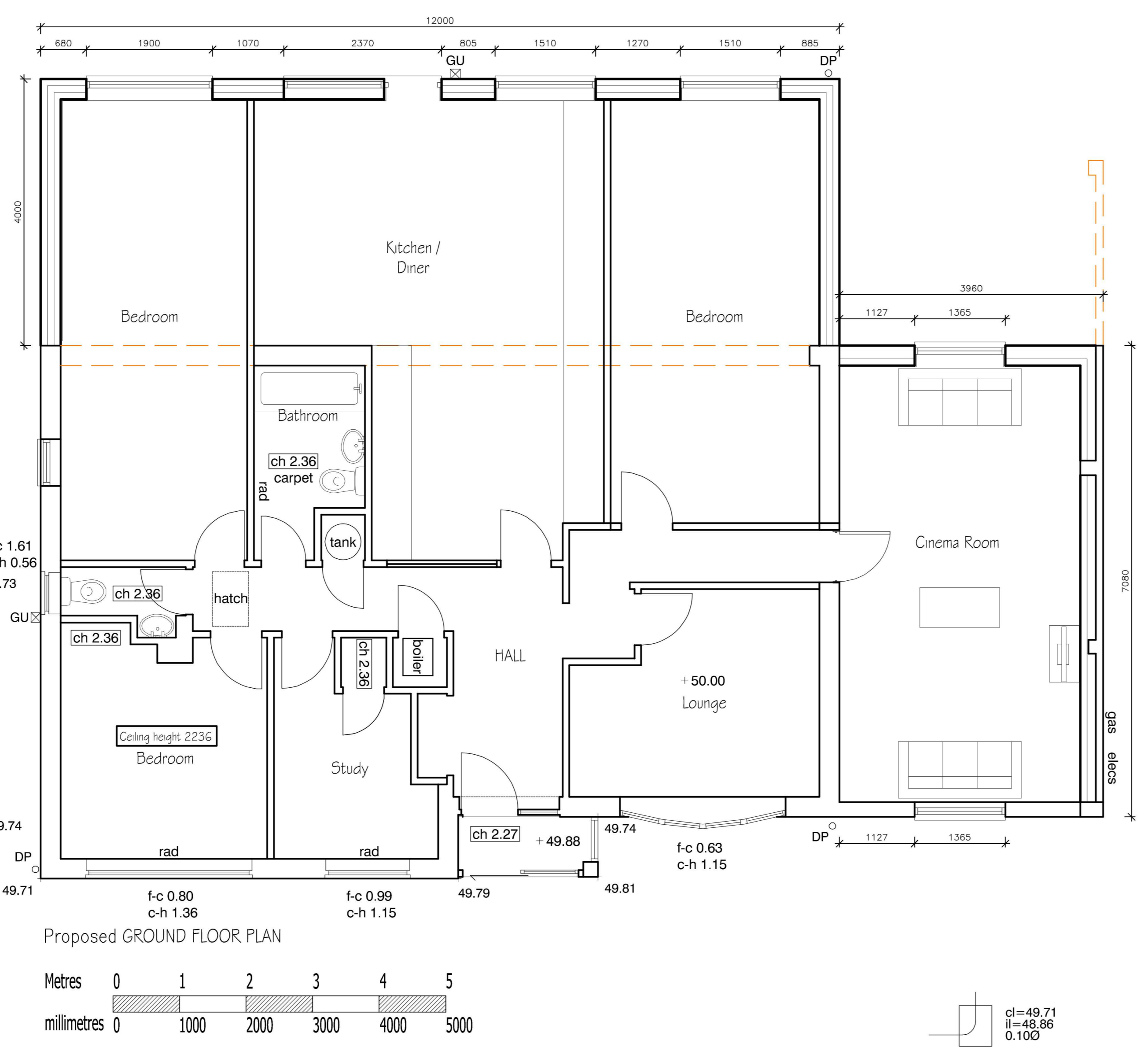
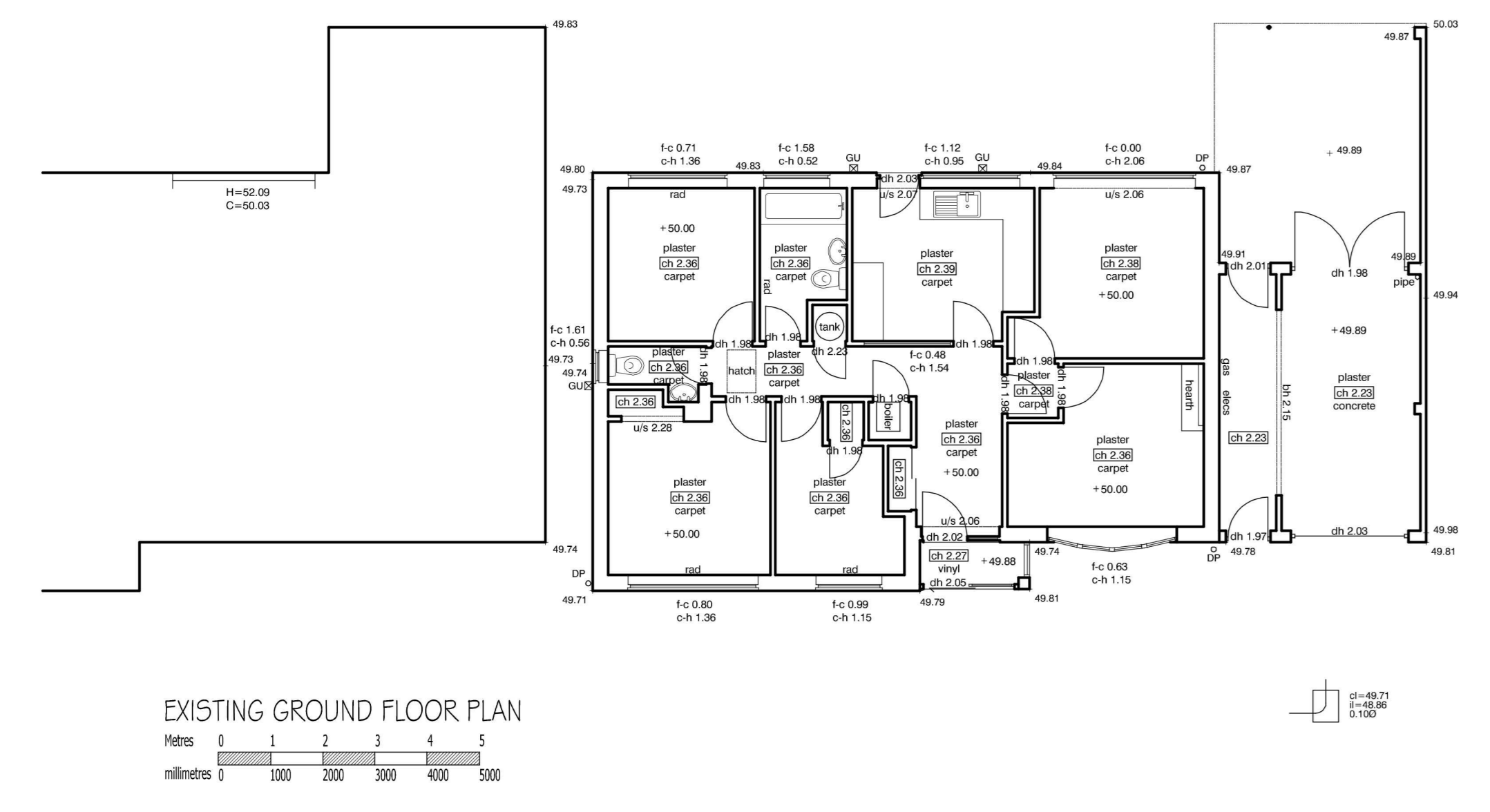
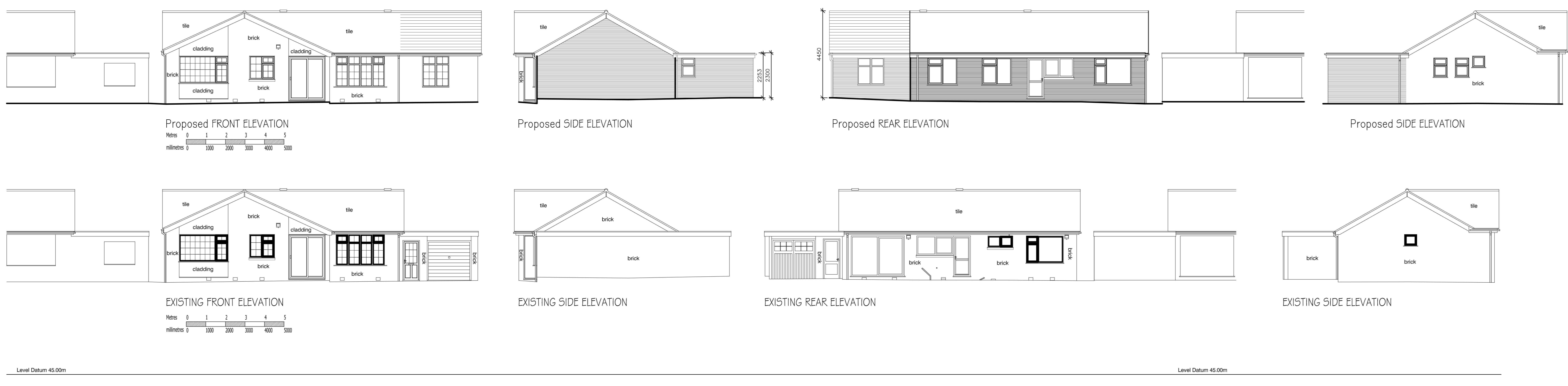
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NOTES:



Rev	Date	Description	By	Chkd
A	May 17	Domestic application	SG	

Drawing status:

Preliminary For Approval

For Tender For Construction

For Comment For Record

Client:

Consultant
ARCHITECTURAL CONSULTANTS
1160 Elliot Court Herolds Avenue Coventry CV5 6LB
t: 01676 540564 www.spg-design.com

Site Location
1 Aldrin Way Coventry CV4 7DP

Project Title:
Single storey side (garage conversion) and rear extension

Drawing Title:
Existing and proposed drawings

Project No:	Draw No:	Revision:
7124	02	A

Drawn: SG / JJ Scale: 1:50 1:100 @ A0 Date: Dec 2016

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Planning Committee Report	
Planning Ref:	FUL/2017/0933
Site:	31 Warwick Row
Ward:	St Michael's
Applicant:	Mr G & K Singh
Proposal:	Erection of three storey rear extension, reinstatement of front dwarf wall, metal fence with gate to front and side and change of use from a day nursery (Use Class D1) to 11 self-contained residential units
Case Officer:	Rebecca Grant

SUMMARY

The application proposes to change the use of the property from a day nursery to 11 self-contained residential units. The proposal includes a three storey rear extension which projects 2.7m from the original rear elevation of the property. The extension will extend across the whole width of the rear elevation. Amenity space will be located to the rear and cycle storage will be provided within the building.

KEY FACTS

Reason for report to committee:	Representations from more than 5 properties
Current use of site:	Vacant
Previous use of site:	Day nursery
Number of bedsits proposed:	11
Number of car parking spaces proposed:	0
Number of cycle parking spaces:	8
Location of site:	Within Greyfriars Green Conservation Area

RECOMMENDATION

Planning committee are recommended to delegate the grant of planning permission to the Head of Planning following the expiry of the consultation period, subject to conditions and subject to receiving no further comments raising new material planning objections to the application.

REASON FOR DECISION

1. The proposal is high quality design maintaining the character of the Greyfriars Green Conservation Area
2. The proposal will not adversely impact upon highway safety
3. The proposal will not adversely impact upon the amenity of neighbours
4. The proposal accords with Policies OS4, OS6, BE2, BE9, AM12, AM22, H2, H5, H9, CC3, CC21, EM5 and EM10 of the Coventry Development Plan 2001, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application proposes to change the use of the property to provide 11 self-contained residential units for student accommodation. The proposal involves a three storey rear extension projecting 2.7m to the rear of the site. The extension has been reduced in scale as the original proposal projected 4m from the rear elevation. The design of the extension has also been amended in order to include design features traditional of the property.

A level patio will be created to the basement at the rear by removing the existing soft play area and approximately 1m of deep soil to bring the rear ground level to the same level as the neighbouring car parks.

To the front elevation, the dwarf wall and decorative metal fencing will be reinstated.

The property does not have any car parking available however space for secure cycle parking is proposed internally within the building with access from the basement.

SITE DESCRIPTION

The application site is located at the southern end of Warwick Row adjoining the Ringway and a subway leading to Grosvenor Road. The application relates to a large semi-detached former dwelling. The property is currently vacant. The last use of the property was a facility to provide help for cancer sufferers and their families as a place to relax and socialise (A1, A3 and D2 consent). The use previous to this was as a day nursery. The dwelling has accommodation over four floors and includes a basement and rooms in the loft. Whilst these former dwellings are large, they occupy relatively small plots in relation to the size of the dwellings. Between the Ringway and the properties on Warwick Row is an area of public open space known as Greyfriars Green. The area, together with the bordering buildings is included within the conservation area.

The building is constructed of a mellow red orange brick and has a Welsh slate roof. It is characterised by prominent brick bays to the ground and first floor windows and has simple dormers in the roof. The wall to the front garden/amenity space has recently been removed.

The adjoining property is in residential use. Planning permission was granted in 2012 to convert the building to a house in multiple occupation (planning reference FUL/2011/2081). No car parking is provided for the occupiers of this property. The property does have some amenity space which directly fronts on to Warwick Row and therefore is visible to pedestrians walking past

To the east and at right angles to the premises is a terrace of early Victorian former town houses that have all been converted to commercial use. These are all statutory listed. To the west of the site are also early Victorian former dwellings which have been converted into commercial uses. To the rear of the site is a car parking for the various commercial properties which are in the locality.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
FUL/2017/0117	Change of use from day nursery (D1) to 8 self-contained residential units and reinstatement of front dwarf wall with metal fence with gate to front and site (revised scheme 2016/2997)	Approved 07.03.2017
FUL/2016/2997	Erection of three storey rear extension, reinstatement of front dwarf wall, metal fence with gate to front and side and change of use from a day nursery (Use Class D1) to 12 bedsits (Use Class Sui Generis)	Withdrawn 12.01.2017
FUL/2015/3566	Change of use from a day nursery (Use Class D1) to a flexible A1/A3/D2 use	Approved 7.12.2015
FUL/2005/7388	Change of use to a day nursery	Approved 9.03.2006

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in March 2012 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 NPPF promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this 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 Development Plan 2001 (CDP) relevant policy relating to this application is:

- OS4 – Creating a more sustainable city
- OS6 – Change of land use
- BE2 – Principles of urban design
- BE9 – Development in conservation areas
- AM12 – Cycling in new developments
- AM22 – Road safety
- H2 – Balancing new and existing housing
- H5 – Conversion from non-residential to residential use
- EM5 – Air Quality
- EM10 – Re-use and recycling
- CC3 – A living heart
- CC21 – The southside area

Emerging Policy Guidance

The Draft Local Plan 2016 to 2031 has been submitted to the Inspectorate, examination hearings and consultation on modifications has concluded and the Inspectors report is

currently awaited. Whilst the policies do not hold significant weight at this time, they will gain weight as the local plan continues through the process. Policies within the draft local plan that are relevant include:

DS3 – Sustainable development policy
H10 – Student accommodation
AC3 – Demand management

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development
SPD Delivering a more sustainable city

CONSULTATION

No Objections subject to conditions received from:

Conservation (CCC)

Highways (CCC)

Ecology

Environmental Protection Officers (CCC)

Immediate neighbours and local councillors have been notified; a site notice was posted on 27/04/2017. A press notice was displayed in the Coventry Telegraph on 27/04/2017.

7 letters of objection have been received, raising the following material planning considerations:

- a) The extension will overshadow neighbouring properties.
- b) Potential loss of privacy.
- c) The access to the property is bad and concerned that it will disrupt work meetings with clients

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, design and impact on Conservation Area, impact upon neighbouring amenity and highway considerations.

Principle of development

The application site lies within 'The Southside Area' as defined by policy CC21. Within this area, proposals for redevelopment, refurbishment, extension or conversion for business office or residential use will be promoted and encouraged. Policy CC3 also supports residential development within the City Centre area. The principle of the proposed use is supported by both of these policies and therefore considered acceptable in this city centre location.

Policy H6 sets out criteria that should be considered when converting properties from non-residential use to residential/conversion to multiple occupation.

The adjoining building is in residential use and surrounding uses include estate agents and offices. It is considered that a residential use would be compatible and it is considered that a good quality, attractive residential environment can be created. Given the city centre location, the application site is well served by public transport, public car parks and there is a plethora of local facilities.

Taking the above into account, it is considered that the principle of residential use is acceptable and in accordance with policy.

Design and impact upon Conservation Area

Policy BE2 encourages high quality design and paragraph 17 of the NPPF identifies good design as a key principle of the planning system. Policy BE9 states that development within, or affecting the setting of, a Conservation Area will only be permitted if it would preserve or enhance the character or appearance of the area.

The application proposes a 3 storey rear extension. The scale of the extension has been significantly reduced following concerns with the scale of the extension applied for under planning application reference FUL/2016/2997. The scale of the extension has been further reduced (by 1.3m) with amended plans submitted for the current application. The design of the extension was also revised in order to take into account the traditional features of the building. This includes the addition of a chimney to replicate the one to be removed, projecting brick corbelling at eaves, arched lintels and ceramic cills to match the existing and aligning the windows in the rear elevation symmetrically.

The proposal involves reinstating a dwarf wall and railings which will provide a positive benefit to the setting of the building within the conservation area. A matching double gate is proposed to provide security to the rear of the property. There is a tree adjacent to the boundary of the site where the gates are to be located. The tree does not benefit from a Tree Preservation Order. At the time of drafting this report an application has been submitted to fell this beech tree (application reference CT/2017/0977). Members will be updated of the decision as a late item at committee.

Whilst the extension will only be partially viewed from the conservation area due to its orientation, it has been designed to have a positive impact upon the character and appearance of the conservation area. It is therefore considered that the design of the extension is acceptable and in accordance with Policy BE2 and BE9 of the Coventry Development Plan 2001.

Impact on neighbouring amenity

As stated above, the extension has been significantly reduced in scale in order to reduce any potential overshadowing to neighbouring properties and also provide sufficient amenity space for the occupiers of the building.

The extension is proposed to the rear of the site and follows the building line of the existing building. A basement window and two ensuite windows which will be obscure glazed appear in the side elevation. Consequently, there will be no overlooking to the offices to the west of the application site. There is approximately 11.5m from the blank elevation of the proposed extension to the nearest office window. Given that the nearest window is not to a habitable room and the application site is within the city centre, this relationship is considered to be acceptable.

Windows are proposed in the rear elevation which overlook the rear car parking areas of the surrounding office developments. There is an existing window at ground floor level on the adjoining building which is in residential use. This window is however a secondary window to a communal kitchen. It is therefore considered that the proposal will have no significant adverse impact upon the amenity of occupiers of the adjoining property.

Representations have been received raising concerns with a potential loss of sunlight as a result of the extension. Given the orientation of the building, the proposed extension may cause overshadowing to properties within Queen Victoria Road in the early morning however this is not considered to be significant to warrant refusal of planning permission. The existing building already creates a certain level of overshadowing and consequently the proposed extension does not exacerbate the matter significantly.

Taking the above into account, it is not considered that the proposal will have any adverse impact upon the amenity of neighbouring occupiers and consequently the proposal is considered to be acceptable.

Highway considerations

There are no facilities available for car parking in association with the development. However, given the city centre location it is considered that a no car parking approach is acceptable, subject to a condition requiring cycle parking provision in accordance with Policy AM12. The agent has indicated that up to 8 cycle parking spaces are available within the secure storage space in the basement of the building. Such an approach is also in accordance with Policy OS4 which seeks to create a more sustainable city and efficient use and re-use of land and buildings and encourages rational modes and patterns of travel.

Given the city centre location and close proximity to the alternative modes of transport, it is considered that the proposal is in accordance with Policies AM12 and AM22 of the Coventry Development Plan 2001.

Other material considerations

In order to provide a satisfactory environment for future occupiers, space is provided for bin storage to the side of the property.

The applicants have reduced the scale of the building in order to provide more amenity space for future occupiers. A total of 92sqm of amenity space is proposed. The application site is also situated opposite Greyfriars Green which not only provides an attractive setting for the development but also the opportunity for additional outside recreation space. Memorial Park is also within 10 minutes walking distance from the site. It is therefore considered that the development provides sufficient amenity space for future occupiers.

Conclusion

The principle of development accords with Policy and the proposal would not result in significant harm to highway safety, residential amenity or the character and appearance of the conservation area. The scheme has been designed to have regard to existing development in the area whilst providing a high quality solution that retains the traditional features of the property.

CONDITIONS/REASON

1. The development hereby permitted shall begin no later than three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved documents;
Location plan and site plan AMA 238 001 B
Existing basement and ground floor plans AMA 238 002
Existing first and second floor plans AMA 238 003
Existing front and rear elevation AMA 238 004
Existing side elevation facing Queen Victoria Road AMA 238 005
Proposed basement and ground floor layouts AMA 238 006 F
Proposed first and second floor layouts AMA 238 007 D
Proposed side elevation to Queen Victoria Road AMA 238 008 F
Proposed front and rear elevation AMA 238 009 F
Partition details AMA 238 012
Existing elevation from adjoining property AMA 238 013
Proposed side elevation AMA 238 014 E

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

3. The building shall not be occupied for the proposed use unless and until details of a cycle rack for 8 or more cycles has been submitted to and approved in writing by the Local Planning Authority and made available for use. Thereafter those facilities shall remain available for use at all times unless alternative measures have been approved by the local planning authority.

Reason: *In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies OS4 & AM12 of the Coventry Development Plan 2001.*

4. The building shall not be occupied for the proposed use unless and until bin storage facilities have been provided in accordance with the approved details and thereafter those facilities shall remain available for use at all times unless alternative measures have been approved by the local planning authority.

Reason: *In the interests of the visual amenities of the area and in order provide suitable waste facilities in accordance with Policies BE2 and BE9 of the Coventry Development Plan 2001.*

5. No facing and roofing materials shall be used other than materials similar in appearance to those used in the construction of the exterior of the existing building.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality and Conservation Area in accordance with Policies BE2 and BE9 of the Coventry Development Plan 2001.*

6. Before development commence sample details of the metal fencing and double gates shall be submitted to and approved in writing by the Local Planning Authority and thereafter shall be retained.

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the Conservation Area in accordance with Policies BE9 and BE9 of the Coventry Development Plan 2001.*

7. Prior to occupation of the building, details of any gas boilers installed in the building shall be submitted to and approved in writing by the Local Planning Authority. The details shall ensure that the boilers meet a dry NOx emission of <40mg/kWh. The approved details shall thereafter be retained.

Reason: *The application site is within our Air Quality Management Area declared for NOx in accordance with Policy EM5 of the Coventry Development Plan 2001.*

8. The house in multiple occupation hereby approved shall not be occupied unless and until the building fabric has been acoustically treated so that within the building the 'Good' noise criteria outlined in BS8233 are satisfied. Thereafter such acoustic treatments shall remain in place at all times.

Reason: *To ensure a satisfactory environment for residents in accordance with Policy EM5 of the Coventry Development Plan 2001.*

Site Plan

Existing Basement & Ground Floor Plan 1

Existing 1st & 2nd Floor Plan 2

Existing Front & Rear Elevations 3

Existing Side Elevations 4

Proposed Basement & Ground Floor Plan F

Proposed 1st & 2nd Floor Plan D

Proposed Rear Elevations F

Proposed Side Extension E

Proposed side extensions to Queen Victoria Road F

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REFERENCE NUMBER:
FUL/2017/0933



SITE:
31 WARWICK ROW

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2

23

27


Warwick Row

Starley
Memorial

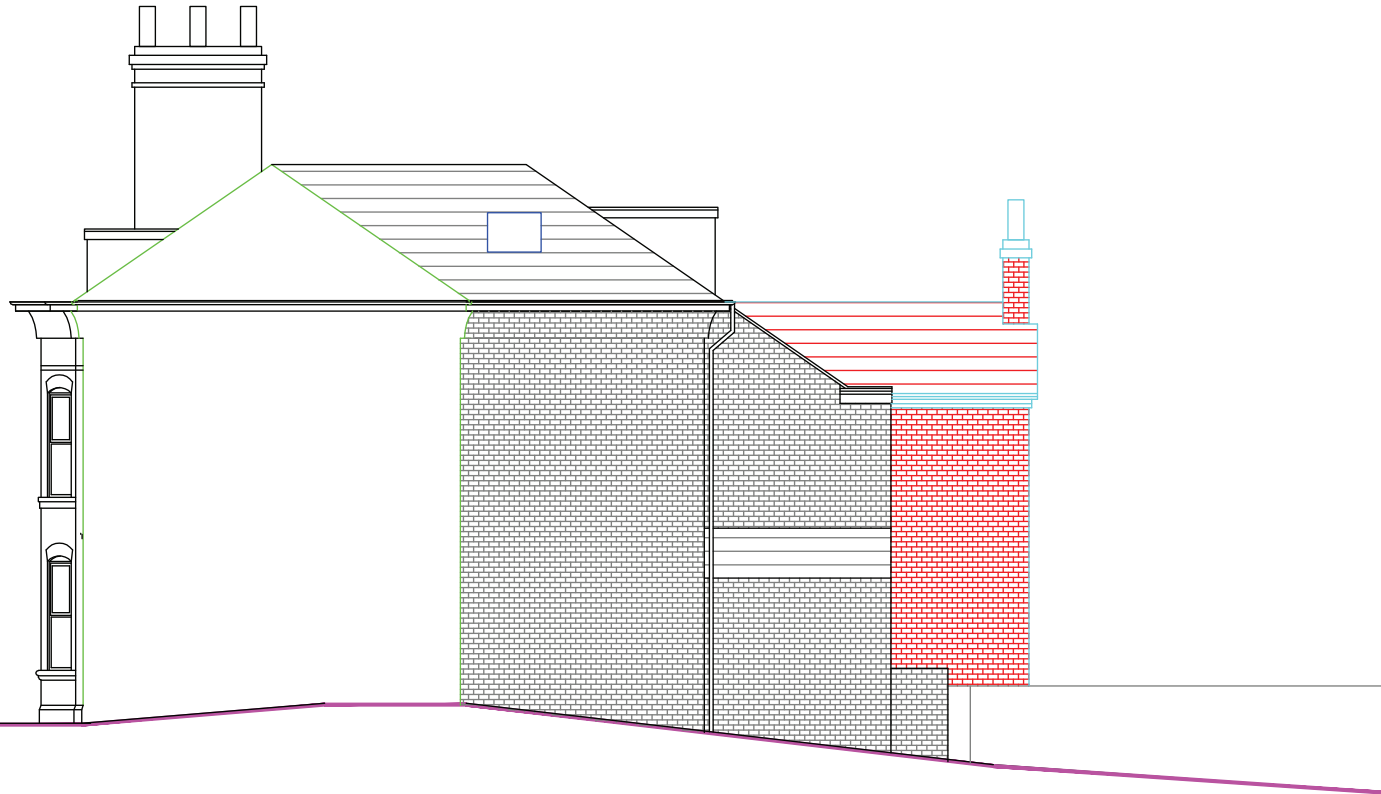
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B	BASEMENT AND GROUND REDUCED 500mm, CYCLES MOVED INDOORS	06.02.17	RM	AN
C	EXTENSION REDUCED BY 1000 AND 1800, 2 ROOMS OMITTED	06.02.17	RM	AN
D	EXTENSION REPLANNED TO SUIT REVISED BOUNDARY	22.03.17	RM	AN
E	MINOR AMENDMENTS	07.04.17	RM	AN
F	EXTENSION REDUCED	16.05.17	RM	AN




SIDE ELEVATION SCALE 1:100

Consultant		
 Civil & Structural Design Planning & Licencing Consultants 21 Ensign Business Centre Westwood Way Westwood Business Park Coventry CV4 8JA		
Address		
G & K SINGH 31 WARWICK ROW COVENTRY CV1 1EY		
Title		
SIDE ELEVATION AS PROPOSED		
Drawn	Checked	Approved
RM	AN	AN
Dwg No.		
AMA 238-008		
Scale	Date	Revision
1:100	Nov 2016	F

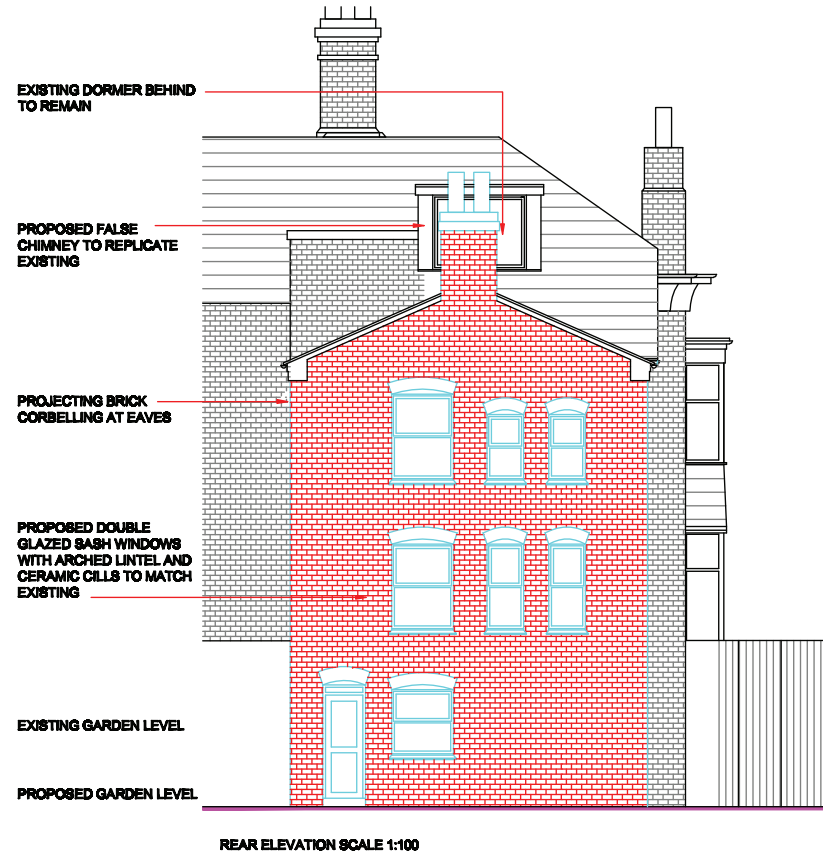
RevNo	Revision note	Date	Signature	Checked
A	MINOR ELEVATIONAL AMENDMENTS TO PLANNER REQUIREMENTS	13.01.17	RM	AN
B	BASEMENT AND GROUND REDUCED 500mm, CYCLES MOVED INDOORS	06.02.17	RM	AN
C	EXTENSION REDUCED BY 1000 AND 1800, 2 ROOMS OMITTED	06.02.17	RM	AN
D	EXTENSION REPLANNED TO SUIT REVISED BOUNDARY	22.03.17	RM	AN
E	EXTENSION REDUCED	16.06.17	RM	AN



PROPOSED SIDE ELEVATION FROM ADJ.
PROPERTY SCALE 1:100

Consultant  Civil & Structural Design Planning & Licencing Consultants 21 Ensign Business Centre Westwood Way Westwood Business Park Coventry CV4 8JA		
Address G & K SINGH 31 WARWICK ROW COVENTRY CV1 1EY		
Title PROPOSED ELEVATION FROM ADJACENT PROPERTY		
Drawn RM	Checked AN	Approved AN
Dwg No. AMA 238-014		
Scale -	Date Nov 2016	Revision E

RevNo	Revision note	Date	Signature	Checked
A	MINOR ELEVATIONAL AMENDMENTS TO PLANNER REQUIREMENTS	13.01.17	RM	AN
B	BASEMENT AND GROUND REDUCED 500mm, CYCLES MOVED INDOORS	06.02.17	RM	AN
C	EXTENSION REDUCED BY 1000 AND 1800, 2 ROOMS OMITTED	06.02.17	RM	AN
D	EXTENSION REPLANNED TO SUIT REVISED BOUNDARY	22.03.17	RM	AN
E	EXTENSION DRAWN WIDER	07.04.17	RM	AN
F	EXTENSION REDUCED	16.06.17	RM	AN



Consultant

AMA_{UK}
CONSULTANCY LTD

**Civil & Structural Design
Planning & Licencing Consultants**

21 Ensign Business Centre
Westwood Way
Westwood Business Park
Coventry
CV4 8JA

Address

G & K SINGH
31 WARWICK ROW
COVENTRY
CV1 1EY

Title

FRONT AND REAR ELEVATIONS
AS PROPOSED

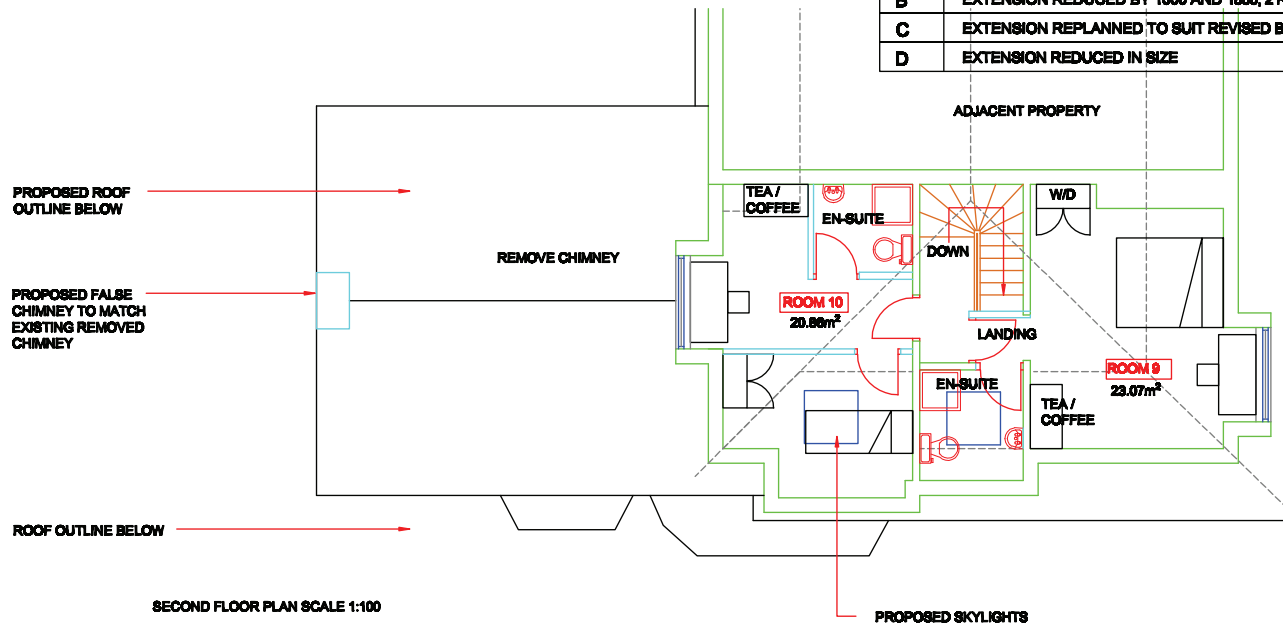
Drawn RM	Checked AN	Approved AN
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Dwg No.

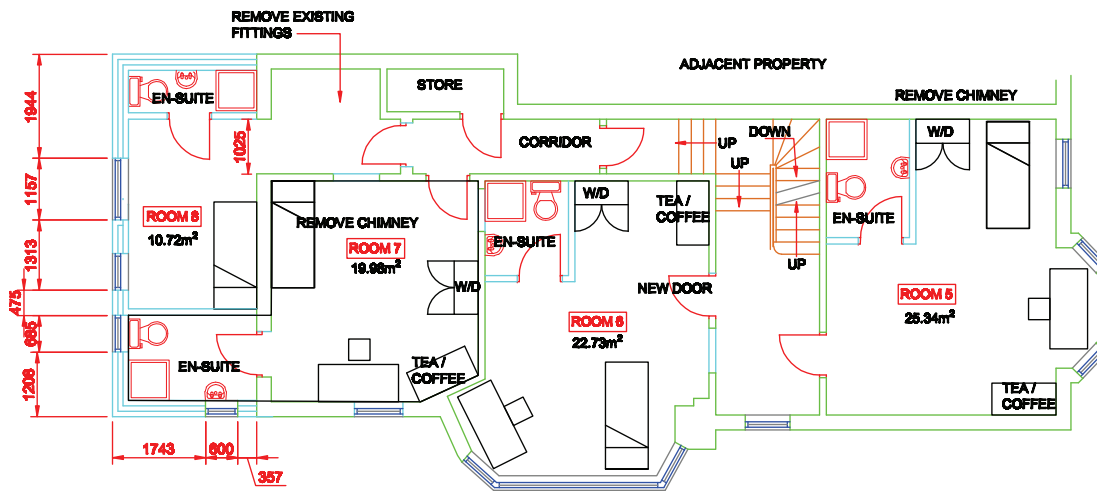
AMA 238-009

Scale 1:100	Date Nov 2016	Revision F
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RevNo	Revision note	Date	Signature	Checked
A	WINDOWS REALIGNED ON REAR EXTENSION	26.01.17	RM	AN
B	EXTENSION REDUCED BY 1000 AND 1800, 2 ROOMS OMITTED	06.02.17	RM	AN
C	EXTENSION REPLANNED TO SUIT REVISED BOUNDARY	22.03.17	RM	AN
D	EXTENSION REDUCED IN SIZE	16.06.17	RM	AN



SECOND FLOOR PLAN SCALE 1:100

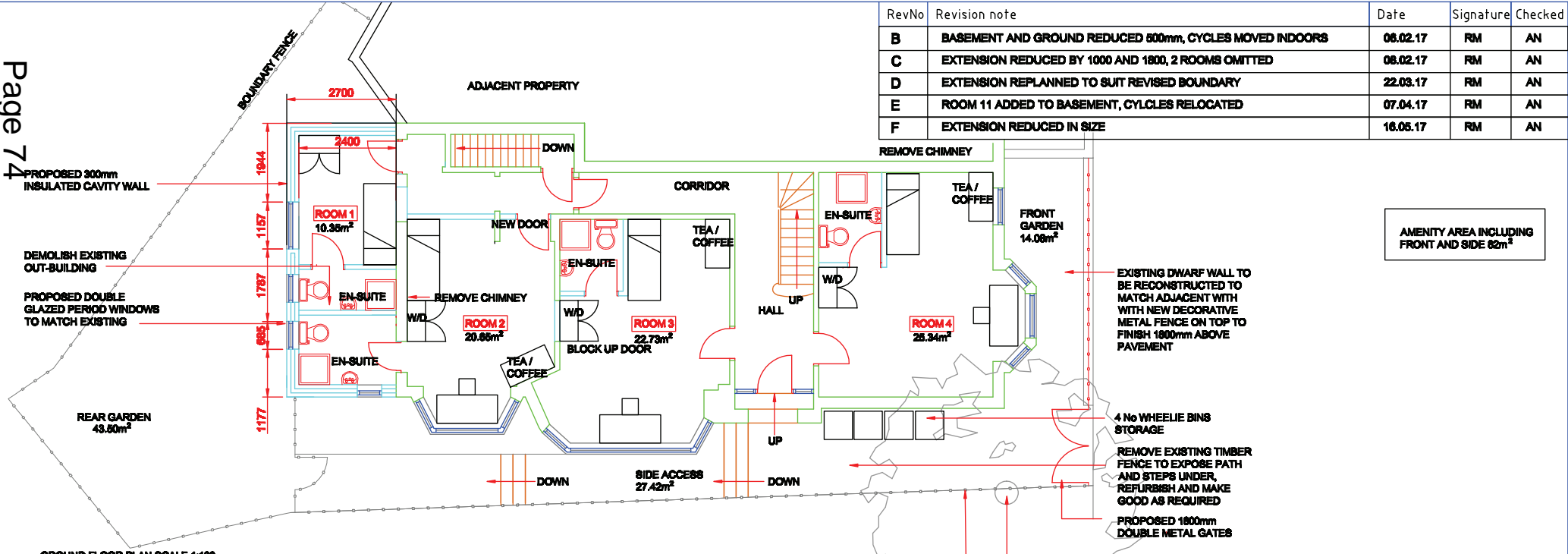


FIRST FLOOR PLAN SCALE 1:100

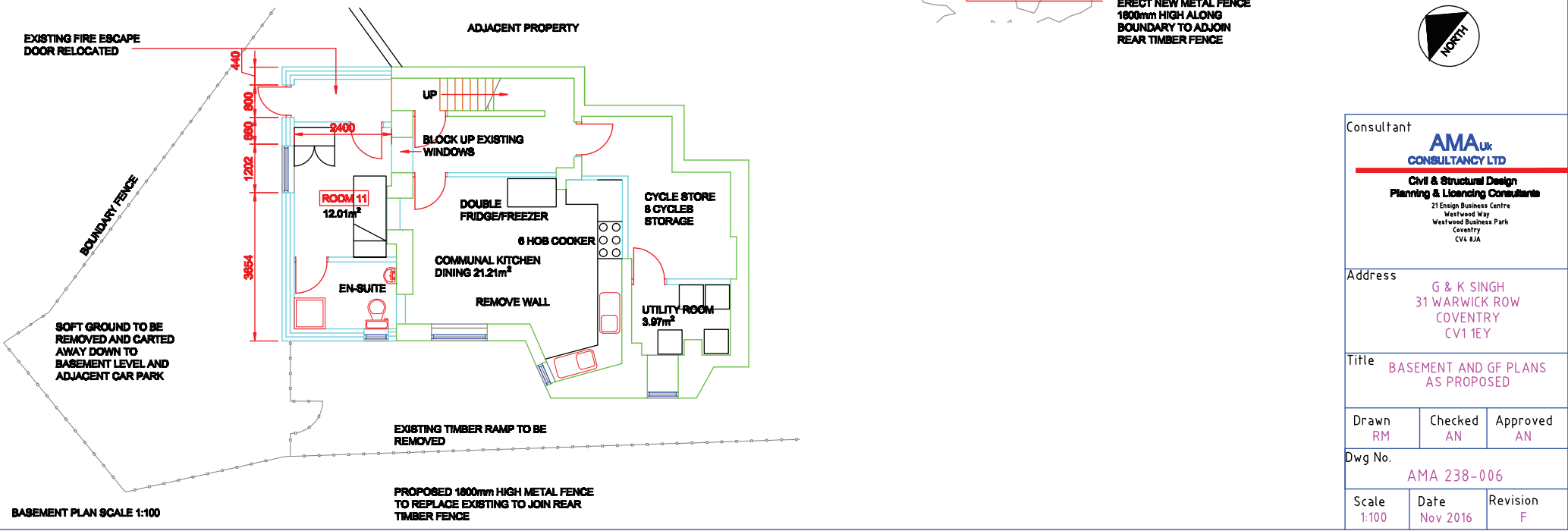


Consultant	
<p>AMA_{UK} CONSULTANCY LTD Civil & Structural Design Planning & Licencing Consultants 21 Ensign Business Centre Westwood Way Westwood Business Park Coventry CV4 8JA</p>	
Address	
<p>G & K SINGH 31 WARWICK ROW COVENTRY CV1 1EY</p>	
Title	
<p>FIRST AND SECOND PLANS AS PROPOSED</p>	
Drawn	Checked
RM	AN
Approved	
AN	
Dwg No.	
<p>AMA 238-007</p>	
Scale	Date
1:100	Nov 2016
Revision	
D	

RevNo	Revision note	Date	Signature	Checked
B	BASEMENT AND GROUND REDUCED 500mm, CYCLES MOVED INDOORS	06.02.17	RM	AN
C	EXTENSION REDUCED BY 1000 AND 1800, 2 ROOMS OMITTED	06.02.17	RM	AN
D	EXTENSION REPLANNED TO SUIT REVISED BOUNDARY	22.03.17	RM	AN
E	ROOM 11 ADDED TO BASEMENT, CYCLES RELOCATED	07.04.17	RM	AN
F	EXTENSION REDUCED IN SIZE	16.05.17	RM	AN



AMENITY AREA INCLUDING FRONT AND SIDE 82m²



Consultant

AMAuk
CONSULTANCY LTD

Civil & Structural Design
Planning & Licencing Consultants

21 Ensign Business Centre
Westwood Way
Westwood Business Park
Coventry
CV4 8JA

Address

G & K SINGH
31 WARWICK ROW
COVENTRY
CV1 1EY

Title

BASEMENT AND GF PLANS
AS PROPOSED

Drawn RM	Checked AN	Approved AN
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Dwg No.

AMA 238-006

Scale 1:100	Date Nov 2016	Revision F
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RevNo	Revision note	Date	Signature	Checked



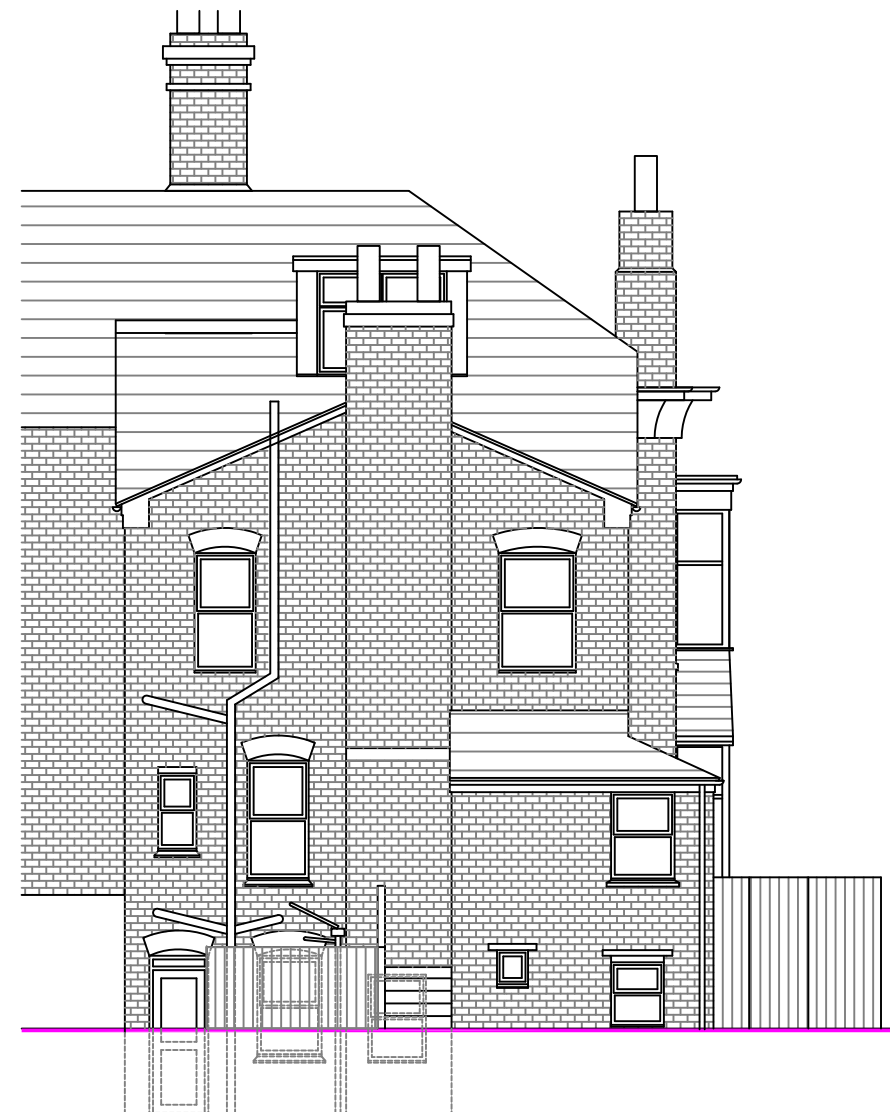
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Consultant AMA_{UK} CONSULTANCY LTD <hr/> Civil & Structural Design Planning & Licencing Consultants 21 Ensign Business Centre Westwood Way Westwood Business Park Coventry CV4 8JA		
Address G & K SINGH 31 WARWICK ROW COVENTRY CV1 1EY		
Title SIDE ELEVATION AS EXISTING		
Drawn RM	Checked AN	Approved AN
Dwg No. AMA 238-005		
Scale 1:100	Date Nov 2016	Revision -

RevNo	Revision note	Date	Signature	Checked



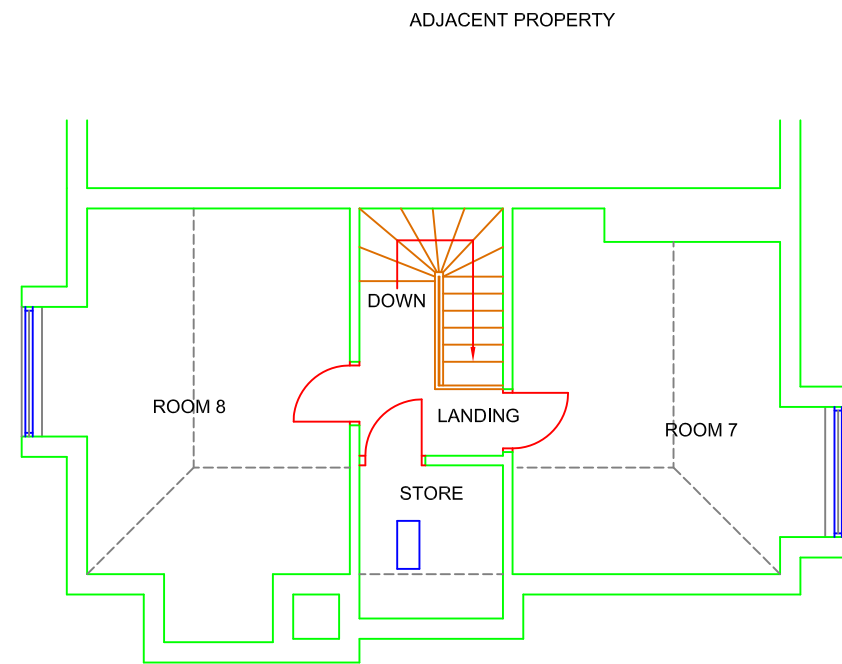
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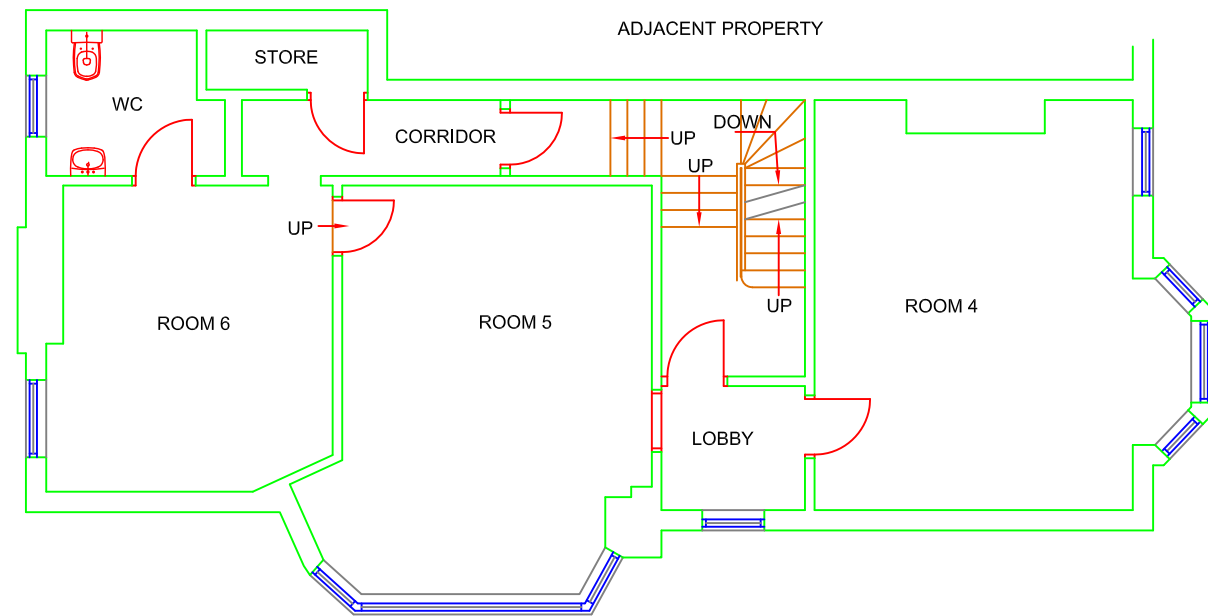
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Scale 1:100	Date Nov 2016	Revision -

RevNo	Revision note	Date	Signature	Checked



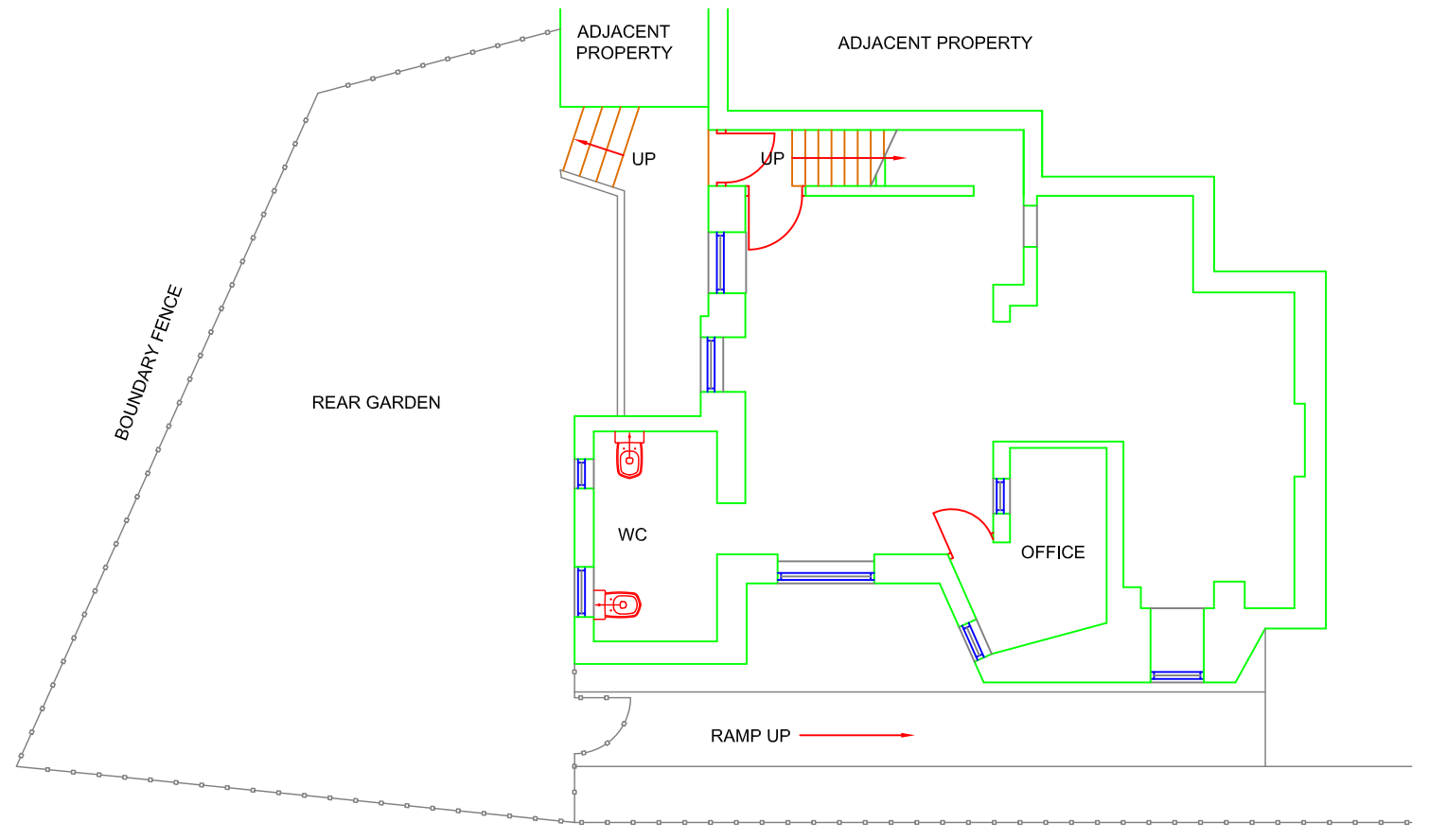
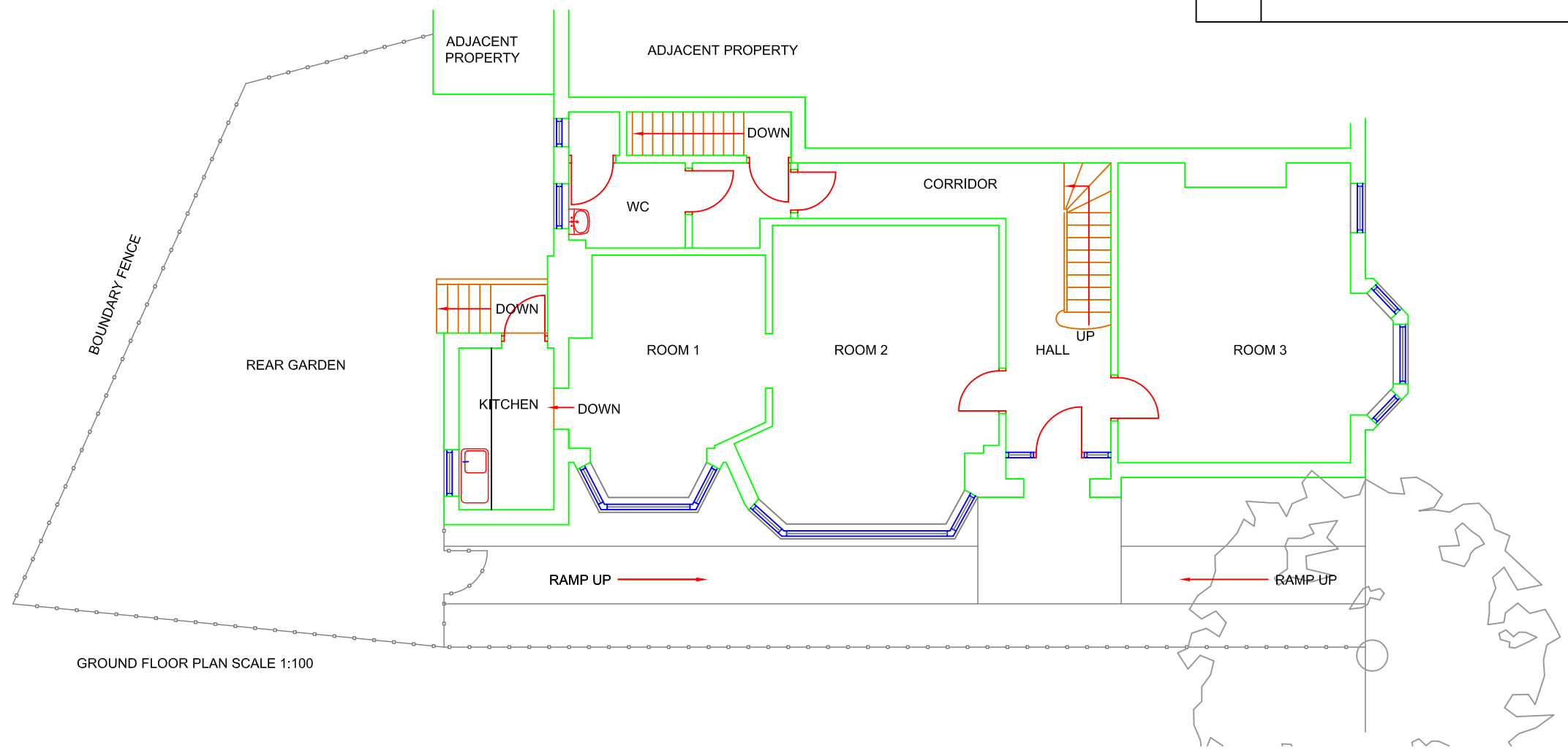
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FIRST FLOOR PLAN SCALE 1:100

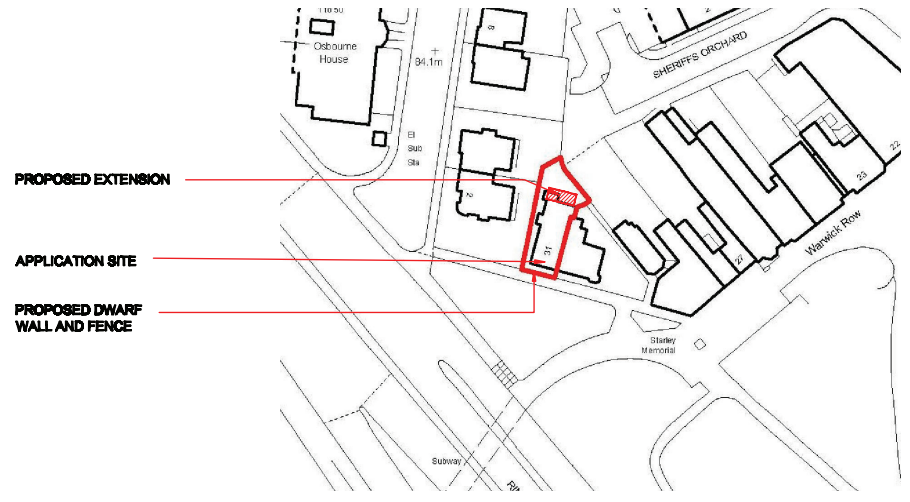
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Scale 1:100	Date Nov 2016	Revision -

RevNo	Revision note	Date	Signature	Checked

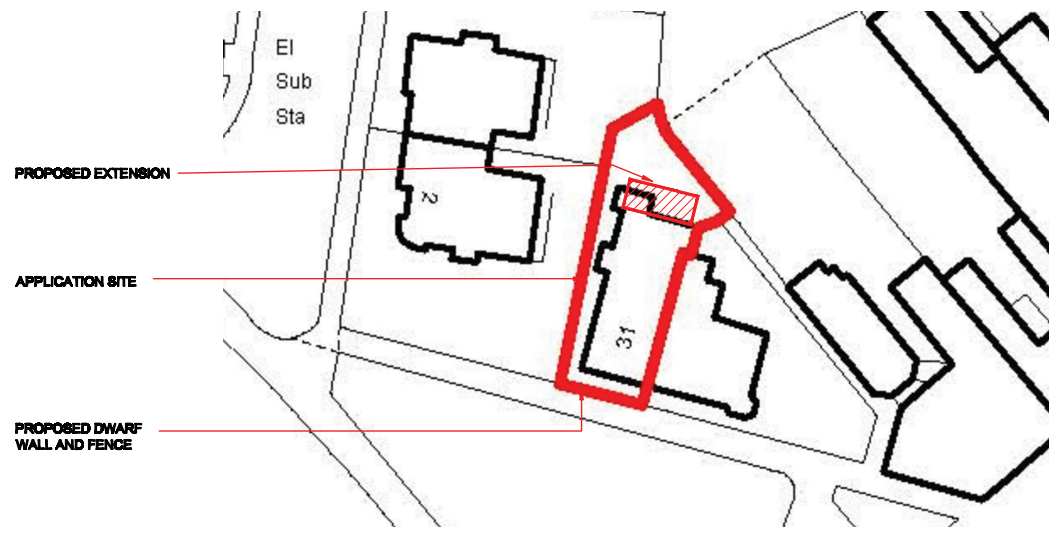


Consultant AMAUk CONSULTANCY LTD Civil & Structural Design Planning & Licencing Consultants 21 Ensign Business Centre Westwood Way Westwood Business Park Coventry CV4 8JA		
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Title BASEMENT AND GF PLANS AS EXISTING		
Drawn RM	Checked AN	Approved AN
Dwg No. AMA 238-002		
Scale 1:100	Date Nov 2016	Revision -

RevNo	Revision note	Date	Signature	Checked
A	REAR EXTENSION REDUCED TO 3.3m	04.11.16	RM	AN
B	EXTENSION REPLANNED TO SUIT REVISED BOUNDARY	22.03.17	RM	AN
C	SITE LOCATION PLAN AMENDED	22.05.17	RM	AN



LOCATION PLAN SCALE 1:1250



SITE PLAN SCALE 1:500



Consultant

AMAuk
CONSULTANCY LTD

**Civil & Structural Design
Planning & Licencing Consultants**

1 Ensign Business Centre
Westwood Way
Westwood Business Park
Coventry
CV4 8JA

Address

G & K SINGH
31 WARWICK ROW
COVENTRY
CV1 1EY

Title

SITE & LOCATION PLANS

Drawn RM	Checked AN	Approved AN
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Dwg No.

AMA 238-001

Scale As Noted	Date 23.11.16	Revision C
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Planning Committee Report	
Planning Ref:	HH/2017/0706
Site:	24 Portwinkle Avenue
Ward:	Upper Stoke
Applicant:	Councillor Caan
Proposal:	Erection of a two storey front and rear extension, raised roof ridge height and installation of dormer windows on the rear elevation
Case Officer:	Rebecca Grant

SUMMARY

The application proposes extensions and alterations to an existing detached dwellinghouse which will result in modern additions to the existing dwelling. The extensions will result in an increase in the overall massing of the dwelling, an increased floor space and an increase in the ridge height of the roof. The extensions relate to the front and rear elevations. The modern design is considered to be acceptable within the street scene which has a variety of property heights, designs and building lines.

KEY FACTS

Reason for report to committee:	Application relates to a Councillor's property
Current use of site:	Residential dwelling comprising a detached dwelling with integral garage

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions.

REASON FOR DECISION

- The proposal is of a satisfactory design and not considered harmful to visual amenity.
- The proposal will not adversely impact upon highway safety
- The proposal will not adversely impact upon the amenity of neighbours
- The proposal accords with Policies H4, BE2 and AM22 of the Coventry Development Plan 2001, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application proposes a two storey extension to the front and rear of the dwelling with dormer windows in the rear elevation and an increase in the ridge height of the property.

The two storey front extension projects a maximum of 4.6m from the front elevation (at its furthest most point from the first floor) for the length of the dwelling. This incorporates an extension to the lounge, the creation of a study and new entrance at ground floor and an extension to existing bedrooms at first floor.

The two storey rear extension projects 3m from the rear elevation and extends 5.4m across the rear elevation. This incorporates an extension to the existing bathroom and bedroom. The ground floor extension projects an additional 1m (4m in total) from the rear elevation and again extends 5.4 across the rear elevation.

The proposal also involves increasing the ridge height of the roof to 7.4m (the original ridge height is 7.8m) so that the roof is in line with the ridge height of both neighbouring properties. Two dormer windows are proposed to the rear roof space with the addition of rooflights in the front roof space.

SITE DESCRIPTION

The application site is a detached dwellinghouse located on the northern side of Portwrinkle Avenue which is a cul de sac. The dwellings within Portwrinkle Avenue are positioned at various points within their plots resulting in a staggered building line. The application site is set further back than both neighbouring properties. The property has a garden to the front with off street parking for two vehicles.

The houses surrounding the site are predominately detached. Some of the properties have a mock Tudor design at first floor level.

PLANNING HISTORY

There are no applications either recent or relevant to this application.

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in March 2012 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 NPPF promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this 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 Development Plan 2001 (CDP) relevant policy relating to this application is:

OS4 – Creating a More Sustainable City
H4 – Residential Extensions
BE2 – The Principles of Urban Design
BE20 – Landscape Design and Development
AM22 – Road Safety in New Developments

Emerging Policy Guidance

The Draft Local Plan 2016 to 2031 has been submitted to the Inspectorate, examination hearings and consultation on modifications has concluded and the Inspectors report is currently awaited. Whilst the policies do not hold significant weight at this time, they will gain weight as the local plan continues through the process. Policies within the draft local plan that are relevant include:

H5 – Managing Existing Housing Stock
DE1 – Ensuring High Quality Design
AC1 – Accessible Transport Network

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Extending Your Home – A Design Guide
SPD Delivering a more sustainable city

CONSULTATION

No objection, subject to an informative on nesting birds received from Ecology.

Immediate neighbours and local councillors have been notified.

One representation has been received not objecting to the application but raising the following comments;

- a) How will the extension affect any blocking of sunlight to my property?

The representation also raises the following non material planning considerations;

- How long will the work take?
- What is the level of noise to be expected?
- Questions potential damage to the garden wall and who will pay if damage occurs?

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, design, impact upon neighbouring amenity and highway considerations.

Principle of development

The extensions are proposed to a detached dwelling located within a residential area. Given the location within a residential area, the extensions are deemed acceptable in principle, subject to conformity with the SPG in design terms and in relation to other neighbouring dwellings.

Design

Policy BE2 of the CDP requires development to be of good design. CDP Policy H4 and SPG 'Extending your home – a design guide' also encourage good design that respects the local character and street scene of the area. The NPPF further emphasises the importance of good design with paragraph 56 highlighting that good design is a key aspect of sustainable development and is indivisible from good planning.

The application involves a two storey extension to the front of the dwelling. This follows the built form of the existing building and simply pushes the dwelling forward in line with adjacent properties. Given that there is no established building line, it is considered that in principle this design approach is acceptable.

The second element of the proposal is raising the ridge height of the roof in order to incorporate dormer windows to the rear elevation. The ridge height of the existing dwelling is lower than the adjacent dwellings and consequently it is not considered that this will have any adverse impact upon the street scene.

The proposal also involves a two storey flat roofed extension to the rear. The application site sits at a lower ground level than the land to the rear of the site, which is a car park to a retail park. Immediately to the rear of the application site is a landscape strip with tall trees. The difference in levels and the landscape strip means that the application site is not visible from the retail park.

Whilst a flat roof design is not generally advisable, given that the rear of the dwelling is not visible from any public vantage point, it would be difficult to justify refusal of the application based on this element of the scheme.

The proposed two storey front extension is considered to be well design and the scale and massing and would not appear incongruous within the street scene. The rear extension would sit behind the main mass of the house and would not be visible from any public visual point and therefore, on balance, this is considered to be reasonable.

Impact on neighbouring amenity

The sub-text to CDP policy H4 states that domestic extensions should not restrict the amenity, privacy and daylight of adjoining properties. SPG 'Extending your home – a design guide' also provides detailed design guidance on designing extensions so that they do not harm the living conditions of neighbouring residents. Furthermore, Paragraph 17 of the NPPF seeks to protect the amenities of all existing and future occupants of land and buildings.

The application property is detached. The dwellings within Portwinkle Avenue all appear to have been built up to their boundaries, only allowing pedestrian access one side of the dwelling to access the rear garden. The dwelling is currently set back from Nos. 26 and 22 and consequently the proposal comprises a two storey extension to the front of the property to bring the dwelling in line with those adjacent. Due to the positioning of the adjacent dwellings, the extension to the front will have no adverse impact upon the amenities of Nos. 26 and 22 as the extension will not interrupt the 45 degree line taken from the middle of the nearest habitable window from the neighbouring properties. The design features of the existing property have been replicated on the proposed new elevation.

A two storey extension is also proposed to the rear elevation. The ground floor extension will project a maximum of 4m from the rear elevation and the first floor a maximum of 3m. No. 26 has an existing ground floor extension close to the boundary with the application site. This extension does not extend across the full length of the property. The property also has an existing garage closest to the boundary with the application site. This garage has an obscure glazed door on the rear elevation. The extension has a window in the side elevation which faces the application site however there is another window to this room on the rear elevation. It is therefore considered that the proposal will not have any adverse impact upon the amenity of the occupiers of No. 26 due to the positioning of the door and windows.

The first floor of No. 26 is set back from the boundary with the application site and consequently there would be no breach in the 45 degree line from the nearest habitable window.

The extension only projects 5.4m across the rear elevation and consequently the proposal will have no adverse impact upon the amenity of the occupiers of No. 22.

The application proposes two dormer windows to the rear elevation. As explained above, given the difference in ground levels and the significant landscaping between the application site and the car park, the dormer windows will not result in additional overlooking to surrounding properties.

The proposals are not considered to have a detrimental impact upon residential amenity.

Highway considerations

Policy AM22 states that new developments will be required to have safe and appropriate access to the highway system, together with satisfactory on site arrangements for vehicle manoeuvring, by means which avoid danger or inconvenience to pedestrians, cyclists or drivers.

The extension will not result in any loss of parking nor does it result in additional parking being required.

Conclusion

The proposed front extension is considered to be acceptable and will not appear prominent within the streetscene or cause harm to neighbouring residents or highway safety. Given the setting of the application site, the difference in ground levels and established landscaping to the rear of the site, on balance, the rear extension and dormer windows are also considered to be acceptable in this instance.

CONDITIONS/REASON

1. The development hereby permitted shall begin no later than three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved documents;
Proposed block and location plan AL(P)00B;
Existing plans AL(P)01;
Proposed plans AL(P)02I;
Existing elevations AL(P)03A;
Proposed elevations AL(P)04K;
Existing and proposed loft plans AL(P)05A.

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

3. No facing and roofing materials shall be used other than materials similar in appearance to those used in the construction of the exterior of the existing building.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy BE2 of the Coventry Development Plan 2001.*

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) no windows or openings (apart from any shown on the approved drawings) shall be formed at first floor level in the east and west facing elevation of the two storey rear extension hereby approved without the written approval of the local planning authority.

Reason: *To ensure the amenities of adjoining properties are not detrimentally affected through overlooking or loss of privacy in accordance with Policy BE2 of the Coventry Development Plan 2001.*

[Proposed block and location plan AL\(P\)00B;](#)

[Proposed plans AL\(P\)02I;](#)

[Existing elevations AL\(P\)03A;](#)

[Proposed elevations AL\(P\)04K;](#)

[Existing and proposed loft plans AL\(P\)05A](#)

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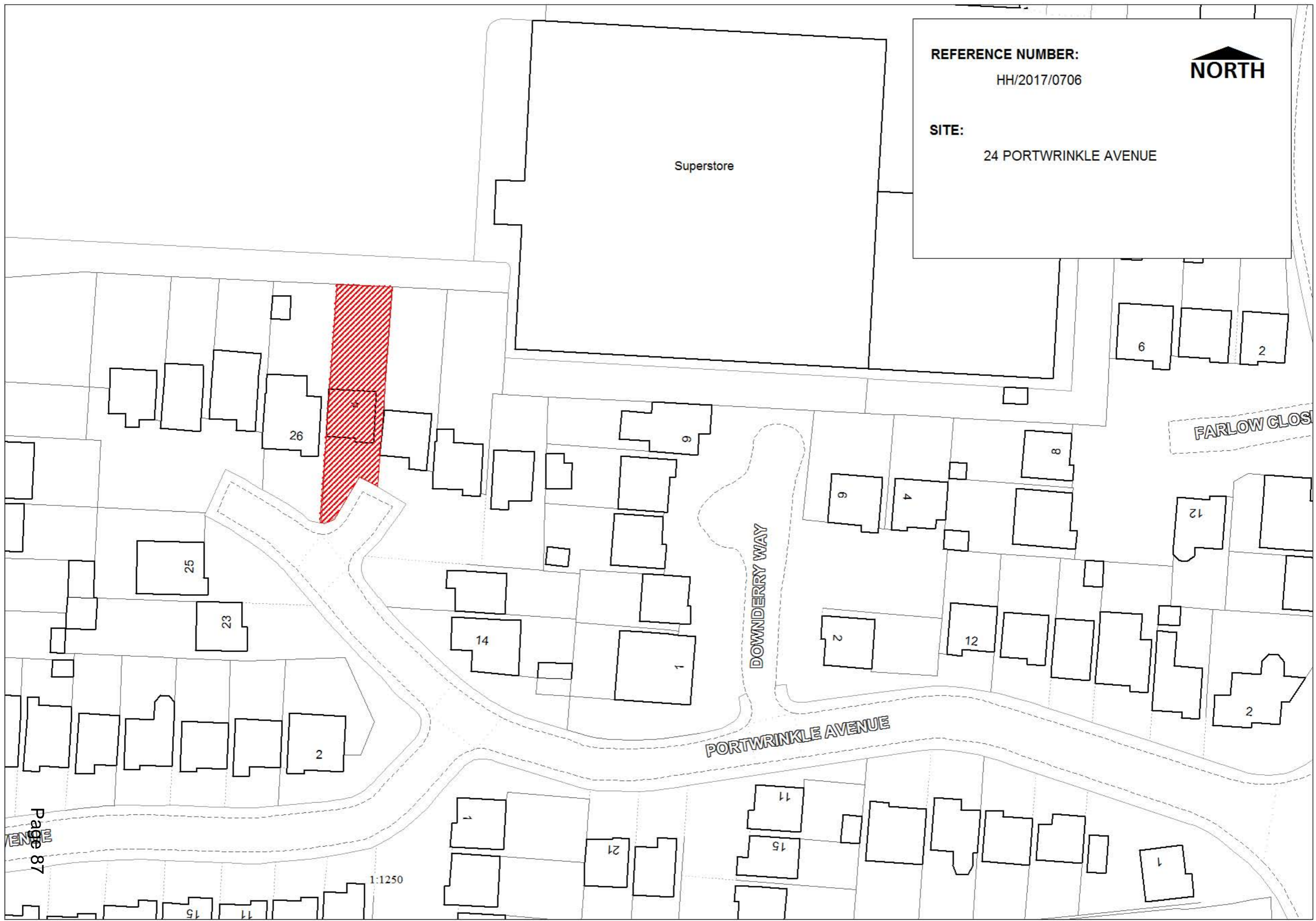
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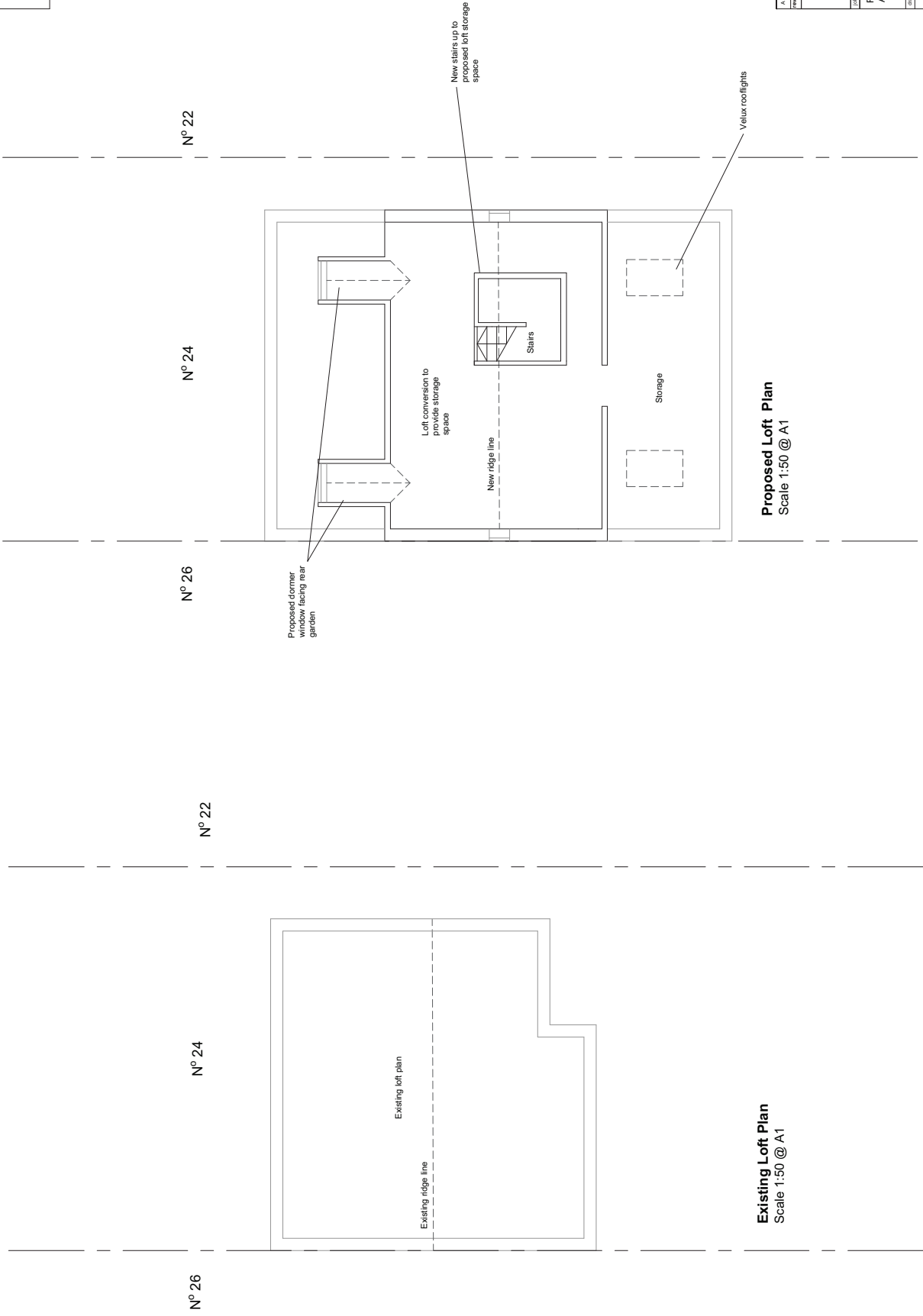
SITE:

24 PORTWRINKLE AVENUE

Superstore



GENERAL NOTES
DRAWING CAN BE SCALED FOR PLANNING
SUBMISSION PURPOSES ONLY. BUT IF IN ANY
CASE YOU NEED TO SCALE THE DRAWING,
PLEASE CONTACT US FOR MORE
DRAWING INFORMATION PLEASE ASK CDRB
ARCHITECTS LTD.



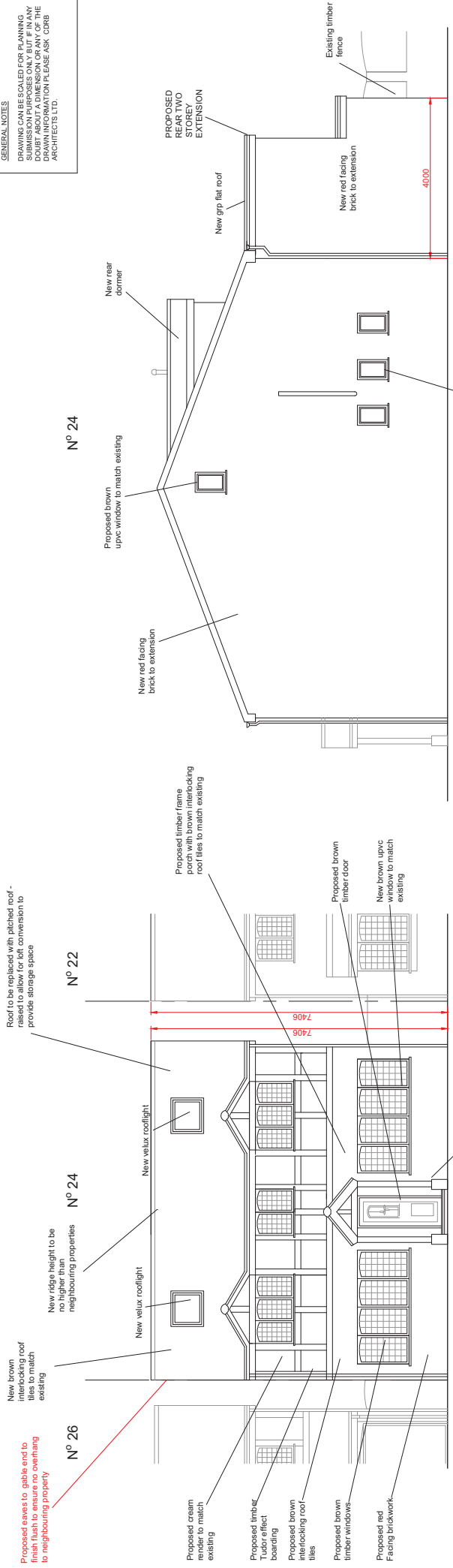
Existing Loft Plan
Scale 1:50 @ A1

Proposed Loft Plan
Scale 1:50 @ A1

PLANNING SUBMISSION		NO	CDRB
DATE	REVISION	BY	FOR
A	23/04/17	Architectural plan	CDRB

CDRB		cdrb architects ltd	
<small>155, BRUNNEN STREET BIRMINGHAM B15 2EJ 0121 616 0400 WWW.CDRB.CO.UK</small>			
Remodelling Works at 24 Fortwinkle Avenue, Coventry, CV6 7NU			
<small>CDRB 03 2016</small>			
Existing & Proposed Loft Plan			
DATE	DRAWN BY	CHECKED	CONDUCTED BY
15/08/17	TP	TP	PH
1/08/16	DRAWING NO.	REVISION	REVISION
TT02	AL_P1/16		A

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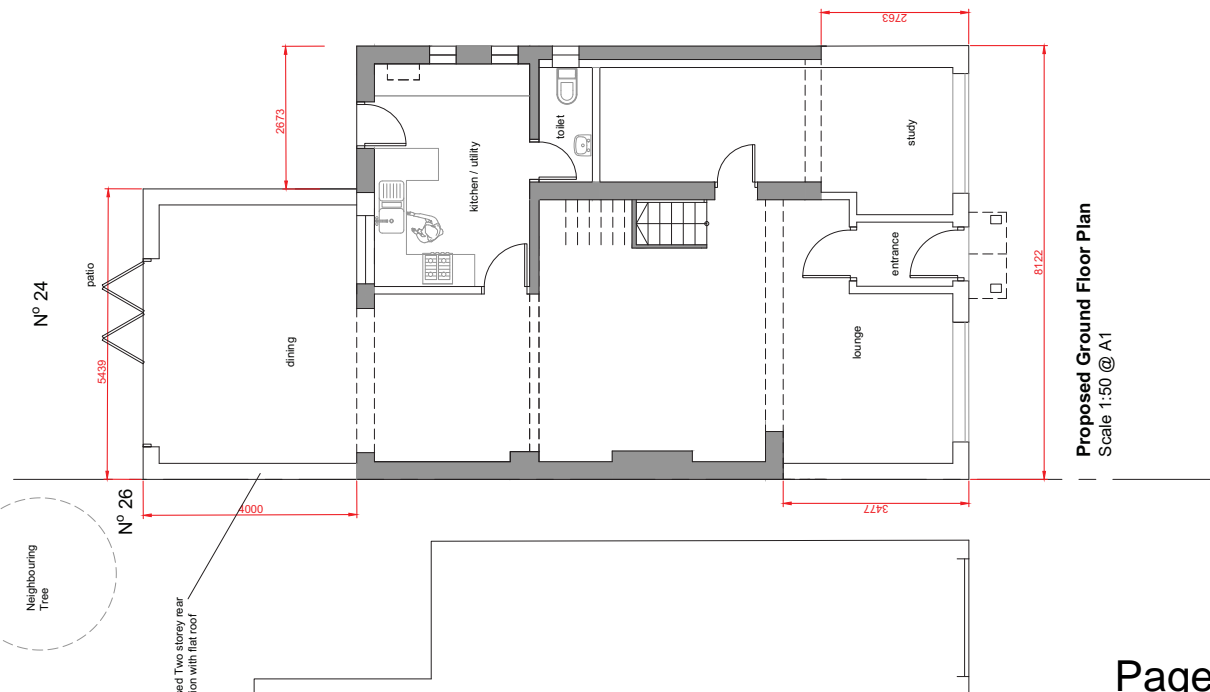
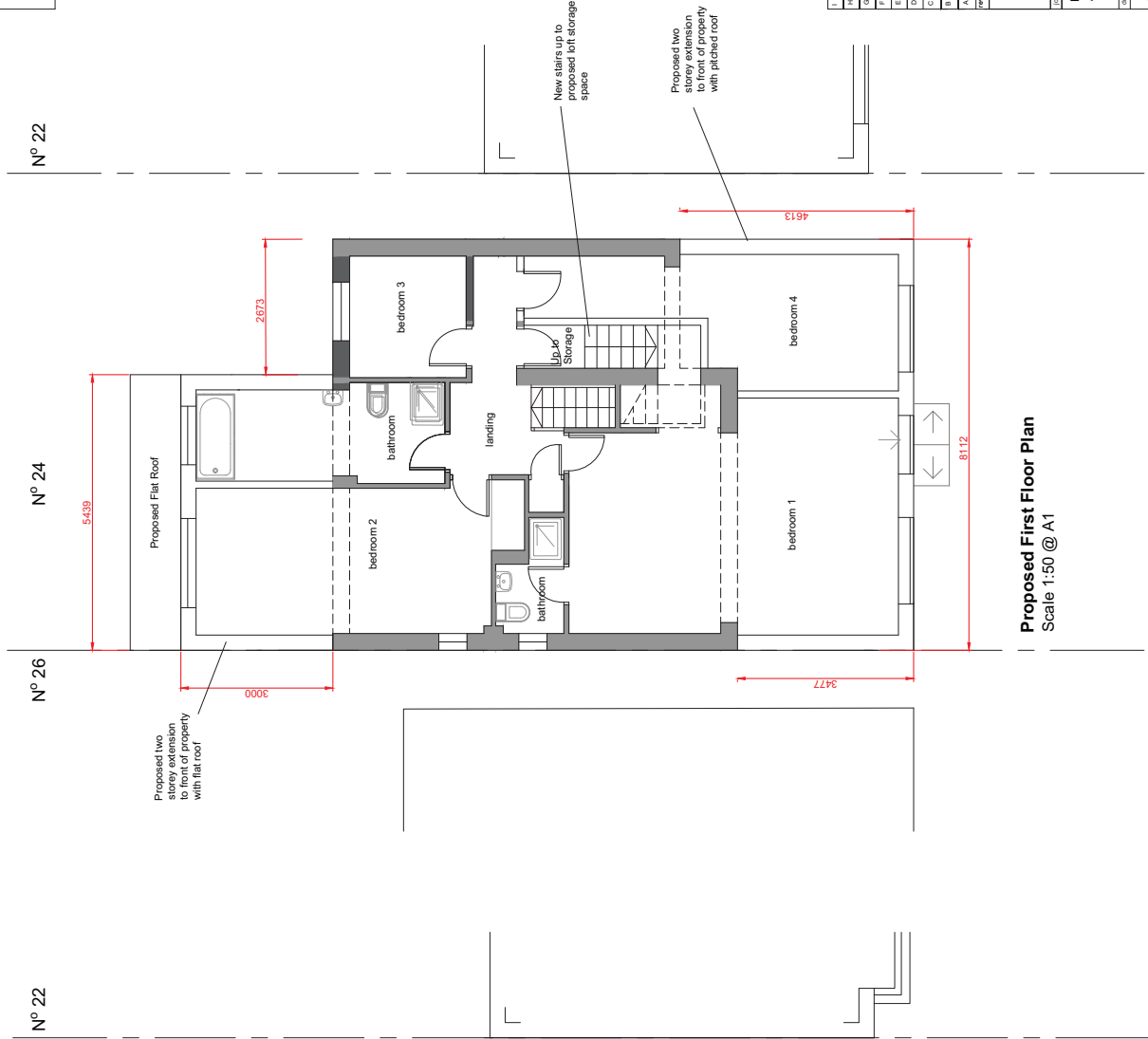
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J	25.04.17	Issued to planning authority	CDRB	
I	25.04.17	Finalised plans through all approvals	CDRB	
H	25.04.17	Finalised plans through all approvals	CDRB	
G	16.03.17	Designs amended following planning feedback	CDRB	
F	16.03.17	Designs amended following client comments	CDRB	
E	16.03.17	Designs amended following client comments	CDRB	
D	13.03.17	Designs amended following client comments	CDRB	
C	13.03.17	Designs amended following client comments	CDRB	
B	11.11.16	Designs amended following client comments	CDRB	
A	04.11.16	Finalised drawings after comments on 03.11.16	CDRB	
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CDRB
 cdrb architects ltd
 24 Portwinkle Avenue, Coventry, CV6 7NU

Proposed Elevations

Scale	Drawn by	Date	Check by	Check date
1:50 @ A1	RM	25/04/17	CDRB	
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1:50 @ A1	RM	25/04/17	CDRB	

GENERAL NOTES
 DRAWING CAN BE SCALED FOR PLANNING
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PLANNING SUBMISSION

Item No	Description	Drawn	Checked	Date
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96	Final design	CDRB	CDRB	10/10/16
97	Final design	CDRB	CDRB	10/10/16
98	Final design	CDRB	CDRB	10/10/16
99	Final design	CDRB	CDRB	10/10/16
100	Final design	CDRB	CDRB	10/10/16



Remodelling Works at 24 Fortwinkle
 Avenue, Coventry, CV6 7NU

Proposed Plans

Drawn by: [Name]
 Checked by: [Name]
 Date: 20/10/16
 Scale: 1:50 @ A1
 Drawing No: [Number]
 Revision: [Number]
 Title: [Title]



Proposed Block Plan
Scale 1:500 @ A1



Location Plan
Scale 1:1250 @ A1

GENERAL NOTES
DRAWING CAN BE SCALED FOR PLANNING SUBMISSION PURPOSES ONLY BUT IF IN ANY DOUBT ABOUT A DIMENSION OR ANY OF THE DRAWING INFORMATION PLEASE ASK CDRB ARCHITECTS LTD.



PLANNING SUBMISSION

8	20.04.17	Removal of bay windows as per details comments and front of house to line through with neighbours	TP	TPH
rev	date		by	checked
		cdrb architects ltd 8 The Square Redditch CV8 1SE		
job title				
2 Storey Front and Rear Extension and Loft Conversion at 24 Portwinkle Avenue, Coventry, CV6 7NU				
drawing title				
Proposed Block Plan and Location Plan				
scale	drawn by	date	checked by	
1:500 and 1:1250 @ A1	TP	March 2017	CDRB	
job no.	drawing no.	revision		
T762	AL (P) 00	B		

Planning Committee Report	
Planning Ref:	FUL/2017/0560
Site:	12 Brill Close
Ward:	Wainbody
Applicant:	Mr Wei Huang
Proposal:	Extensions and alterations to dwellinghouse and formation of two self-contained studio flats
Case Officer:	Liam D'Onofrio

SUMMARY

The application proposes to create two self-contained one-bedroomed flats within the existing dwellinghouse. The scheme includes a single storey rear extension and fenestration changes.

KEY FACTS

Reason for report to committee:	Councillor Sawdon has requested that the application be determined at Planning Committee.
Current use of site:	Dwellinghouse within a C4 Use Class (a house in multiple occupation for up to six persons).
Proposed use of site:	Dwellinghouse within a C4 Use Class (a house in multiple occupation for up to six persons) and two self-contained one-bedroom flats.

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions.

REASON FOR DECISION

1. The proposal will not harm the character of dwellinghouse or the visual amenity of the area.
2. The proposal will not adversely impact upon highway safety.
3. The proposal will not adversely impact upon the amenity of neighbours.
4. The proposal accords with Policies OS4, H4, H6, BE2, AM12 and AM22 of the Coventry Development Plan 2001, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

Planning permission is sought to create two self-contained flats by converting the side garage and adjoining room within the single-storey elements of the existing dwellinghouse. The proposals include a rear single-storey extension measuring 7.5 metres wide by 1.2 metres deep and matching the pitch of the cat-slide roof over the existing reception area and fenestration changes to the elevation fronting Brill Close. Each flat will have a main bedroom with separate kitchen area and en-suite.

SITE DESCRIPTION

The application site relates to a detached dwellinghouse occupying a corner plot located on the northwest side of Brill Close and west of De Montfort Way. The dwelling is surrounded by residential dwellings, with Cannon Park District Centre approximately 150 metres away to the north. At the end of Brill Close to the west lies Green Belt.

The building to which the application relates is a single and two storey brick built pitched roofed building with a distinctive design that includes a cat-slide roof and valley with a mono-pitch rising back up over the side garage.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
FUL/2015/4339	Change of Use to 8 bedroom HMO	Refused 11/02/16 Appeal – Dismissed

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in March 2012 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 NPPF promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this 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 Development Plan 2001 (CDP) relevant policy relating to this application is:

- Policy OS4 - Creating a more sustainable city
- Policy EM5 - Pollution protection strategy
- Policy H1 - People and their housing needs
- Policy H6 – Conversion to Multiple Occupation
- Policy BE2 - The principles of urban design

Policy BE21 - Safety and security
Policy AM12 - Cycling in new developments
Policy AM22 - Road safety in new developments

Emerging Policy Guidance

The Draft Local Plan 2016 to 2031 has been submitted to the Inspectorate, examination hearings and consultation on modifications has concluded and the Inspectors report is currently awaited. Whilst the policies do not hold significant weight at this time, they will gain weight as the local plan continues through the process. Policies within the draft local plan that are relevant include:

Policy DE1 – Ensuring High Quality Design
Policy AC1 – Accessible Transport Network
Policy H3 – Provision of new housing
Policy H4 – Securing a mix of housing
Policy H11 – Homes in multiple occupation
Policy AC4 – Walking and cycling

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development.
SPG Extending Your Home.
SPD Delivering a more sustainable city.

CONSULTATION

No Objections have been received from:
Ecology
Environmental Protection Officers (CCC)
Highways (CCC)

Immediate neighbours and local councillors have been notified; a site notice was posted on 07/04/17.

Councillor Sawdon has requested that the application be determined at Planning Committee if recommended for approval.

Objections have been received from three local residents and Cannon Park Resident's Association raising the following material planning considerations:

- a). Car parking concerns/cycle parking needed
- b). University of Warwick should provide its own student accommodation.
- c). Cumulative impact of HMOs in area/changing of area's demographics.
- d). Scheme amounts to a block of flats.
- e). Concerns regarding litter/bins/untidy land -examples of this at existing HMOs on the estate.
- f). A Student Management Plan is suggested.
- g). Noise
- h). The property currently has seven bedrooms.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, design, impact upon neighbouring amenity and highway considerations.

Principle of development

Policy H6 of the CDP states that proposals for conversions to, enlargement or alteration of houses in multiple occupation will be considered on the basis of:

- The size and character of the property;
- The facilities available for car parking;
- The impact on the amenities of adjoining properties; and
- The cumulative impact on the amenities and character of the surrounding area.

The supporting text to Policy H6 notes that houses in multiple occupation (HMOs) can include self-contained flats, bed-sits and shared houses. Policy H6 notes that large numbers of residents in any one dwelling can adversely affect the amenities of adjoining occupiers, for example because of increased noise and on-street parking.

The application property is a large, detached dwellinghouse located on a large plot with a particularly wide frontage to Brill Close. It is considered that the host dwelling is of a sufficient size to accommodate the two additional one-bedroom flats without resulting in an intensification that would affect the amenities of neighbouring occupiers or the amenities and character of the surrounding area (subject to a resident's management plan).

There is sufficient existing car parking on site; however Brill Close is also considered to be within a sustainable location being in easy walking distance to Warwick University Campus and Cannon Hill Shopping Centre with its services and public transport links. The principle of development is, therefore, considered to be acceptable. Design, impact on residential amenity and highway safety are considered in greater detail below.

Design

The proposed extension will be located to the rear elevation and will sit between the existing two-storey dwellinghouse and single storey garage projection. The rear extension will therefore be unobtrusive within the streetscene and this element is therefore considered to be acceptable.

To the front elevation facing Brill Close the existing garage door will be replaced by a well-proportioned window as part of the garage conversion to habitable accommodation and a further window will be added to the adjoining room to provide additional daylight. The property will retain a single front door and common reception area.

The proposed alterations and extensions are not therefore considered to harm the character of the dwellinghouse or the visual amenity of the streetscene.

Impact on neighbouring amenity

In terms of built form the proposed extension will not breach the 45-degree sightline as measured from adjoining properties and will not conflict with separation distances. The previous scheme FUL/2015/4339 was refused and dismissed at Appeal in relation to

neighbouring amenity, however this related to the loss of outlook created by a two-storey extension upon the occupiers of No.84 De Montford Way. The proposed single storey extension and associated alterations are not considered to create any significant loss of light, outlook or amenity to the occupiers of surrounding properties.

The existing lawful use of the property is a HMO for six residents (C4 Use Class). The application site relates to a large detached dwelling located on a spacious corner plot. Surrounding properties also relate to large, predominantly detached family homes. The creation of two self-contained one-bedroom flats within the property is considered to remain compatible with surrounding residential uses with comings and goings likely to be easily absorbed into the streetscene.

Having regard for the local resident's concerns regarding litter, bins and noise it would be reasonable to secure a Residents' Management Plan to set out tenants obligations and refuse management to control any such impact. The scheme is considered to provide a good residential environment for future occupiers. Plans have been amended to include a door from the shared reception area into the rear garden, as the only other access from the property was via a ground floor bedroom.

Highway considerations

The current property can accommodate three off-street parking spaces. The Highway Authority has raised no objection to the scheme in terms of highway safety.

There is ample space within the site for a cycle store and bin store area. The cycle store has been relocated from the driveway where it encroached upon a parking space to a more secure located to the rear of the premises. A condition is suggested to ensure that a secure covered cycle store and marked out bin store area are provided.

Other considerations

Ecology has raised no objection to the scheme subject to protected species notes.

A local resident has raised concern that the existing property is being occupied by seven people. The maximum number of occupants allowed for a HMO within the C4 Use Class is six and planning permission would be required for a large-scale HMO (*sui generis*) where this is exceeded. The introduction of two self-contained flats would not affect the upper limit of six persons within the HMO element of the property, as the flats would be occupied independently to the HMO. The applicant has confirmed that there are six people living at the property. Any planning breaches will be investigated separately to the current application through the Planning Enforcement Team.

Conclusion

The application is considered acceptable in principle and is not considered to affect neighbouring amenity or highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies OS4, H4, H6, AM12, AM22 and BE2 of the Coventry Development Plan 2001, SPG, together with the aims of the NPPF.

CONDITIONS:/REASON

1. The development hereby permitted shall begin no later than three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved documents: Drg No.01B.

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

3. Prior to the first occupation of the use hereby permitted, a Resident's Management Plan shall have been submitted to and approved in writing by the local planning authority, which sets out clear arrangements for refuse management and tenant's obligations, such as anti-social behaviour, disciplinary procedures and Health & Safety. Thereafter the use shall only operate in accordance with the approved details.

Reason: *To ensure that the development is compatible with nearby uses and so that it does not adversely impact upon visual amenity in accordance with Policies H6 and BE2 of the Coventry Development Plan 2001.*

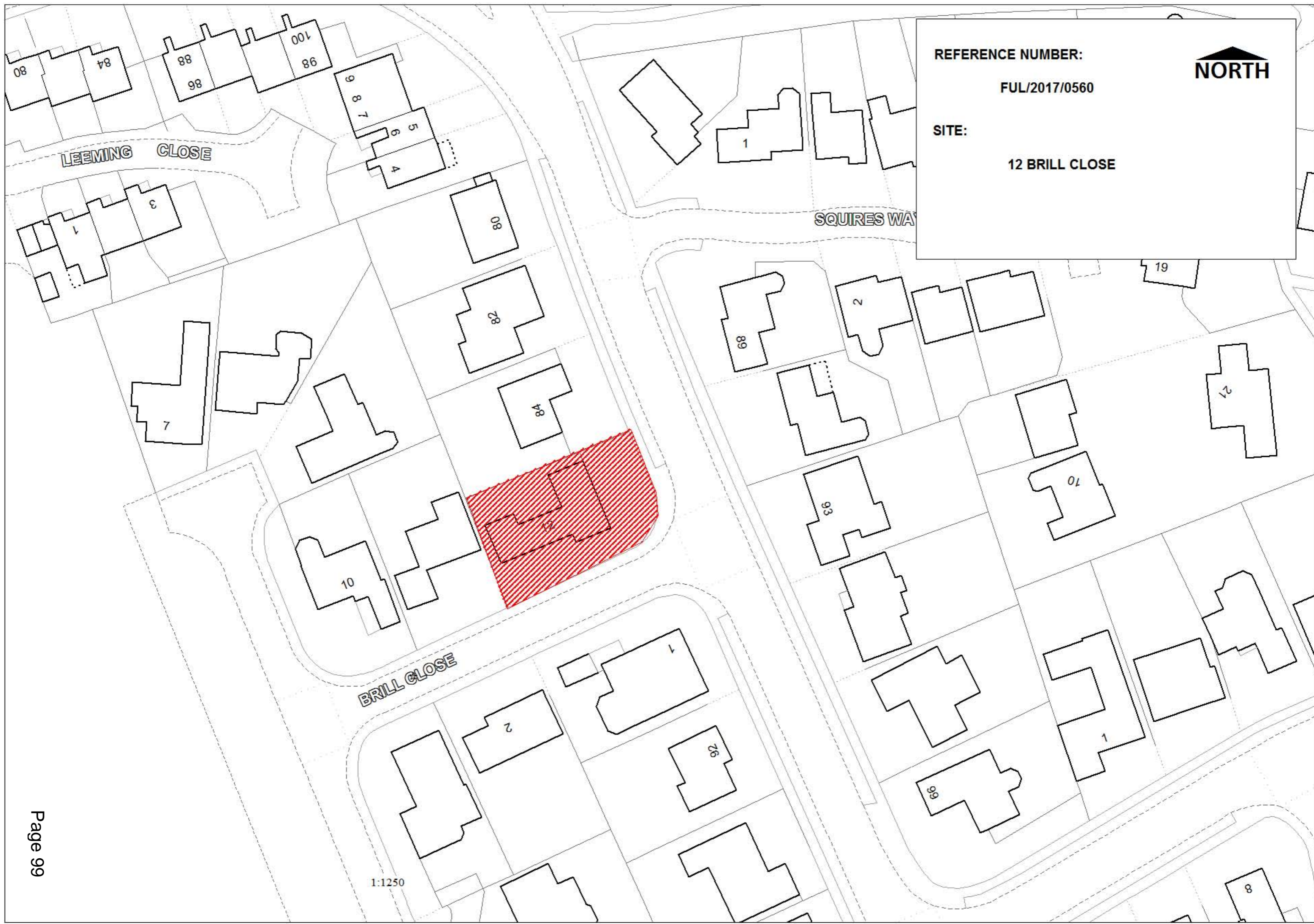
4. The development hereby permitted shall not be occupied unless and until a secure covered cycle shelter and a marked out bin storage area have been provided and made available for use in accordance with the details to be submitted to and approved in writing by the local planning authority. Thereafter those facilities shall remain available for use at all times.

Reason: *In the interests of visual amenity and encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies BE2, OS4 & AM12 of the Coventry Development Plan 2001.*

5. No facing and roofing materials shall be used other than materials similar in appearance to those used in the construction of the exterior of the existing building.


Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy BE2 of the Coventry Development Plan 2001.*

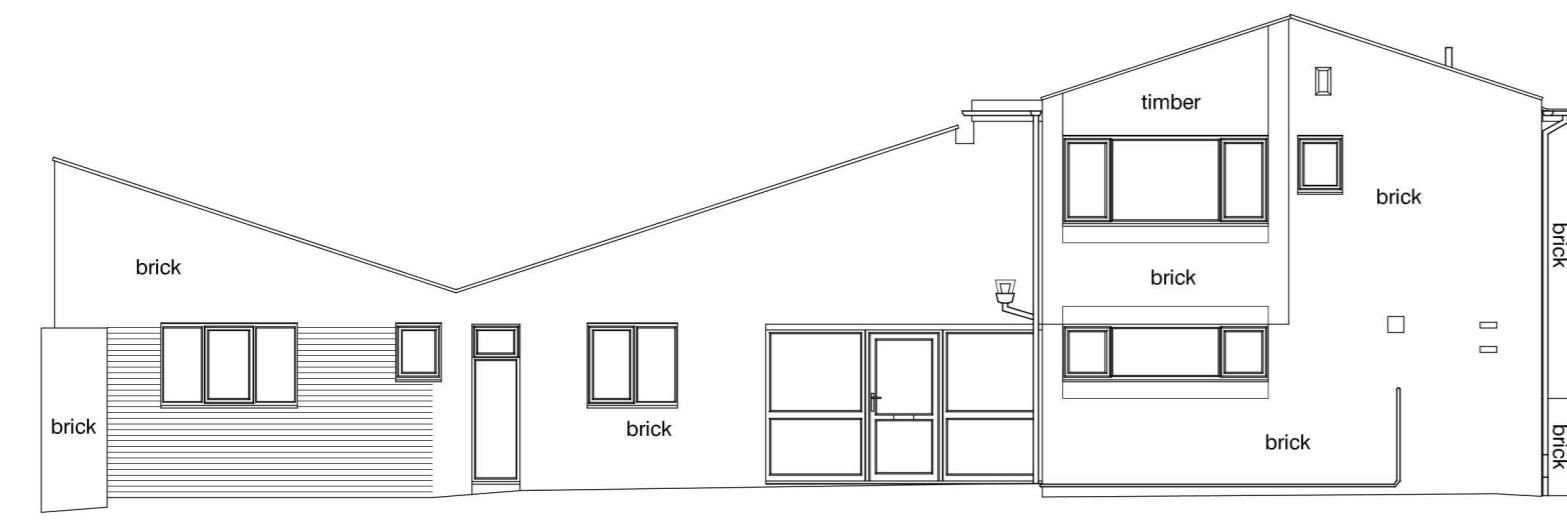
[Existing & Proposed with Location Plan](#)



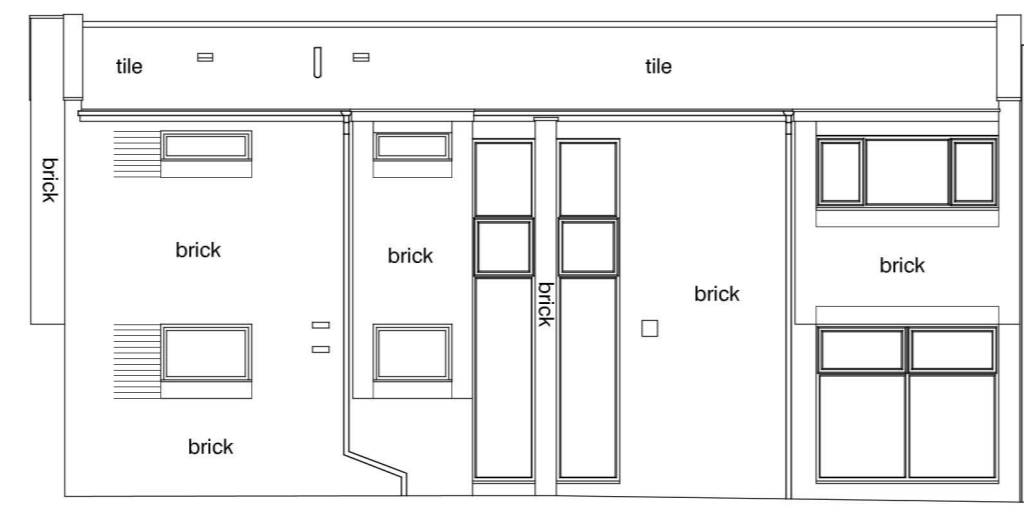
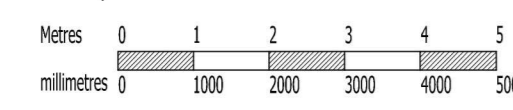
REFERENCE NUMBER:
FUL/2017/0560

SITE:
12 BRILL CLOSE

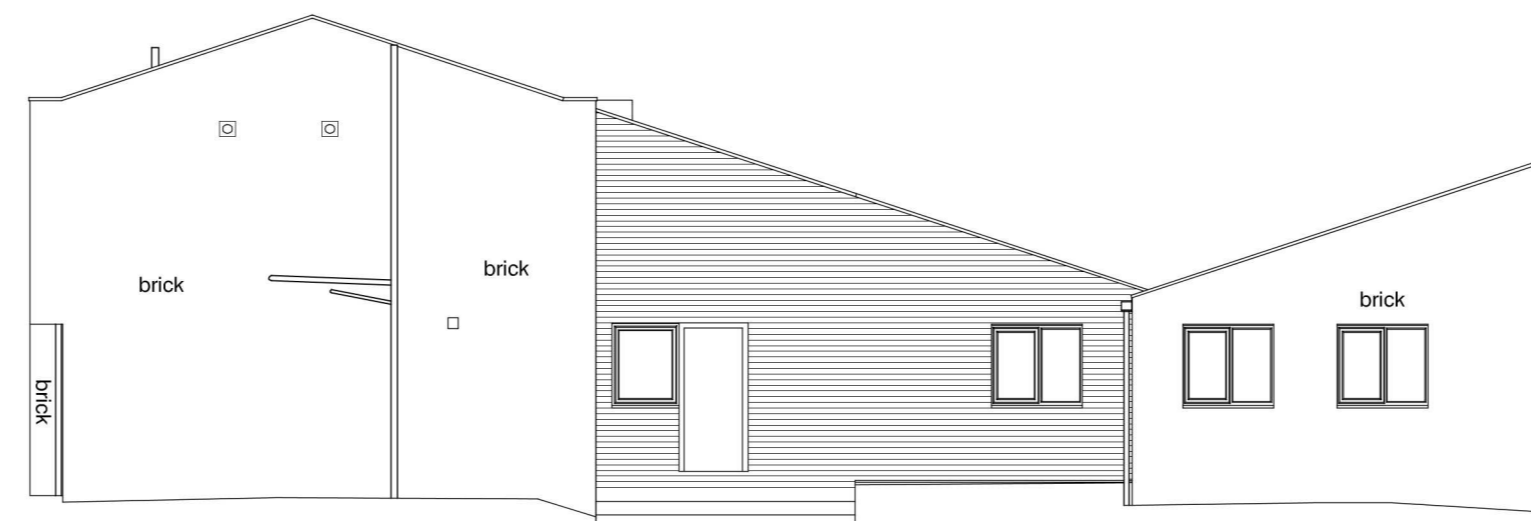

NORTH



Proposed FRONT ELEVATION

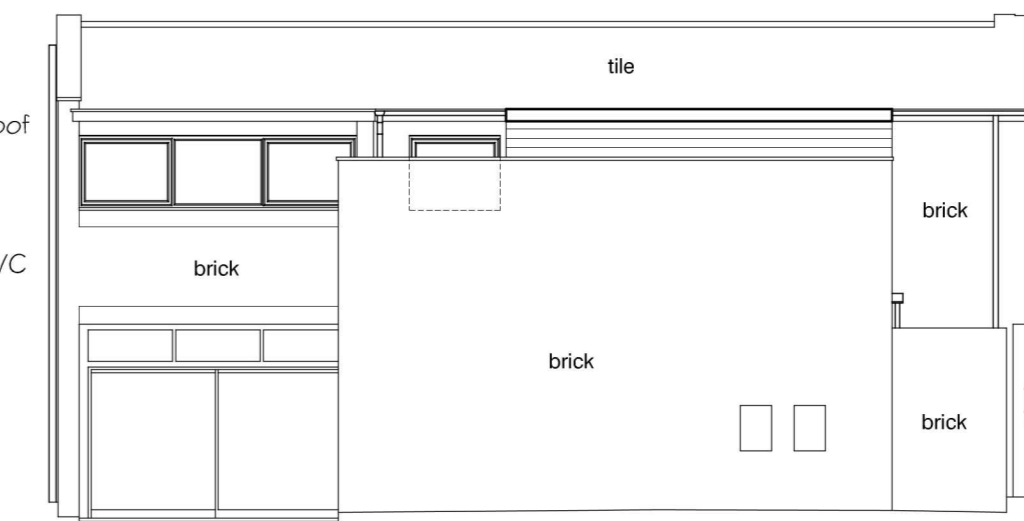


Proposed SIDE ELEVATION

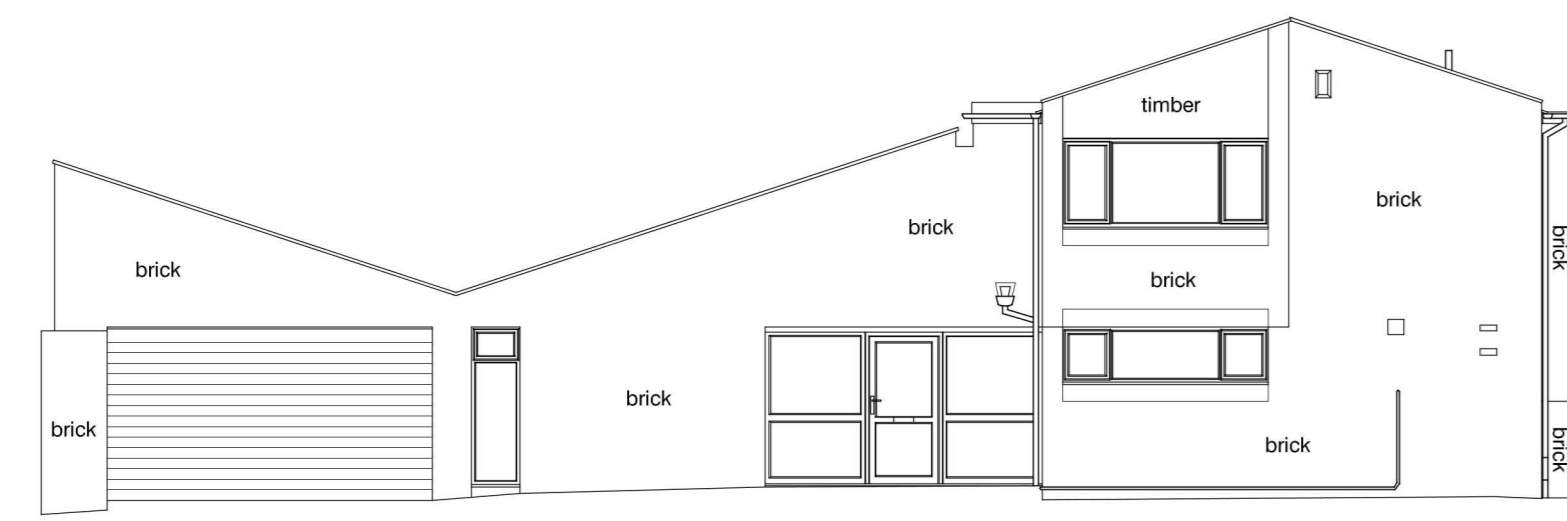


Proposed REAR ELEVATION

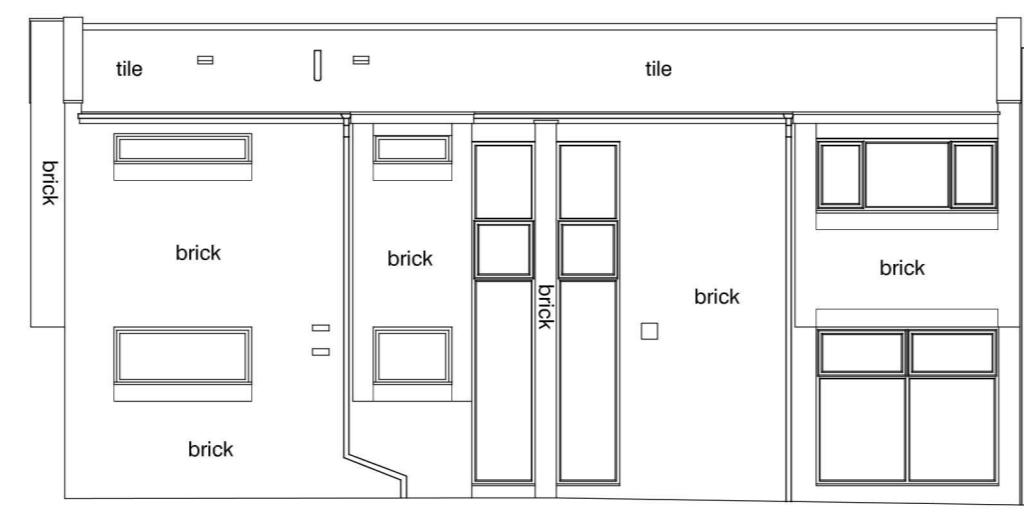
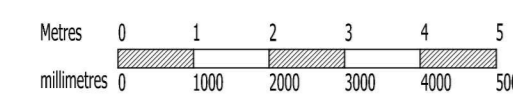
Note:
All roofing works are to be carried out by a specialist contractor.
Roof tile colour to match existing main roof.
Roof tiles suitable for roof pitch.
Roof pitch to match main roof
Rainwater goods 105 half round uPVC gutter with 63mm Ø downpipes
Facing brick to match existing
DPC (min 150mm above GL)
Ground Level



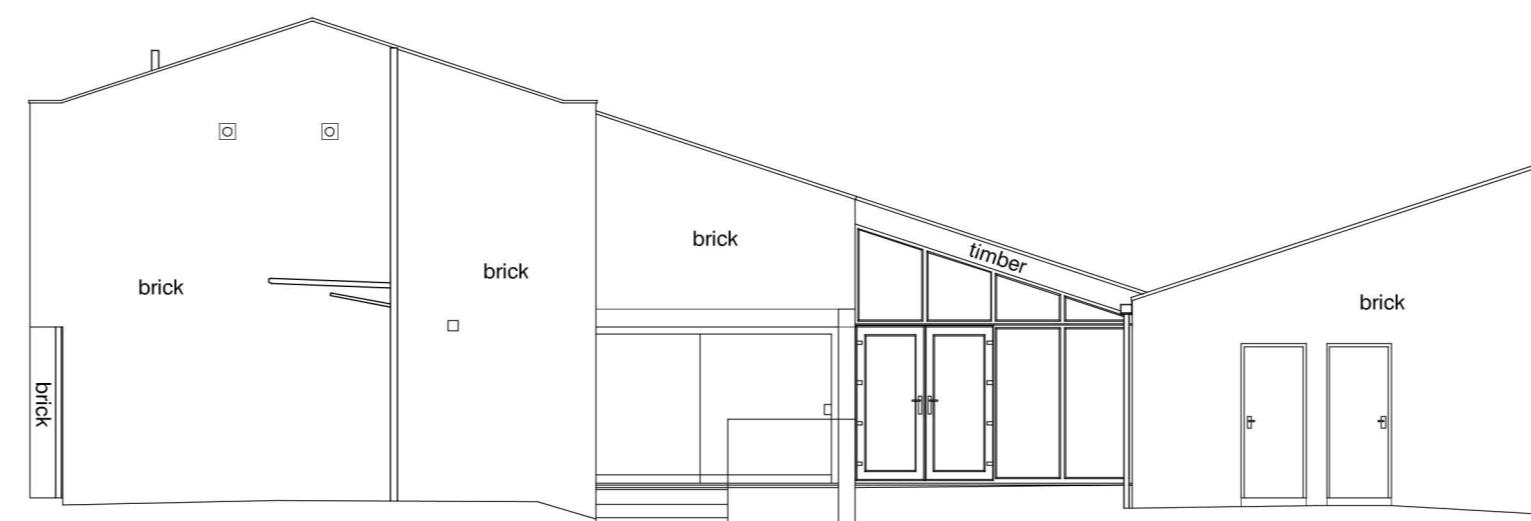
Proposed SIDE ELEVATION



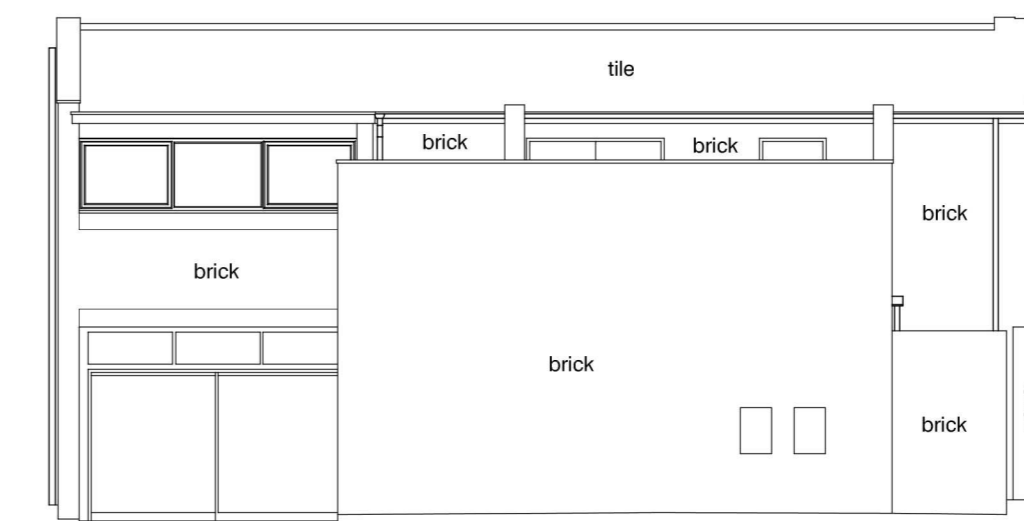
EXISTING FRONT ELEVATION



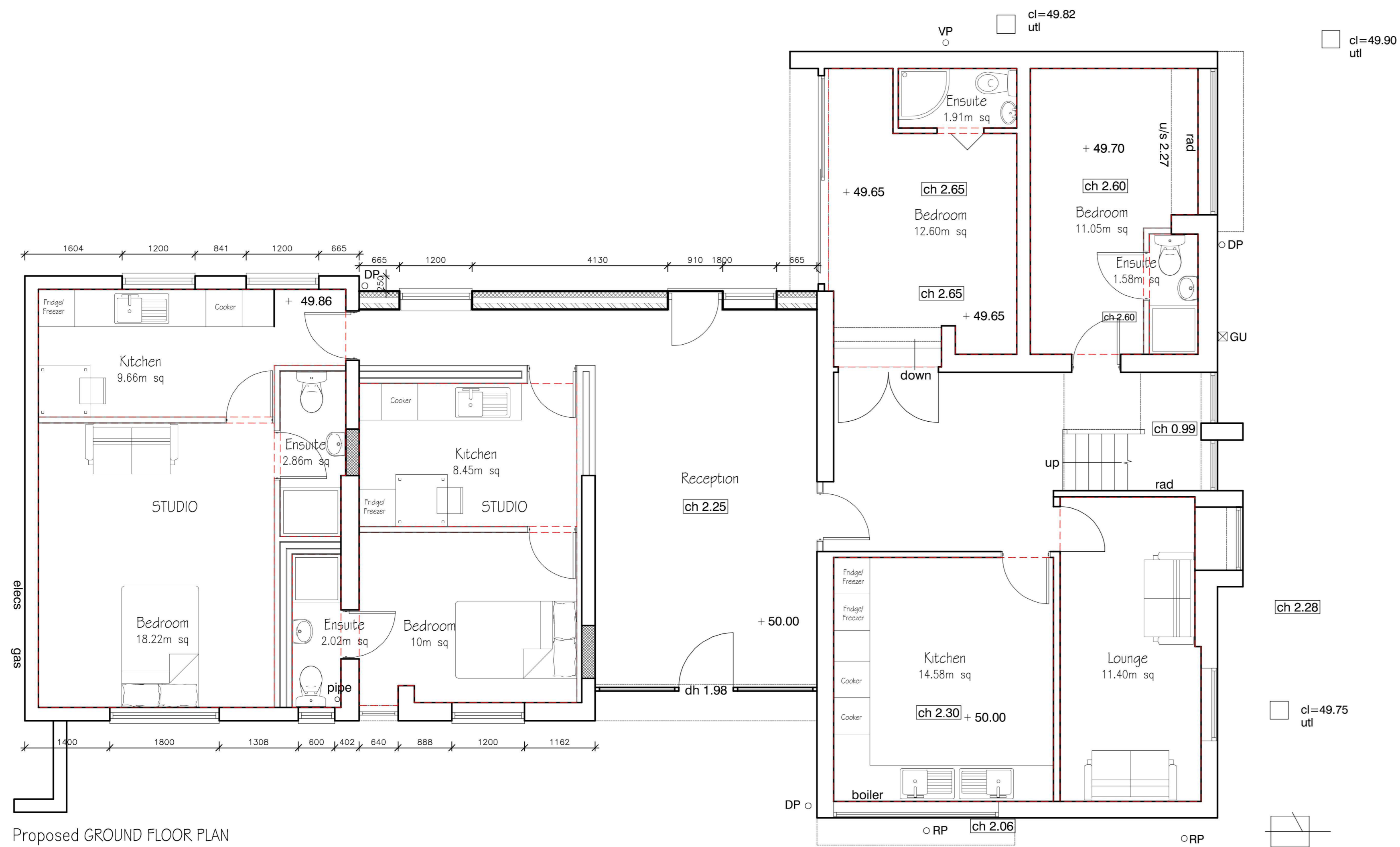
EXISTING SIDE ELEVATION



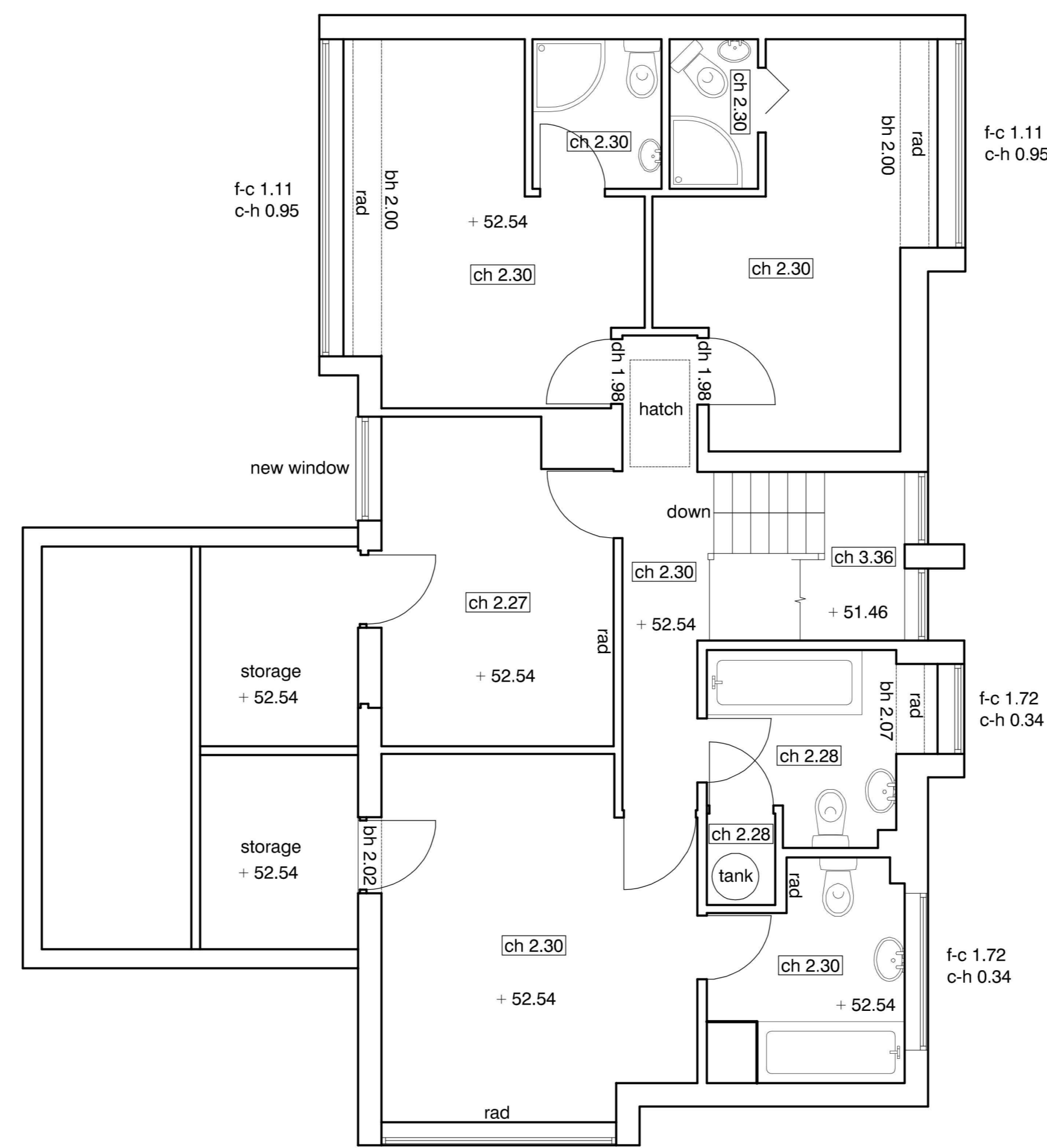
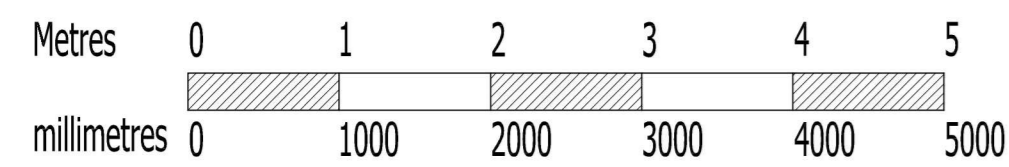
EXISTING REAR ELEVATION



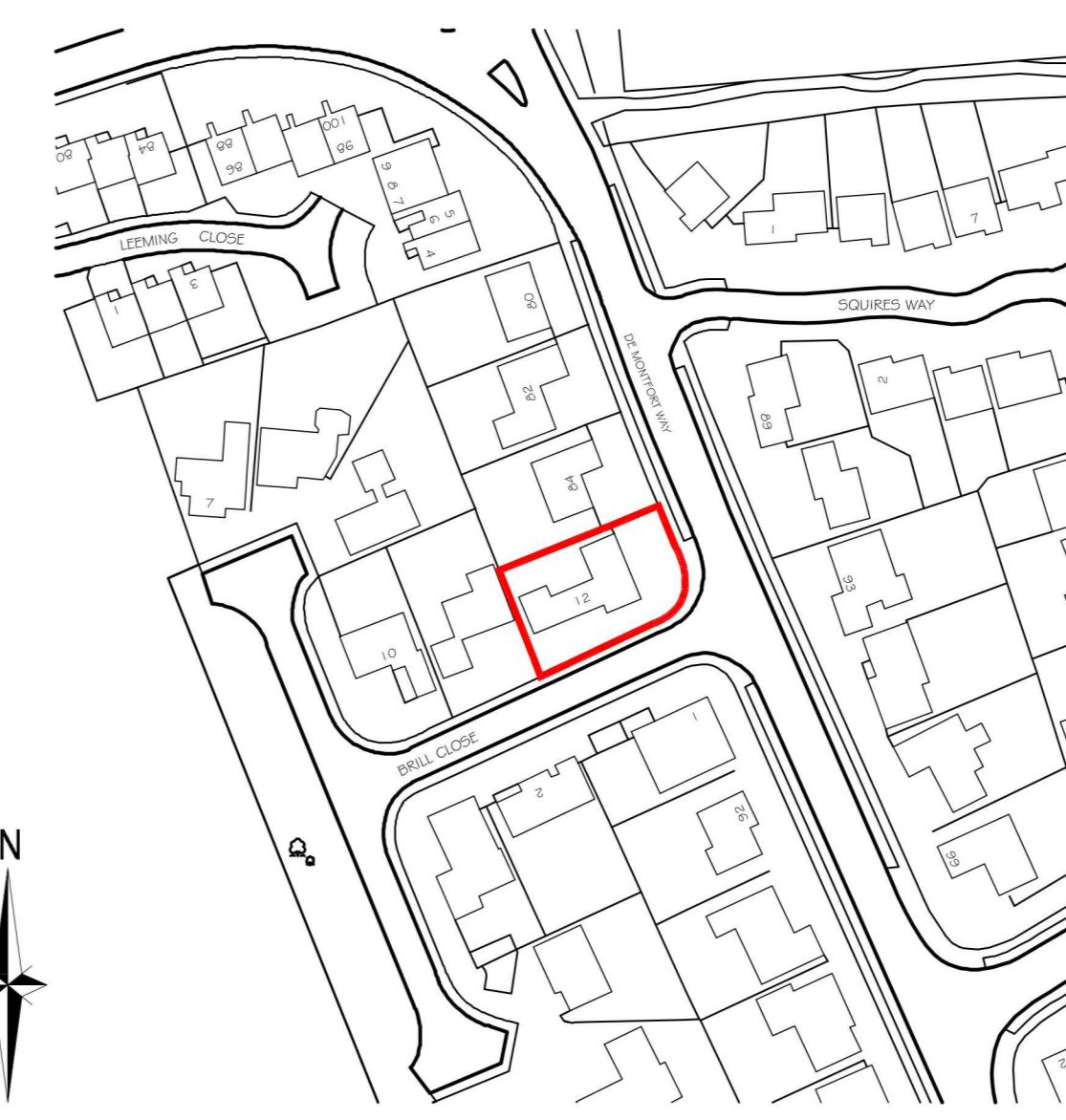
EXISTING SIDE ELEVATION



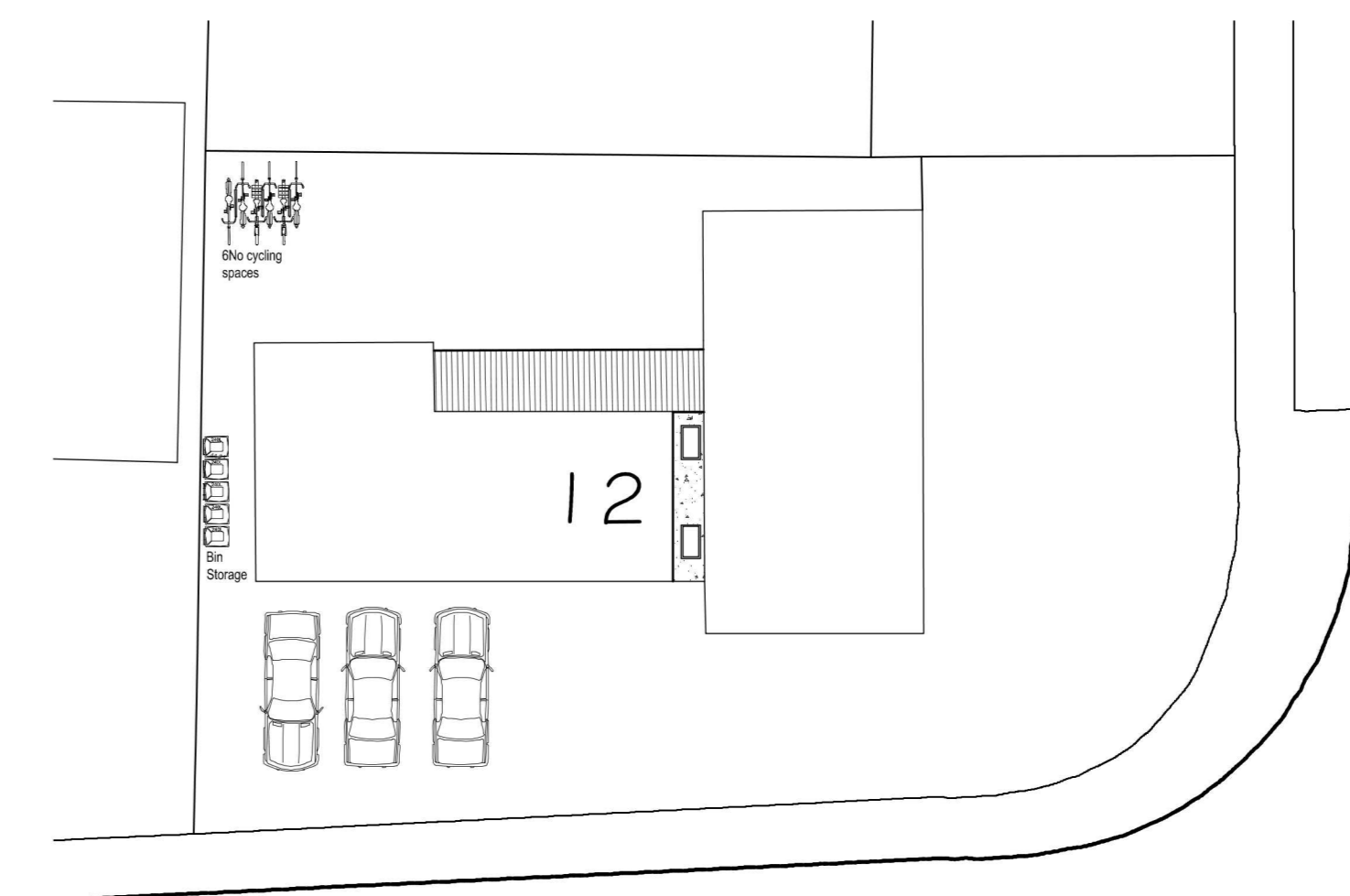
Proposed GROUND FLOOR PLAN



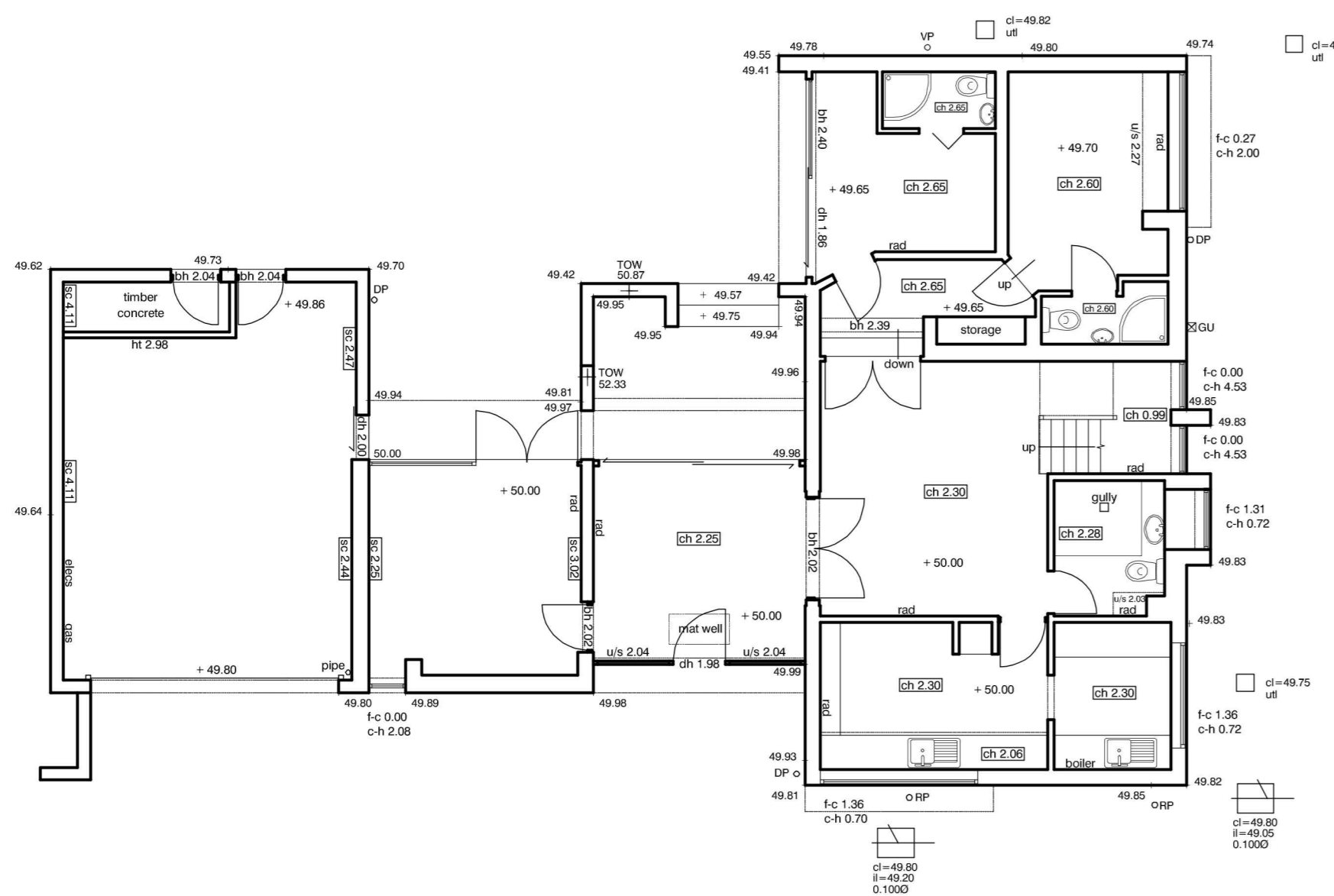
Proposed FIRST FLOOR PLAN



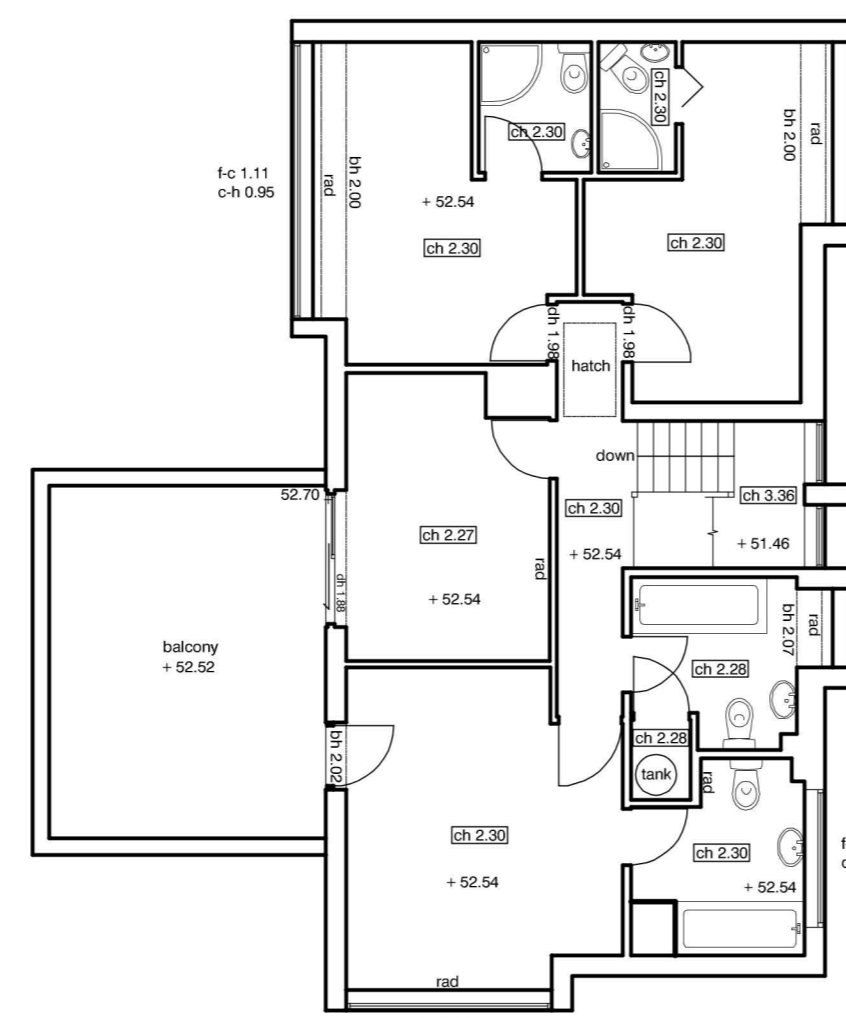
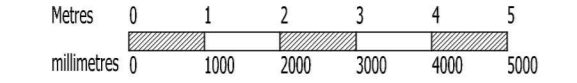
SITE LOCATION PLAN SCALE 1/1250



BLOCK PLAN SCALE 1/200



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

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NOTES:

Rev	Date	Description	By	Chkd
B	May 17	Revised as per planning officer comments	SG	
A	Mar 17	Issuing first floor shown	SG	

Drawing Status:
 Preliminary For Approval
 For Tender For Construction
 For Comment For Record
 Client:

Consultant ARCHITECTURAL CONSULTANTS 1160 Ellet Court Herald Avenue Coventry CV6 6LB t: 01676 540564 www.spg-design.com			
Site Location 12 Brill Close Coventry CV4 7EE			
Project Title: Garage Conversion / internal alt. Change of use to HMO			
Drawing Title: Existing and Proposed Drawings			
Project No: 7125	Draw No: 01	Revision: B	
Drawn: SG / JJ	Scale: 1:50 1:100 @ A0	Date: Jan 2017	
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Planning Committee Report	
Planning Ref:	HH/2017/0607
Site:	19 Coleby Close
Ward:	Wainbody
Applicant:	Mrs McCarthy
Proposal:	Retention of tree house
Case Officer:	Alan Lynch

SUMMARY

The application proposes granting planning permission for the retention of a tree house in the garden of a detached house.

KEY FACTS

Reason for report to committee:	As representations have been received from occupiers of more than five properties which are contrary to the officer's recommendation.
Current use of site:	Garden of residential house. Residential curtilage.

RECOMMENDATION

Planning committee is recommended to grant planning permission subject to conditions.

REASON FOR DECISION

- The proposal is of a satisfactory design and not considered harmful to visual amenity.
- The proposal will not adversely impact upon the amenity of neighbours
- The proposal accords with Policies H4 and BE2 of the Coventry Development Plan 2001, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The planning application is a retrospective planning application for a tree house.

The tree house is a shed type structure constructed on a raised deck, positioned so that the trunk of a tree projects through the tree house but it is not supported by a tree. It has a lower level platform used to gain access to the tree house. The higher level platform of the tree house is 3.0m from the ground; the top of the tree house which is flat roofed is 4.7m about the ground level.

The tree house is located at the southern side of the house. All windows in the tree house face towards the application property. Both platforms are located so that the tree house is between them and the Coleby Close.

SITE DESCRIPTION

The application property is a large post war detached house with large garden set on a development of similar houses.

The house is located on the east side of Coleby Close and the tree house is located in the side garden on the southern side of the house.

The application site adjoins the boundaries with Nos.15 and 17 Coleby Close, which are to the south east. To the west is the road and No 14 is directly beyond it. Coleby Close is a cull de sac.

PLANNING HISTORY

There are two applications relevant to this application.

R/2008/0314 Land to the rear of 19 Coleby Close erection of a dwelling. Approved April 2008.

P/2016/2171 Conversion of garage to habitable accommodation. Approved 30 Aug 2016 and implemented.

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in March 2012 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 NPPF promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this 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 Development Plan 2001 (CDP) relevant policy relating to this application is:

H4 – Residential Extensions

BE2 – The Principles of Urban Design

Emerging Policy Guidance

The Draft Local Plan 2016 to 2031 has been submitted to the Inspectorate, examination hearings and consultation on modifications has concluded and the Inspectors report is currently awaited. Whilst the policies do not hold significant weight at this time, they will gain weight as the local plan continues through the process. Policies within the draft local plan that are relevant include:

H5 – Managing Existing Housing Stock

DE1 – Ensuring High Quality Design

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Delivering a more sustainable city

CONSULTATION

Immediate neighbours and local councillors have been notified; a site notice was posted on 23rd March 2017.

6 responses have been received. All of them object to the application. The grounds for objections are summarised below:

- The tree houses height, it is excessive in size for a tree house and unsightly design.
- It overlooks neighbouring properties.
- The trees that screen could be removed. Trees will be affected
- It will be used by noisy children.

Warwickshire County Council Ecology requested the inclusion of a nesting bird note on to any approval

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are the impact on the character of the area / the street scene and the residential amenities of the adjoining properties.

CHARACTER OF THE AREA / STREET SCENE

Any proposal must be assessed against the advice within the Coventry Development Plan 2001 policies H4 and BE2.

Coleby Close consists of detached houses staggered in their siting and of differing design with the application property (No.19) located towards the head of the road. The southern boundary of No. 19 is planted with a substantial belt of trees/shrubs. The tree house is set back from the road frontage and viewed against the backdrop of the side elevation of the house, it has some camouflage netting added to the elevation facing the road.

Views of the tree house from outside the garden are limited. However, views of the tree house can be achieved from the road to the west.

It should be noted that the officer's site visit was carried out before the trees gained their leaves this spring with some of the screening trees being hollies which are evergreen.

The tree house appears as a 'temporary/home-made' structure. At present it is screened by a dense belt of trees/shrubs and therefore there is limited harm to the street scene however; it is considered that on the basis of its location, height, design and materials of construction that a condition to control the removal of the structure after 5 years of the date of the permission is required to ensure that no future harm to the street scene will arise as the structure deteriorates.

Overall, subject to a condition controlling the removal of the structure it is not considered to cause significant harm to the character of the area.

RESIDENTIAL AMENITIES OF THE ADJOINING PROPERTIES.

Any proposal must be assessed against the advice within the Coventry Development Plan 2001 policies H4 and BE2.

The three neighbouring properties which are positioned closest to the tree house are No. 14, No. 15 and No. 17 Colby Close.

Number 14 is located to the west. There is limited screening by vegetation along the front boundary of the site. No. 14 is positioned side on to the tree house and has no main windows of habitable rooms facing it in its end gable wall. The views from the house rear conservatory are limited and oblique. The tree house has no windows facing No 14 nor are there direct views from the platforms to this property.

The fronts of Numbers 15 and 17 are approximately 20m from the upper platform of the tree house. Views from the tree houses platform are effectively screened by the existing vegetation. Given the position of the properties and mature screening along the boundary to these properties it is not considered that any views that can be gained from the tree house will cause any significant harm to the amenity of neighbours.

In response to the objection raised in respect of noise and disturbance, given the nature of the development it is not considered that it will generate any additional noise which will cause significant harm to the amenity of neighbouring properties.

CONCLUSION

Subject to the imposition of conditions the proposal is not considered to be significantly harmful to the character of the area and the street scene or the amenities of neighbouring properties. The development is therefore in accordance with Policies BE2 and H4 of the Coventry Development Plan 2001, together with the aims of the NPPF.

CONDITIONS/REASON

1. The development hereby permitted shall be in accordance with the following approved documents;
Plan containing climbing frame elevations, floor plan 1:50, site plans 1:100/1:500 and location plan 1:1250
Drg. No. XXX dated 03/2017

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

2. The structure hereby permitted shall be removed no later than 15 June 2022.

Reason: *The building is of temporary none durable nature and in the long term it is likely to become unattractive in the longer term and harm the character of the area so the development would be in accordance with Policy BE2 of the Coventry Development Plan 2001*

[Existing & Location Plan](#)

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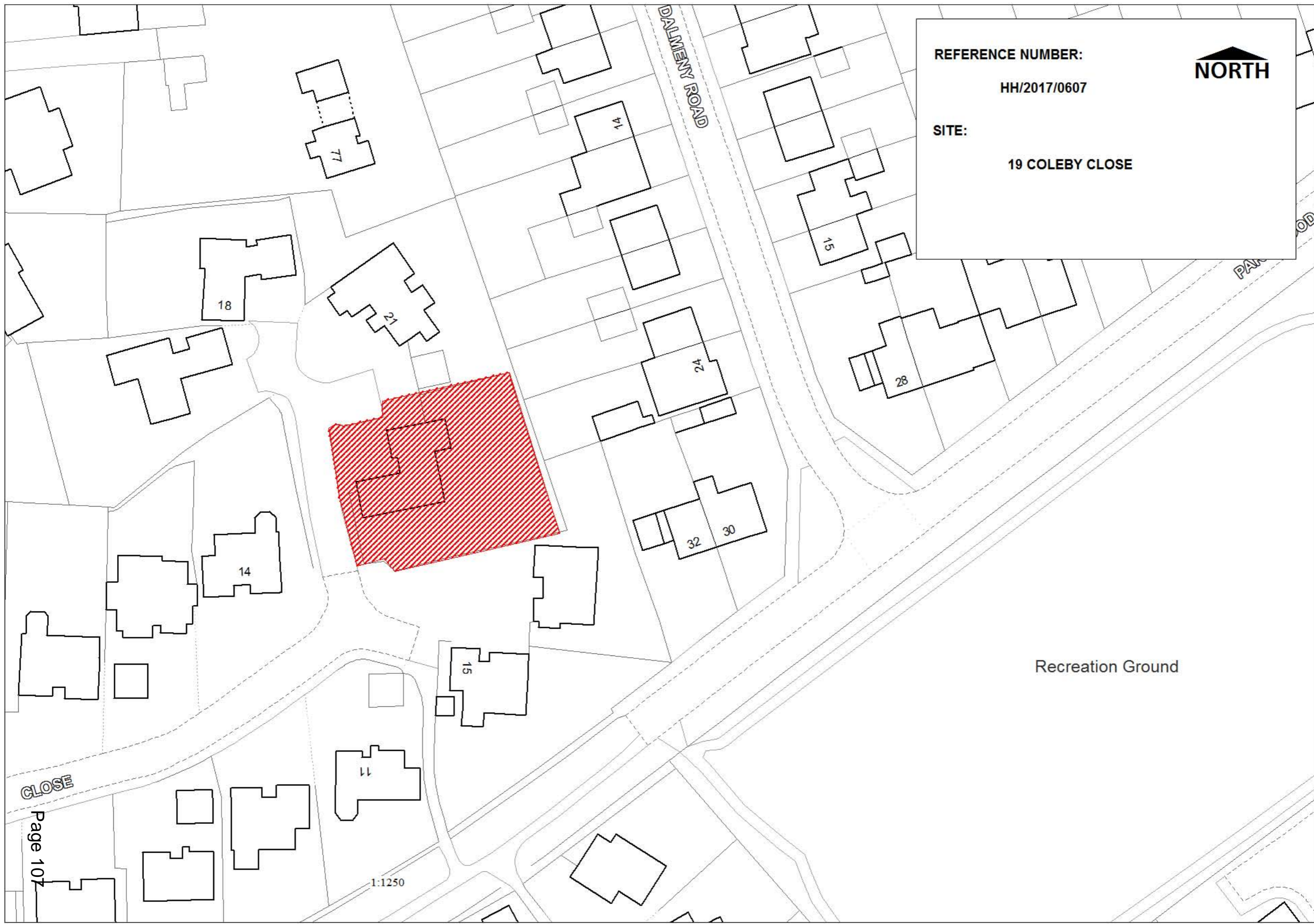
REFERENCE NUMBER:

HH/2017/0607



SITE:

19 COLEBY CLOSE

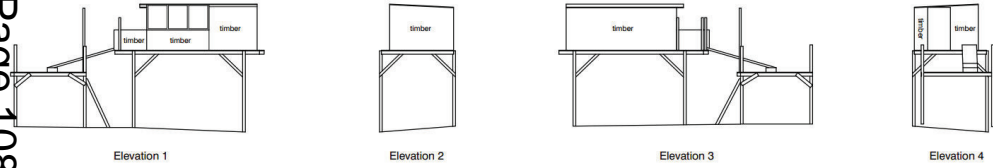


CLOSE

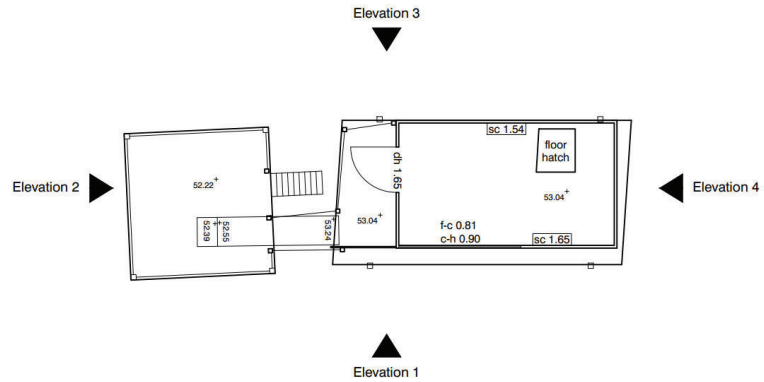
Recreation Ground

EXISTING

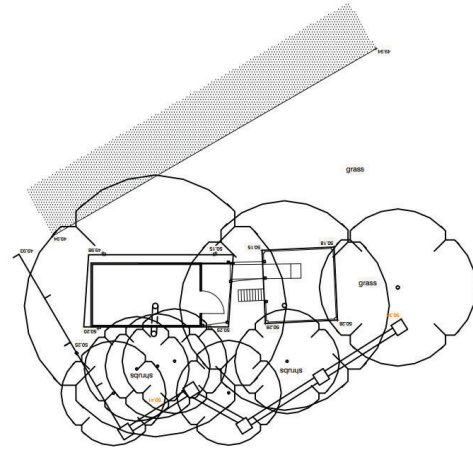
Page 108



CLIMBING FRAME ELEVATIONS 1:100



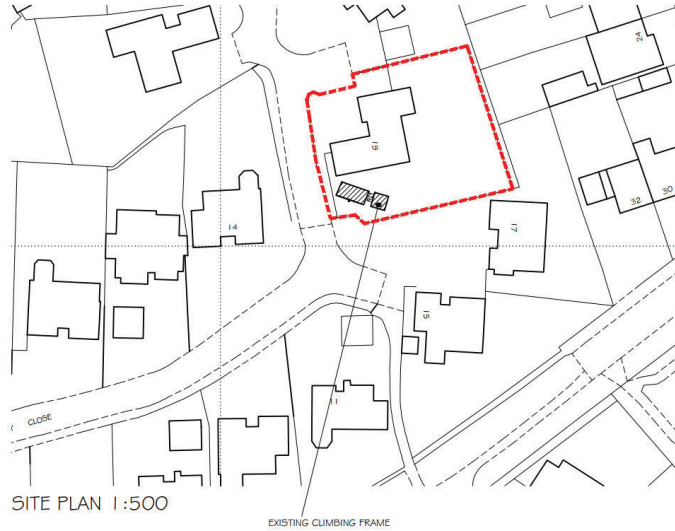
CLIMBING FRAME PLAN 1:50



SITE PLAN - 1:100

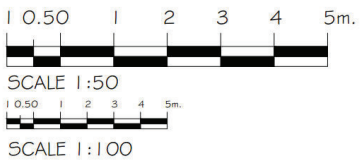


LOCATION PLAN 1:1 250



SITE PLAN 1:500

Symbol & Abbreviation Key.		OTHER ABBREVIATIONS	
SANITARY (INDICATIVE ONLY)			
	WC	ac	AIR-CONDITIONING UNIT
	BIDET	bl	BOLLER
	URINAL	ck	COOKER
	WASH HAND BASIN	clb	CUPBOARD
	SINK	el	ELECTRICS
	SLUDGE	fb	FLOOR BOARDS (SYMBOL INDICATES BOARD DIRECTION)
	SINK & DRAINER	fr	FIRE RISER
	SHOWER TRAY	pr	PIPE RISER
	BATH	rad	RADIATOR
		rl	ROOF LIGHT
		rsd	ROLLER SHUTTER DOOR
		sk	TANK
ANNOTATION			
	arch 1.90		ARCH HEIGHT
	sp 1.76		SPRINGER HEIGHT
	ub 2.43		BEAM HEIGHT TO UNDERSIDE
	un 2.43		UNDERSIDE
	dh 1.98		DOOR HEIGHT
	fc 1.95		FLOOR TO CILL HEIGHT
	ch 2.09		CILL TO HEAD HEIGHT
	ch 2.28		CEILING HEIGHT
	ch 2.28		HIGHEST / LOWEST POINT OF SLOPING CEILING
	ch 2.28		SUSPENDED CEILING HEIGHT



NOTES:
 ROOF TILES, FACING BRICKWORK & EXTERNAL JOINERY ALL TO MATCH EXISTING
 Details of adjacent properties are approximate only
 All site dimensions taken from Ordnance Survey layout & subject to site conditions & standard BS building tolerances
 All levels are given from ground levels directly adjacent to the perimeter of the building and do not take into account any differences in ground levels
 REV. A. UPDATED AS PLANNERS COMMENTS 9-3-17

<p>Chartered Institute of Architectural Technologists the qualifying body in Architectural Technology since 1965</p>																																					
<table border="1"> <tr> <td>Description</td> <td colspan="2">RETENTION OF CLIMBING FRAME</td> </tr> <tr> <td>Revision</td> <td>Drawn</td> <td>Checked</td> </tr> <tr> <td colspan="3">Project</td> </tr> <tr> <td colspan="3">Client</td> </tr> <tr> <td colspan="3">MRS McCARTY 19 COLEBY CLOSE COVENTRY CV4</td> </tr> <tr> <td>Drawn</td> <td colspan="2">Date</td> </tr> <tr> <td>SW1</td> <td colspan="2">03/2017</td> </tr> <tr> <td colspan="3">Scale</td> </tr> <tr> <td colspan="3">1:100 1:50 (when plotted at A1 format)</td> </tr> <tr> <td colspan="3"> <p>S. H. Architectural Services Ltd. 33 Belvedere Road, Earlsdon, Coventry CV5 6PG Telephone (024) 7667 9753. Fax (024) 7667 0667 Email: sh@shas.co.uk</p> </td> </tr> <tr> <td>Drawing number</td> <td>2/3/17</td> <td>Rev</td> </tr> <tr> <td></td> <td></td> <td>A</td> </tr> </table>		Description	RETENTION OF CLIMBING FRAME		Revision	Drawn	Checked	Project			Client			MRS McCARTY 19 COLEBY CLOSE COVENTRY CV4			Drawn	Date		SW1	03/2017		Scale			1:100 1:50 (when plotted at A1 format)			<p>S. H. Architectural Services Ltd. 33 Belvedere Road, Earlsdon, Coventry CV5 6PG Telephone (024) 7667 9753. Fax (024) 7667 0667 Email: sh@shas.co.uk</p>			Drawing number	2/3/17	Rev			A
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Public report Planning Committee Report

For Planning Committee, 15th June 2017

Name of Cabinet Member:

Cabinet Member for Community Development - Councillor Linda Bigham

Director Approving Submission of the report:

Director, Streetscene and Regulatory Services

Ward(s) affected:

Whoberley

Title:

Report to consider the addition of the Albany public house to the Local List of Heritage Assets

Is this a key decision?

No

Executive Summary:

The purpose of this report is to consider whether to add the Albany public house to the City of Coventry Local List of Heritage Assets.

Recommendations:

Planning Committee is recommended to approve the addition of the Albany public house to the City of Coventry Local List of Heritage Assets.

List of Appendices included:

- Local List report and map
- Nomination form

Other useful background papers:

Local List - <http://www.coventry.gov.uk/locallist>

Local List Criteria - http://www.coventry.gov.uk/downloads/file/23529/local_list_criteria

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title:

Report to consider the addition of the Albany Pub to the Local List of Heritage Assets

1. Local Listing report

1.1 Background

- 1.1.1 A Locally Listed heritage asset is a building, structure or feature, which is not listed by the Government, but that the Council believes is an important part of the city's heritage. The conservation and contribution of locally listed heritage assets are a material consideration in planning decisions that directly affect them or their setting.
- 1.1.2 Coventry City Council has received a nomination to assess the Albany public house at 24 Albany Road, Coventry CV5 6JU for local listing. See nomination form, as completed by the nominee (see appendix).

1.2 Assessment

- 1.2.1 See Local Listing Report and map (appendix), which sets out how the Local List criteria has been fulfilled.
- 1.2.2 After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for local listing are fulfilled. It is recommended that the Albany public house is locally listed.

1.3 Reasons for recommendation decision

- 1.3.1 The Albany public house is recommended for local listing for the following principal reasons:
- Artistic interest: as a good surviving example of an early 20th century public house, with good detailing;
 - Historic interest: for its association with the development of the Victorian and Edwardian suburb of Coventry;
 - Community interest: for its importance to the identity and cohesion for the community for the last 110 years.

2. Options considered and recommended proposal

- 2.1 Options are to list or not list the heritage asset.
- 2.2 The heritage asset meets the criteria for local listing, and it is therefore recommended that this heritage asset is locally listed.

3. Results of consultation undertaken

- 3.1 The applicant and the owner were invited to comment on the factual details of this case as part of the consultation process.
- 3.2 A public consultation, inviting members of the public to comment on the factual details of this case has been undertaken (see <http://www.coventry.gov.uk/locallistnominations>).
- 3.3 The consultation period for the consultations expired on 25th May 2017.
- 3.4 No representations have been received from the applicant, the owner or the public.

4. Timetable for implementing this decision

- 4.1 This heritage asset would be locally listed as soon as the Planning Committee decide to locally list it.

5. Comments from Director of Finance and Legal Services

- 5.1 Financial implications
There are no specific financial implications arising from the recommendation(s) in this report.
- 5.2 Legal implications
Local Listing is not a statutory procedure and therefore any property which is Locally Listed will not have statutory protection. However, Local Listing is considered to be a "material planning

consideration” that can be considered as part of a planning application affecting a Locally Listed Building.

6. Other implications

None

6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

This local listing will improve the historic environment, will help making Coventry an attractive and enjoyable place to be and encourage a creative, active and vibrant city.

6.2 How is risk being managed?

Risks in locally listing this heritage asset are very low.

6.3 What is the impact on the organisation?

There are limited impacts on the organisation. Locally listed heritage assets have a degree of significance meriting consideration in planning decisions.

6.4 Equalities / EIA

An equality impact assessment has not been undertaken; as this will not have an impact on any particular group.

6.5 Implications for (or impact on) the environment

This change will be positive to the historic environment.

6.6 Implications for partner organisations?

None

Report author(s): Graham Tait

Name and job title: Historic Environment Record Officer, Conservation & Archaeology, Planning, Coventry City Council.

Directorate: Place

Tel and email contact: Telephone: 024 7683 2795. Email: graham.tait@coventry.gov.uk

Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Chris Patrick	Conservation and Archaeology Officer	Place	07/04/2017	11/04/2017
Names of approvers for submission: (officers and members)				
Finance: Cath Crosby	Lead Accountant, Place Finance	Resources	08/05/2017	08/05/2017
Legal: Clara Thomson	Planning and Highways Lawyer	Finance & legal	08/05/2017	15/05/2017

This report is published on the council's website:

www.coventry.gov.uk/meetings

Appendices

- Local List report and map
- Nomination form

Context

The Albany pub is situated on the corner of Albany Road and Broomfield Road, opposite Broomfield Road Railway Bridge.

Visits

Date: 2nd February 2017. Interior and exterior visit.

Assessment – Discussion

The Albany public house is a large pub dated 1907 at the corner of Albany Road and Broomfield Road, Coventry. The architect was *T.D.Griffiths* for Marston, Thompson & Evershed. T.D.Griffith (*sic*) of Hertford Street, signed a notice of intention to erect a hotel on the west side of Albany Street for Messrs. Marston, Thompson & Co on 9th May 1907. The exact date of completion is not noted; however plans were approved on 14th May 1907. There are two versions of the plans (no elevations), one dated 9th May 1907 and the other “August 1907 (as built)”. The building has the inscription “AD 1907” above the main door.

The Albany was built with five hotel rooms on the first floor together with a club room, it also offered a smoke room, lounge, billiard room, and coffee room on the ground floor. Within a couple of years two of the downstairs rooms were knocked into one with a small stage.



Albany public house in 1913



Albany public house in 2017

It is a good example of the commercial premises that were built in the Edwardian development of the new suburb of Earlsdon. It is built of red brick with extensive sandstone detailing around windows and doors, and has a slate roof. The building includes many of the original Edwardian features of the building, including many original windows and original outbuildings (possibly stables) at the rear. The bar is original, and many of the interior features date to the original build. It is a significant survival of an Edwardian public house with ornate detailing.

The developers of much of the Edwardian terraced housing between Earlsdon, the Butts and Chapelfields (the Newcombe brothers) had strong nonconformist beliefs and were against social drinking and their deeds forbade building public houses. Therefore there are few public houses in the area, and the Albany public house is a rare example.

Assessment – Criteria

Assessing the heritage asset against the Local List criteria; the heritage asset is valued locally for the following:

Historic. It is important to understanding the development and growth of this part of Coventry, the public houses being developed at this time, and in contrast to the nonconformist beliefs of developers in the surrounding area. The pub is named after the road that it is on; which is, in turn, named after HRH the Duchess of Albany who visited the area in 1898.

Artistic. It makes an important contribution to the positive look of the area by its design, detailing and original features. It is a good example of this architectural style, and of an early 20th century public house building. The building has ornate detailing, and little expense was spared in its construction.

Community. It is important to the identity, cohesion and memory of large parts of the community, being a focal point and meeting place for the last 110 years.

Age. It was built in 1907. It is contemporary with the surrounding roads in Earlsdon, which were constructed around this time.

Rarity. It is one of only two pubs built in the early 20th century in the Hearsall - Earlsdon area.

Integrity. The exterior is largely intact and it retains the original outbuildings (possibly stables). The interior has a separate original bar and a lounge with a stage which was created decades ago by amalgamating 2 other rooms.

Group value. It has strong group value with the red brick terrace buildings in the area of a similar date.

Coventry's identity. It is an important part of the Victorian and Edwardian suburb of Earlsdon.

Conclusion

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for local listing are fulfilled. It is recommended that the Albany public house is locally listed.

Reasons for recommendation decision

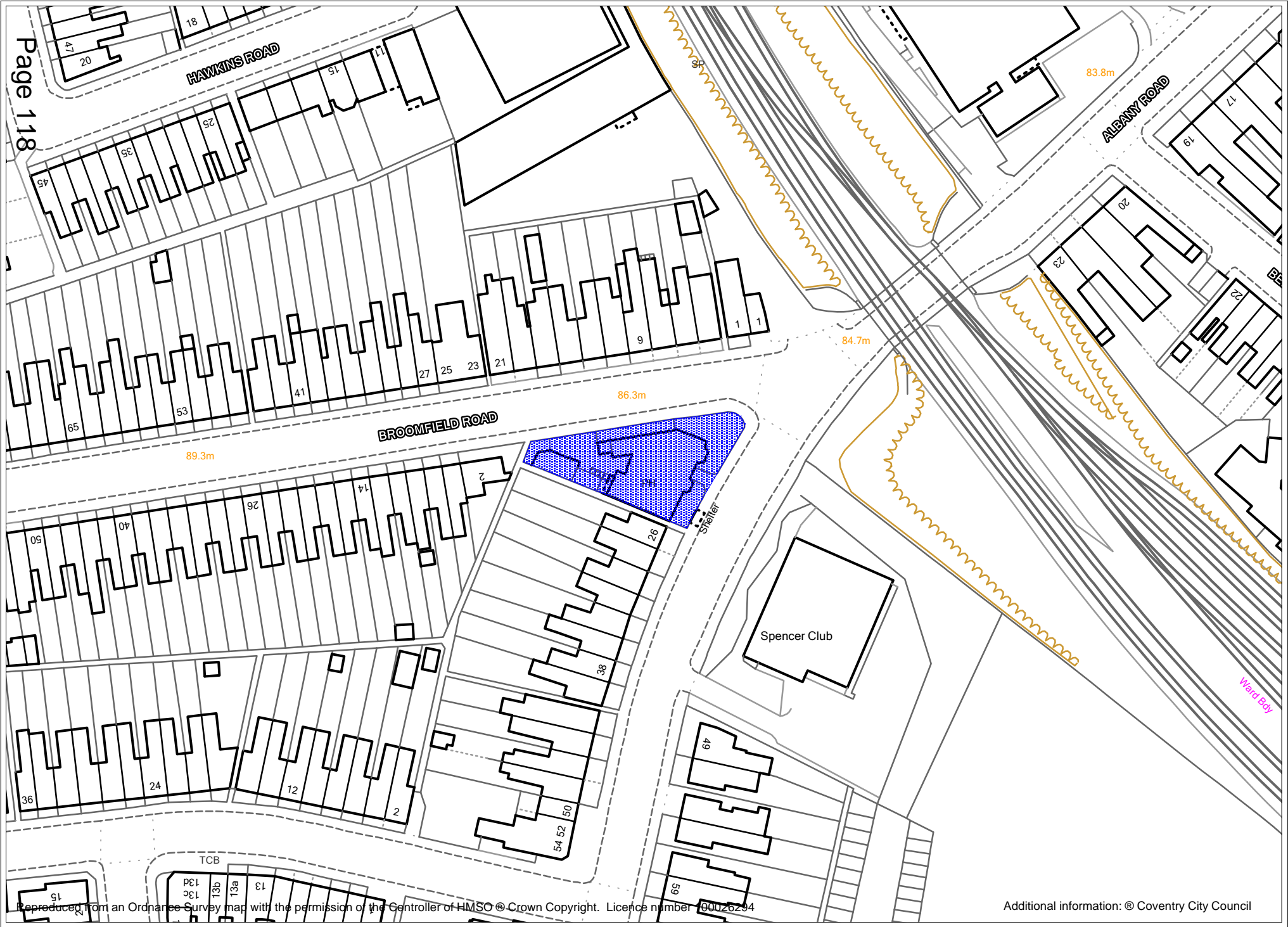
The Albany public house is recommended for local listing for the following principal reasons:

- Artistic interest: as a good surviving example of an early 20th century public house, with good detailing;
- Historic interest: for its association with the development of the Victorian and Edwardian suburb of Coventry;
- Community interest: for its importance to the identity and cohesion for the community for the last 110 years.

This report dated: 1st June 2017

<http://www.coventry.gov.uk/locallist>

heritage@coventry.gov.uk





City of Coventry Local List of Heritage Assets – nomination form

Name and location of your candidate heritage asset (if necessary, please provide a photograph and a map showing its location):

Albany Hotel (Pub) , Albany Road, Coventry

1. **WHAT IS IT?** Is it one of the following? (tick one):

- a **building or group of buildings** Tick
- a **monument or site (an area of archaeological remains or a structure other than a building)**
- a **place (e.g. a street, park, garden or natural space)**
- a **landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)**

2. **WHY IS IT LOCALLY VALUED?** Indicate what is it about the asset that provides its interest, and why it is valued locally. Please complete one or more of these categories.

Evidential interest: It is an important resource for understanding and learning about the area's history. This might include *archaeological interest* firm evidence of potential to reveal more about the human past through further study.

The Newcombe Brothers who developed Hearsall-Earlsdon had strong nonconformist beliefs and were against social drinking and their deeds forbade building public houses. In all the acres of land developed in Earlsdon during the 19th century, only two pubs were opened before the 2nd World War. (The Albany & The Clarence). The Albany was built on land not owned by them in 1907. It was built as an hotel having 5 guest rooms and a club room on the 1st floor. There was also a billiard room, coffee room, bar, lounge and smoke room on the ground floor.

Historic interest: It is important to understanding an association with a person, illustrates an

aspect of the area's past that makes an important contribution to its identity or character), or an *associative interest* (it connects us to people and events that shaped the identity or character of the area).

In the past, its original clubhouse has been the home of several groups including the Amalgamated Society of Toolmakers and the Small Heath Harriers.

Aesthetic interest: It makes an important contribution to the positive look of the area either by design or fortuitously. This might include *artistic interest* (it includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance) or *architectural interest* (an example of an architectural style, a building of particular use, a technique of building, or use of materials).

It is typical of the commercial premises that were built in the Edwardian development of the new suburb of Earlsdon.
It is built of red brick with extensive and finely worked stone window and door surrounds and has a slate roof.

Communal interest: It is important to the identity, cohesion, spiritual life or memory of all or part of the community. This might include *commemorative or symbolic interest*, that reflect meanings of a place for the people who relate to it.

A pub is a hub for the local community and provides a social need for people to get together to share their happiness and sadness or just to have a good natter.

3. WHAT ELSE COULD MAKE ITS LOCAL SIGNIFICANCE SPECIAL? Indicate why any of the following features make the heritage significance of the asset stand out above the surrounding environment:

<p>Age ... Is it particularly old, or of a date that is significant to the local area?</p>	<p>It was built in 1907. It is contemporary with the surrounding roads in Earlsdon, which were constructed around this time.</p>
<p>Rarity ... Is it unusual in the area or a rare survival of something that was once common?</p>	<p>It is one of only two pubs built in the early 20th century in the Hearsall - Earlsdon area.</p>
<p>Integrity ... Is it largely complete or</p>	<p>The exterior is largely intact and it retains the original outbuildings (possibly</p>

in a near to original condition?	stables). The interior has a separate original bar and a lounge with a stage which was created decades ago by amalgamating 2 other rooms.
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	It has been the community's meeting place for over 100 years.
Coventry's identity ... Is it important to the identity or character of the city or a particular part of it? (see the Local List Criteria)	The building is a vital part of the character of Albany Rd, Earlsdon.
Other ... Is there another way you think it has special local value?	A pub is at the heart of the community providing a meeting place and entertainment for local residents.

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PUBLIC

COMMITTEE REPORT

APPEAL PROGRESS REPORT

PURPOSE OF THE REPORT

The purpose of this report is to inform Members of appeals lodged and determined. Due to the period of time since appeals were last reported this report provides the statistics for appeals for the period of 30 January to 31 December 2016 with a summary for those that were allowed; and the statistics and summary of all appeals for the period of 1 January 2017 to 31 March 2017. Following this report appeals progress will be reported again in August and then every other month thereafter.

RECOMMENDATION

That the report is noted.

INTRODUCTION

Members are requested to note the appeal decisions of either the Secretary of State or the relevant Inspector that has been appointed to determine appeals within the defined period.

In line with the parameters above the report sets out the main issues of the appeals and summarises the decisions. Where claims for costs are made and/or awarded, either for or against the Council, the decisions have been included within the report.

BACKGROUND INFORMATION

When a planning application is refused, the applicant has the right to appeal within six months of the date of decision for non-householder appeals. For householder applications the time limit to appeal is 12 weeks. Appeals can also be lodged against conditions imposed on a planning approval and against the non-determination of an application that has passed the statutory time period for determination.

Where the Council has taken enforcement action, the applicant can lodge an appeal in relation to the served Enforcement Notice. An appeal cannot be lodged though in relation to a breach of condition notice. This is on the basis that if the individual did not agree with the condition then they could have appealed against the condition at the time it was originally imposed.

Appeals are determined by Inspectors appointed by the Secretary of State and administered independently by the Planning Inspectorate.

MONITORING

Monitoring of all appeal decisions is undertaken to ensure that the Council's decisions are thoroughly defended and that appropriate and defensible decisions are being made under delegated powers and by Planning Committee. The lack of any monitoring could encourage actions that are contrary to the Council's decision, possibly resulting in poor quality development and also costs being sought against the Council.

FINANCIAL & LEGAL CONSIDERATIONS

An appeal may be determined after a Public Inquiry, a Hearing or most commonly written representations. It is possible for cost applications to be made either by the appellants against the Council or vice versa if it is considered that either party has acted in an unreasonable way.

It is possible for decisions, made by Inspectors on appeal to be challenged through the courts. However, this is only if it is considered that an Inspector has erred in law, for instance by not considering a relevant issue or not following the correct procedure.

A decision cannot be challenged just because a party does not agree with it. A successful challenge would result in an Inspector having to make the decision again following the correct procedure. This may ultimately lead to the same decision being made.

It is possible for Inspectors to make a 'split' decision, where one part of an appeal is allowed but another part is dismissed.

SUMMARY OF APPEALS IN PERIOD OF 30 JANUARY TO 31 DECEMBER 2016

No. APPEALS PENDING	17
No. APPEAL DECISIONS RECEIVED	27
No. ENFORCEMENT APPEALS LODGED	0
No. ENFORCEMENT APPEAL DECISIONS RECEIVED	2
No. OFFICER DECISIONS ALLOWED	1
No. MEMBER DECISIONS ALLOWED	2

Appeals Dismissed

Site Address:	Gramercy Park, Land at Astoria Drive
Reference Number:	FUL/2015/0503
Description:	Change of use to car rental (Sui Generis) with associated office building, parking and landscaping
Decision Level:	Delegated
Decision:	Refusal on 16 April 2015
Appeal Decision:	<i>Dismissed on 29 January 2016</i>
Costs Decision:	Refused
Site Address:	Gramercy Park, Land at Astoria Drive
Reference Number:	ADV/2015/0541
Description:	Erection of 2 internally illuminated fascia signs and 1

Officer Recommendation:	Serve Enforcement Notice
Decision:	Enforcement Notice issued on 16 December 2015
Appeal Decision:	<i>Enforcement Notice upheld on 25 April 2016</i>
Site Address:	8 Station Avenue
Reference Number:	FUL/2015/2200
Description:	Change of use from retail (A1) to mixed use as café and hot food takeaway (A3 and A5) (retrospective)
Decision Level:	Planning Committee
Officer Recommendation:	Approval
Decision:	Refused on 3 September 2015
Appeal Decision:	<i>Dismissed on 9 May 2016</i>
Site Address:	Clarendon House, Birmingham Road
Reference Number:	FUL/2015/3277
Description:	Erection of extension to existing nursing home
Decision Level:	Delegated
Decision:	Refusal on 23 November 2015
Appeal Decision:	<i>Dismissed on 9 June 2016</i>
Site Address:	3 Thornton Close
Reference Number:	HH/2015/4184
Description:	Erection of two storey side extension, single storey side and rear extension and a front porch
Decision Level:	Delegated
Decision:	Refusal on 29 January 2016
Appeal Decision:	<i>Dismissed on 15 June 2016</i>
Site Address:	Land adjacent to Pickford Green Lane
Reference Number:	OUT/2015/2742
Description:	Outline application for residential development of 4 bungalows with access off Pickford Green Lane (access and layout)
Decision Level:	Delegated
Decision:	Refusal on 16 November 2015
Appeal Decision:	<i>Dismissed on 18 July 2016</i>
Site Address:	Red Lodge, Tamworth Road
Reference Number:	HH/2015/3649
Description:	Erection of a detached garage in front garden
Decision Level:	Delegated
Decision:	Refusal on 10 February 2016
Appeal Decision:	<i>Dismissed on 28 July 2016</i>
Site Address:	1-3 Cameron Close
Reference Number:	FUL/2015/1552
Description:	Erection of a pair of semi-detached houses and a detached garage for No. 3 Cameron Close

Decision Level:	Delegated
Decision:	Refused on 1 October 2015
Appeal Decision:	<i>Dismissed on 29 July 2016</i>
Site Address:	16 Westminster Road
Reference Number:	FUL/2015/3558
Description:	Erection of single storey rear extension to create additional self-contained flat
Decision Level:	Delegated
Decision:	Refusal on 28 January 2016
Appeal Decision:	<i>Dismissed on 2 August 2016</i>
Site Address:	400 Swan Lane
Reference Number:	FUL/2015/4262
Description:	New dwelling in rear garden
Decision Level:	Delegated
Decision:	Refusal on 5 February 2016
Appeal Decision:	<i>Dismissed on 12 August 2016</i>
Site Address:	Green Acre, Ted Pitts Lane
Reference Number:	HH/2016/0802
Description:	Erection of two storey extension and new double garage
Decision Level:	Delegated
Decision:	Refusal on 9 May 2016
Appeal Decision:	<i>Dismissed on 15 August 2016</i>
Site Address:	140 Leamington Road
Reference Number:	ENF/2015/0058
Description:	Appeal against Enforcement Notice in respect of a single storey rear extension
Decision Level:	Planning Committee
Officer Recommendation:	Serve Enforcement Notice
Decision:	Enforcement Notice issued on 11 December 2015
Appeal Decision:	<i>Enforcement Notice Upheld with Variation on 1 September 2016</i>
Site Address:	6 The Firs
Reference Number:	FUL/2016/0680
Description:	Erection of 2 detached 4 bedroomed houses and provision of 4 car parking spaces
Decision Level:	Delegated
Decision:	Refusal on 17 May 2016
Appeal Decision:	<i>Dismissed on 7 October 2016</i>
Site Address:	Brownhill Green United Reform Church, Hawkes Mill Lane
Reference Number:	FUL/2015/3843
Description:	Erection of detached dwelling

Decision Level:	Delegated
Decision:	Refusal on 15 January 2016
Appeal Decision:	<i>Dismissed on 11 October 2016</i>
Site Address:	12 Brill Close
Reference Number:	FUL/2015/4339
Description:	Change of use to house in multiple occupation for 8 occupants and erection of two storey side extension
Decision Level:	Planning Committee
Officer Recommendation:	Approval
Decision:	Refusal on 15 February 2016
Appeal Decision:	<i>Dismissed on 11 October 2016</i>
Site Address:	199 Scots Lane
Reference Number:	HH/2016/1207
Description:	Erection of single storey side extension
Decision Level:	Delegated
Decision:	Refusal on 28 June 2016
Appeal Decision:	<i>Dismissed on 11 October 2016</i>
Site Address:	30 Cromwell Street
Reference Number:	FUL/2015/2850
Description:	Change of use to banqueting and conference facility / function rooms (retrospective) and external alterations
Decision Level:	Planning Committee
Officer Recommendation:	Refusal
Decision:	Refusal on 26 November 2015
Appeal Decision:	<i>Dismissed on 4 November 2016</i>
Site Address:	144 Lockhurst Lane
Reference Number:	FUL/2016/0205
Description:	Change of use to shop including off licence (use class A1) (retrospective)
Decision Level:	Delegated
Decision:	Refusal on 19 February 2016
Appeal Decision:	<i>Dismissed on 4 November 2016</i>
Site Address:	Land adj to 47 Ribble Road and Gosford Community Hub
Reference Number:	FUL/2015/4322
Description:	Erection of 2.5 storey residential development comprising of 10 two bedroomed flats and 3 one bedroomed studios
Decision Level:	Delegated
Decision:	Refusal on 1 April 2016
Appeal Decision:	<i>Dismissed on 6 December 2016</i>
Site Address:	36 Morris Avenue

Reference Number:	HH/2016/1998
Description:	Erection of a two storey side extension and side boundary wall
Decision Level:	Delegated
Decision:	Refusal on 29 September 2016
Appeal Decision:	<i>Dismissed on 12 December 2016</i>

Appeals Allowed

Site Address:	21 Highgrove
Reference Number:	HH/2015/3431
Description:	First floor extension together with 2 dormers above garage
Decision Level:	Delegated
Decision:	Refusal on 27 November 2016
Appeal Decision:	<i>Allowed on 20 June 2016</i>

Summary of Decision

The main issue is the effect of the proposed development on the character and appearance of the area.

The appeal proposal is a first floor side extension to an attached single storey garage with the addition of 2 dormer windows to the west facing roof slope. Planning permission has been granted previously for a first floor side extension with roof lights to provide light to the first floor accommodation. The scale and design of the current proposals are the same as previously other than the addition of the two dormer windows and the appeal focuses on the impact of the proposed dormers.

The dormer windows would result in an increase in bulk and massing of the extension and would alter the visual impact, but the Inspector is satisfied that the overall scale, design and use of matching materials appear appropriate. Given their scale and position low down on the roof slope they would not appear as an over-dominant feature.

The Council's position is that other dormers in the vicinity are original features and not additions to large extensions but there is no distinction in policy in considering if dormer windows are a characteristic feature. On the basis of the evidence and observations, the Inspector is satisfied that the extension incorporating the dormer windows would not result in an adverse impact on the character and appearance of either the host dwelling or the area.

The appeal is allowed with conditions in respect of: time limits; being in accordance with approved drawings; matching materials; and protection of TPO trees (which are adjacent to the site).

Site Address:	Land at 137 Grangemouth Road
Reference Number:	ENF/2015/0057
Description:	Appeal against Enforcement Notice in respect of a single storey rear extension
Decision Level:	Planning Committee
Decision:	Enforcement Notice issued on 11 December 2015
Appeal Decision:	<i>Enforcement Notice quashed and planning permission granted on 31 August 2016</i>

Summary of Decision

This relates to a single storey rear extension to a terraced property. The extension is 5.9m in depth and 3.07-3.1m in height. Prior approval had previously been obtained in relation to a 4.6m projection extension (PA/2014/0163) and subsequently for a 6m projection extension (PA/2014/0571). The extension built does not accord with either approval.

The main issue is the effect of the extension on the living conditions of neighbouring residents. The extension does not comply with the Council's SPG but an alternative requirement of the notice to total demolition, is for modification of the extension so that it accords with PA/2014/0571 which would be 0.2-0.3m lower at eaves and 0.3-0.5m lower in overall height than that which exists.

The Inspector's assessment is based on the fall back position and a comparison between this and the as built development. She considered that given as the depth of extension would be retained as built and that all that is required is a small reduction in eaves height and overall height, this would make no material difference to the impact on neighbouring properties.

The Inspector concluded that the effect of the extension as built on the living conditions of neighbouring residents with regard to light and outlook when compared with the fallback does not result in any additional material harm such that it warrants dismissal of the appeal. In this particular case the material consideration of the fallback outweighs conflict with local policies and the appeal succeeds on ground (a).

Site Address:	36 Cannon Hill Road
Reference Number:	FUL/2015/3420
Description:	Change of use from single dwelling (Use Class C3) to a house in multiple occupation for 8 occupants (Sui Generis) with conversion and forward extension of the existing garage (retrospective)
Decision Level:	Planning Committee
Officer Recommendation:	Approval
Decision:	Refusal on 14 April 2016
Appeal Decision:	<i>Allowed on 19 September 2016</i>

Summary of Decision

The main issue is the effect of the change of use on the character and appearance of the area. 36 Cannon Hill Road is a large detached house within a road of similar

houses. It includes 3 bedrooms, living room and kitchen at ground floor and 5 bedrooms, bathroom and 2-en-suites at first floor. The property was previously used as a dwelling but has been used as a shared house for approximately 5 years.

There was nothing to differentiate No.36 from other properties on the road. At the time of the site visit the area was generally well maintained and houses are set back from the road incorporating car parking. No.36 had 6 dustbins rather than 4 but rubbish was contained within the bins and not overflowing. It is acknowledged that HMO properties can detract from the quality of the area but generally the property was not in such a state to be harmful to the overall character of the area. The Inspector appreciated that the pattern of behaviour within a house in multiple accommodation would be different to that associated with a family house but that the house could be occupied by 6 people without the need for planning permission and a further 2 people would not significantly alter the character of occupation.

She noted there was no indication that there are other similar properties in the street and therefore allowing appeal would not have a cumulative impact. For these reasons she considered that the proposal would not be harmful to the character and appearance of the area.

It was acknowledged that HMO's can sometimes have a disruptive effect and regard was had to another decision where an inspector found that the use of a property for 8 people would cause noise and disturbance to a neighbouring property but this was a semi-detached house. In this instance the Inspector was not persuaded that the additional noise and disturbance from occupation by 8 people would be greater than occupation as a 6 person HMO.

A small extension was proposed but it was not considered that the privacy of surrounding properties would be compromised. The issue of highway safety was raised and considered. Although the parking layout demonstrates that 6 cars could be accommodated, the layout appears convoluted and is unlikely to operate effectively in practice. She considered only 3 space would be provided in reality but as the site is close to the University of Warwick and bus routes to the city centre it was reasonable that a proportion of the tenants will not need access to a car.

On-street parking is unrestricted and she saw no evidence that this was under pressure. She noted there is primary school north of the appeal site and therefore considered it would be busier for periods of the day at drop off and pick up times, but concluded that the proposal would not impact on over and above that of a dwellinghouse. Concerns were raised that allowing a HMO would set an undesirable precedent but she contends that applications for HMO's have to be assessed on their own merits. The inspector was satisfied that her findings in relation to the character and appearance of the area would not set an undesirable precedent for future HMO's.

The Council requested a condition requiring that the development be in accordance with the approved drawings, but the Inspector considered it more useful to restrict the number of residents as also suggested by the Council.

The Inspector recognised that the proposal had attracted significant local opposition but this in itself is not a reasonable ground for resisting development. To carry significant weight, opposition should be founded on valid planning reasons and supported by substantial evidence and having taken into account the submitted representations and all evidence before her, the Inspector was not persuaded that the objections raised outweighed her findings in relation to the main issues and concluded that the appeal should be allowed.

Site Address:	Land off Wood Hill Rise
Reference Number:	FUL/2015/3752
Description:	Erection of four dwellings with associated parking
Decision Level:	Delegated
Decision:	Refusal on 13 April 2016
Appeal Decision:	<i>Allowed on 11 October 2016</i>

Summary of Decision

The main issue is the effect on the character and appearance of the area.

The area is characterised by a variety of age and style of buildings although the majority of dwellings on Wood Hill Rise are modern, semi-detached houses of simple design. The regular plot width and set back from the highway gives a consistent rhythm to the character and appearance of Woodhill Rise.

The appeal site forms part of the gardens of properties on Holbrook Lane. The proposal is for 4 detached dwellings located at the western end of one of the spurs of Wood Hill Rise which would be served by and front an access drive that would be at 90 degrees to Wood Hill rise.

The Inspector considered the dimensions and shapes of the proposed plots would be comparable with other properties on Wood Hill Rise and dwellings would have design details and materials compatible with the immediate vicinity.

It was considered that the juxtaposition of the front elevation of plot 4 to the flank wall of No.15 was not repeated in the immediate vicinity, but there are other examples of rear elevations of dwellings facing flank walls. The Inspector noted that the council did not state that the living conditions of future occupiers would be harmed by this juxtaposition and therefore saw no reason to take a contrary view. The Inspector considered that “the appeal proposal would be compatible with the established pattern and grain of the area and as such would not be an overdevelopment of the site. In conclusion the proposed development would not harm the character and appearance of the area. As such it would comply with policies H12 and BE2 of the CDP 2001.

Reference was made to the planning history of the site and previous applications that were refused at appeal. The full details of these were not considered, but the Inspector determined the appeal on its own merits.

The appeal was allowed with 12 conditions, which covered matters relating to the following: time limit; development to be carried out in accordance with approved

plans; boiler emissions; provision of electric vehicle charging points; materials details; car parking provision; drainage details; construction method statement; restriction on windows; contamination; ecology; and tree protection matters.

Site Address:	12 Spon Street
Reference Number:	LB/2015/4119
Description:	Installation of new mechanical ventilation duct protruding through the pitched roof to the rear wing and installation of fresh air vents through existing ground floor boarded windows to side elevation
Decision Level:	Planning Committee
Officer Recommendation:	Refusal
Decision:	Refusal on 11 February 2016
Appeal Decision:	<i>Dismissed in part and allowed in part on 21 October 2016</i>

Summary of Decision

The appeal is retrospective as the works were undertaken following a fire. The main issue in this case is whether the works preserve the special architectural or historic interest of the Grade II listed building, and whether they preserve or enhance the character or appearance of the conservation Area.

No.12 is a 26th Century timber framed property with tiled roof. The age of the property, its medieval timber frame, prominence of the building's façade in the street scene and its wider association with Spon Street and surrounding historic buildings area all important parts of the building's special interest and significance.

The Inspector notes the ventilation duct is situated on the pitched roof of the rear wing and protrudes through the roof with a square timber weather apron. The configuration, size, and colour of the flue all combine to create a stark and obtrusive design at odds with the tiled roof and age of the building.

Due to surrounding buildings, public viewpoints of the duct are limited but a more distinct view of the duct can be seen from the IKEA car park to the south where it can be easily seen amongst the roofscape as the colour makes the duct stand out against the red tiled roofs of the rear wing and building. The distinctive shape of the flue adds to the incongruous appearance of the duct and attracts attention to its detrimental impact on the appearance and character of the listed building. The Inspector considers that the proposal would result in harm being caused to the significance of this listed building and to the appearance of the Conservation Area.

The Inspector notes that the air vents are placed within some boarded up windows on the side. They are not visible and painted black to match the board. The council raise no objections to these and the Inspector considers that the vents cause no harm to the listed building or the wider conservation area.

The Inspector concludes that "the duct causes harm to the significance of the listed building and does not preserve the character and appearance of the Spon Street

conservation Area. The flue is contrary to Policy BE11 of the CDP and to the Framework.”

The appeal is dismissed insofar as it relates to replace former mechanical ventilation duct protruding through pitched roof to rear wing with larger duct to comply with building regulations (sprayed black).

The appeal is allowed insofar as it relates to the remainder of the application for fresh air vents through existing ground floor boarded windows to side elevation (sprayed black).

SUMMARY OF APPEALS IN PERIOD OF 1 JANUARY TO 31 MARCH 2017

No. APPEALS PENDING	2
No. APPEAL DECISIONS RECEIVED	16
No. ENFORCEMENT APPEALS LODGED	2
No. ENFORCEMENT APPEAL DECISIONS RECEIVED	1
No. OFFICER DECISIONS ALLOWED	4
No. MEMBER DECISIONS ALLOWED	0

Site Address:	105 Momus Boulevard
Reference Number:	HH/2016/1653
Description:	Erection of a single storey side and rear extension
Decision Level:	Delegated
Decision:	Refusal on 10 August 2016
Appeal Decision:	<i>Dismissed on 4 January 2017</i>

Summary of Decision

The main issue is the effect of the proposal on the living condition of the occupiers of the adjacent property at No.103 Momus Boulevard with regard to light and their outlook.

The proposal is to remove the existing single storey rear extension and replace it with a larger extension stretching the full width of the plot. It would abut an extension at No.107 and would be comparable in depth to an extension at No.103.

There are patio doors on the rear elevation of the original house at 103 and the extension would exceed a 45degree line drawn from these doors and 3.3m which is the criteria set out in the SPG. Although the guidance dates from 2003 the Inspector considers it reasonable and a material consideration.

The extension would have an asymmetrical roof with an eaves height of 2m similar to the existing boundary. Whilst the amount of sunlight received by the patio doors at 103 would not be significantly effected, the extension would be clearly visible and would appear prominent to the extent that it would adversely affect the outlook. When seen in combination with the existing extension at No.103 the extension would also create tunnelling and a sense of enclosure which would harmfully effect the outlook.

The Inspector concludes, “the extension would adversely affect the outlook from the patio doors in the rear elevation of No.103 and as such the living condition of the occupiers of this property would be harmed...[in] conflict with Policy H4 of the CDP.

Site Address:	95 Kenilworth Road
Reference Number:	HH/2016/1921
Description:	Erection of double garage
Decision Level:	Delegated
Decision:	Refusal on 15 September 2016
Appeal Decision:	<i>Allowed on 5 January 2017</i>

Summary of Decision

The main issue is the effect of the proposed development on the character and appearance of the area, including whether or not it would preserve or enhance the character or appearance of the Kenilworth Road Conservation Area.

The Conservation Area has a spacious, landscaped and bosky appearance. The proposed garage would be attached to an existing outbuilding and would broadly reflect its style and form. The garage would be slightly smaller than the existing outbuilding and although it would have a significant footprint, it would be much smaller than the host dwelling and subservient to it.

The Inspector noted the dwelling sits on a large plot and would be well screened from Kenilworth Road by trees. Although it would be seen from the road in view of its limited height and set back it would not be prominent and glimpsed views would be similar to partially concealed views of other buildings. The Inspector does not agree that the garage would appear as a substantial building separated from the host dwelling and considers it would not significantly intensify the built form on the site.

There was concern that the scheme would have the potential to damage trees, but it is set in from the boundary and woodland trees are some distance away as such the Inspector is satisfied that proposal would not impact on landscape features.

The Inspector is satisfied that the proposals would not conflict with Policies BE2 and BE9 of the CDP and concludes that the appeal should succeed.

Condition are imposed relating to: Time limit on the permission; development to be in accordance with the approved plans; and materials to match the existing.

Site Address:	Greyhound Gun Club, Sutton Stop
Reference Number:	FUL/2016/0743
Description:	Retention of 2 caravans associated with Greyhound gun Club
Decision Level:	Delegated
Decision:	Refusal on 5 August 2016
Appeal Decision:	<i>Dismissed on 23 January 2017</i>

Summary of Decision

The main issues are: whether the stationing of the caravans would constitute inappropriate development in the Green Belt; the effect of the development on the openness of the Green Belt; the effect of the development on the character and appearance of the Hawkesbury Junction Conservation Area; and if the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

Para. 87 of the NPPF states that inappropriate development is by definition harmful to the green belt and should not be approved except in very special circumstances. Para. 89 indicates that the construction of new buildings in the green belt is inappropriate. Policy GE6 of the CDP is compatible with this.

The appellant argued that the 2 caravans are needed in association with the gun club, which the council considers to be an outdoor sport and recreation facility. One of the caravans is being used for living accommodation and the other as an office. A caravan is not a building for planning purposes but the development involves a change in the use of the land on which they are sited. The siting of the caravans in this location would amount to inappropriate development within the green belt and the Inspector attached substantial weight to the harm arising due to the inappropriate nature of the development in this location.

The appeal site is located in the north-west corner of the gun club site. Whilst the scale is modest, the siting of the caravans in this location where they did not exist previously reduces the openness of the green belt but only to a limited degree and the Inspector concluded they would have a small degree of harm on the openness of the green belt.

The appeal site is located adjacent to the conservation Area and the caravans would be located in the open gap between the adjacent properties, canal and the open countryside. The Inspector considered the stationing of the caravans including pressure to add other structures, compromises the sense of space and openness in the area and this is exacerbated by the appeal sites prominent position which is visible from a number of public vantage points along the canal. This would result in incongruous and out of keeping additions that would adversely harm the open rural character and appearance and the setting of the conservation area. Whilst the harm is less than substantial the Inspector concludes that the caravans would not preserve or enhance the character and appearance of the conservation area and would conflict with Policies BE2 and BE9 of the CDP.

The Inspector noted the appellant's arguments that the caravans would not harm the visual amenity of the open area due to screening provided by the boundary fencing and vegetation and that the facilities are used by people staying for competitions. It is accepted that there are security benefits from having a day and night presence at the site but overall the evidence does not show that the gun club could not operate without the caravans and limited weight is attached to these matters.

The Inspector concludes that the development would amount to inappropriate development and that substantial weight should be given to any harm to the Green Belt. "Having considered all of the matters raised in support of the development, I conclude that collectively they do not outweigh the totality of the harm I have identified in relation to the Green Belt. Accordingly, very special circumstances do not exist and the development would be contrary to policy GE6 of the CDP and the NPPF.

Site Address:	9 Queen Isabels Avenue
Reference Number:	HH/2016/0962
Description:	Conversion of garage to living accommodation ancillary to the main dwelling and erection of two storey side and rear extension, single storey rear extension and front and side canopies (retrospective)
Decision Level:	Delegated
Decision:	Refusal on 26 August 2016
Appeal Decision:	<i>Allowed on 23 January 2017</i>

Summary of Decision

Planning permission was granted in 2013 for a two storey side extension and rear extensions, a single storey rear extension and an extension to the garage, but the work that has been carried out does not accord with the plans. An enforcement notice was served in 2016 which alleged the unauthorised conversion of the dwelling to two self-contained flats, the unauthorised erection of an independent self-contained dwelling and unauthorised walls, railings and porches/canopies. The scheme is dealt with on the basis of the retention of the existing built development.

The main issues are the effect of the development on: the safety and convenience of users of the public highway, with particular regard to the availability of car parking; and the character and appearance of the host property and the area.

The Council maintain that the conversion of the former garage has resulted in inadequate off-road parking to serve the property and has intensified for demand for parking on nearby streets.

The Inspector notes many residential properties in nearby streets such as Lichfield Road and Galeys Road do not have off-road parking and there was a significant amount of on-road parking. As a result of the development, No.9 no longer has a garage for off-road parking and there is a reduced distance between the building and the pavement, but there is still sufficient area for 1-2 off-road spaces.

Whilst there are undoubtedly parking pressures in the local area, the Inspector was not persuaded that the scheme generates significantly greater demand for parking than the approved scheme and there is no substantive evidence that it has resulted in significant highway safety issues. The Inspector does not consider that the proposals would conflict with Policies AM19 and Am22 of the CDP.

With regard to character and appearance, the SPG sets out in general terms that development, including porches, should be in keeping with the character of the

area. The Inspector observed where there are porches or boundary treatment in the area, there is a variety of styles and form.

The Inspector noted the canopies at No.9 are modest structures compared to the remainder of the dwelling and their open form and monopitch roof limits their mass on the street scene. The canopies are complete and there is no objection to other extensions to the dwelling. With regard to boundary treatment, there is no distinctive quality or theme. The wall at No.9 has a modest height and there are open metal railing which allow views into the site. For these reasons the Inspector considers that the development does not conflict with policies H4 or BE2 of the CDP and accords with the NPPF.

Whilst the Inspector has considered the requirements of the Enforcement Notice, the scheme has been considered on its merits. Concerns have been raised that the property will not be converted back into a single dwelling, but this scheme is not for the creation of independent units of accommodation. The scheme has been considered on the basis of its use as a single dwelling and not as 3 separate unauthorised properties.

The Inspector concludes that “the development has not resulted in significant harm to the safety and convenience of highways users, and respects the character and appearance of the area. With the exception of the canopies, I understand that the extensions to the main dwelling are not significantly different from those in the planning permission. Notwithstanding concerns regarding the appellant’s intention to use the property as more than a single dwelling, I have dealt with the scheme before me on its merits, and on the basis of the submitted evidence, and have found that it does not conflict with the development plan.”

The appeal is allowed with conditions relating to: conformity with approved plans; accommodation within the annexe to be used ancillary to the main property; and parking to the front of the ancillary accommodation shall remain available for use.

Site Address:	5 Armorial Road
Reference Number:	HH/2016/2173
Description:	Erection of two storey side and rear extension including increasing the roof height
Decision Level:	Delegated
Decision:	Refusal on 25 October 2016
Appeal Decision:	<i>Allowed on 2 February 2017</i>

Summary of Decision

The main issue is the effect of the proposed development on the character and appearance of the surrounding area, in particular the street scene.

The appeal property is a two storey detached dwelling situated at the corner of Armorial Road and Leamington Road. The surrounding area is predominantly residential comprising mainly detached dwellings. There is a more open and spacious character on Leamington Road compared to Armorial Road.

The proposed development includes alterations which would result in a detached dwelling with larger footprint and higher roof ridge. The councils SPG includes general guidance but recognises that each site is unique and should be determined on its own merits.

The Inspector notes in this case a side extension less than half the width of the property is proposed and a 2m minimum distance to Armorial Road and extension would be retained. Whilst closer to the footway than dwellings on Armorial Road, the separation distance to No.7 from the retained rear garden would maintain a spacious character for the street scene along this road and would not conflict with the SPG.

The Inspector considers the rear extension would be noticeable from Armorial Road but would not project materially further into the garden than the rear elevations of other adjacent properties fronting Leamington Road. The increased height of the roof would not be taller than other dwellings fronting Leamington Road. The proposed increase in bulk and width would not be of a scale out of character with neighbouring dwellings or a loss of the spacious appearance of the street scene along Leamington Road. The enlarged dwelling would still fit comfortably within its plot and not result in cramped development.

The Inspector concludes that “by reason of massing, siting and design, the appeal scheme would not result in an overly dominant or discordant feature within either street scene. The assimilation of the development into the streetscene along both roads would be assisted by the use of matching materials.....[and] it is concluded that the proposed development would not cause unacceptable harm to the character and appearance of the surrounding area, in particular the street scene, and, as such, it would not conflict with Policies H4 and BE2 of the CDP.

Conditions are imposed relating to; time limits for development; conformity with approved plans; and requirement to use matching materials.

Site Address:	177 Wyken Croft
Reference Number:	OUT/2016/1106
Description:	Residential dwelling (access and layout) (revised submission)
Decision Level:	Delegated
Decision:	Refusal on 7 July 2016
Appeal Decision:	<i>Dismissed on 2 February 2017</i>

Summary of Decision

The main issue is the effect of the proposal on the character and appearance of the area.

The proposed dwelling would be attached to the side of No.177, which is in a row of 8 evenly arranged, similarly sized semi-detached houses. No.177 is a corner plot on the junction with Armscott Road and its side garden is open with mature trees which contributes to the pleasant open set-back of the housing around and to the west of the junction which is generally built to a tight grain.

The Inspector notes although the proposed dwelling would be only slightly wider than a two storey side extension already permitted, and a significant grassed area to the side would remain, the scheme would erode the open setting of the housing around this prominent corner site and create a short terrace giving an unbalanced appearance.

The Inspector concludes that the proposal would be visually incongruous and materially harm the open character and satisfyingly coherent appearance of the streetscene within this residential area and the resulting development would be contrary to the aims of Policy BE2 of the CDP. It would also conflict with Policy H4 which requires extensions and alterations to respect the local character of the area and Policy H12 which seeks a high standard of design for new housing, recognising the relationships between buildings and spaces.

Site Address:	12 South Avenue
Reference Number:	FUL/2016/0974
Description:	Removal of existing garage and the erection of new two storey dwelling with associated access and landscaping works
Decision Level:	Delegated
Decision:	Refusal on 31 May 2016
Appeal Decision:	<i>Dismissed on 8 February 2017</i>

Summary of Decision

The main issues are the effect of the proposal on the character and appearance of the Stoke Green Conservation Area including the trees within it, and the effect of the proposal on protected species.

Stoke Park is mostly large detached houses on spacious plots including the appeal site, with a large proportion dating from the 19th Century, but with a number from different periods including a modern 20th Century house at No.10. The design of the dwelling would be of a scale and height not uncommon in the area and the Inspector did not consider the design would make the house appear incongruous.

The dwelling would be built in the side garden which is large and lends a degree of spaciousness. This spaciousness whilst not particularly noticeable in the South Avenue street scene, is conspicuous from Binley Road. This part of Binley Road is characterised by the openness of the verges alongside the road and the large gardens of the properties in South Avenue and only sporadically interrupted by a few dwellings that address Binley Road. The Inspector recognised that both the retained and proposed dwelling would have reasonably large plots but still considered that the development would diminish the undeveloped and open character of the Binley Road street scene.

The proposal would also involve removal of almost all the trees on the boundary with No.16. These are not visible from South Avenue but are prominent in the Binley Road street scene and the Inspector considered they make an important verdant contribution to its character and appearance. The tree survey submitted

with the application categorised these trees as high quality for their landscape value and the Inspector states that “the loss of these trees would have a significantly adverse effect on the character and appearance of the street scene and would add to the harm to the Stoke Green Conservation Area resulting from the proposal.”

The Inspector considered that as a result of the loss of openness and the loss of the mature trees, the development would fail to preserve or enhance the character and appearance of the Conservation Area and consequently would not accord with Policies BE2, H9, BE9, GE14 and GE15 of the CDP and would be contrary to the advice in the NPPF.

However, his view was that the harm to the significance of the Conservation Area would be less than substantial and consideration should be given to any public benefits of the proposal. He considered that the benefits would be limited from replacement of the garage and the limited addition to the housing supply and concluded that these benefits would not outweigh the harm to the character and appearance of the Conservation Area.

Site Address:	69-71 Hearsall Lane
Reference Number:	FUL/2016/1859
Description:	Rebuild of existing commercial building to form 5 number student flats with 28 bedrooms for up to 32 occupiers
Decision Level:	Delegated
Decision:	Refusal on 3 October 2016
Appeal Decision:	<i>Allowed on 17 February 2017</i>

Summary of Decision

The main issues are whether acceptable living conditions would be provided for future occupiers with particular regard to outlook and the effect of the proposal on the character and appearance of the area.

The block of student flats would replace a commercial building and maintain the terraced nature of the street. Housing to the rear is at a higher level so the proposal includes a 5m high retaining wall along the rear boundary some 4m from the rear windows. In the Inspectors view the SPG standards are more appropriate to suburban housing layouts than student flats. A communal area would be provided with the retaining wall planted as a living surface and in view of the southerly aspect the Inspector concluded the sunlight and daylight the open space would provide coupled with the view of greenery on the wall would offer acceptable living conditions for future occupiers and would comply with Policy H9 of the CDP.

With regard to character and appearance, the proposal maintains the building line and terraced form of adjacent buildings and provides a stepped reduction in roof height providing a transition between the existing 3-storey flats and 2-storey housing on either side of the appeal site. The Inspector did not consider that the lowered eaves level and drop in roof height would appear awkward or unbalanced and considered that the bays and doors on the front elevation would fit acceptably

with the adjacent terrace. The Inspector concluded that the design, scale and massing of the scheme would enhance the townscape and provide a high standard of design appropriate to the street scene and in accordance with Policies H9, H12 and BE2 of the CDP.

Conditions are imposed relating to; time limits for development, drawing numbers, requirement for obscure glazing of certain windows, provision of cycle parking, no occupation until the planted wall is provided, requirement for site investigation and for sound attenuation measures to be provided.

Site Address:	Malcolms Stores 73 Elm Tree Avenue
Reference Number:	FUL/2016/0268
Description:	Installation of an ATM (retrospective application)
Decision Level:	Delegated
Decision:	Refusal on 25 May 2016
Appeal Decision:	<i>Allowed on 1 March 2017</i>

Summary of Decision

The main issue is the effect of the development on the character and appearance of the area with particular reference to the street scene.

The ATM is within a secure retaining structure painted white, near the boundary between the forecourt of the local convenience store and the adjacent semi-detached dwelling, also adjacent to an 'Amazon' box and small evergreen tree.

The Inspector considers that from most vantage points the ATM looks to be a logical and not unsightly addition to the street scene, but viewed from Elm Tree Avenue the stark white rear elevations are more incongruously conspicuous than is aesthetically acceptable at the boundary between the residential part of the street and the more commercial area at the cross roads. He considers that the visual intrusion is exacerbated by the low maintenance approach to the front garden of No.71 and the lack of obvious and comprehensive physical distinction.

The applicant confirmed that the adjacent tree is in their control and volunteered additional landscaping to soften the impact of the ATM housing.

The Inspector concluded that in the absence of such a scheme he would concur with the Council's view that there would be harmful conflict with Policy BE2 of the CDP, but the appellant's assurances that a scheme to screen the western and northern elevations could be secured by a condition which would be enforceable. The Inspector allowed the appeal conditional upon the submission and approval of a scheme which would secure the retention of the existing tree as he considered that this would contribute importantly to achieving the necessary mitigation of the otherwise harmful and incongruous appearance of the ATM housing.

Site Address:	Clay Lane Farm Clay Lane
Reference Number:	LDC/2016/0824
Description:	Lawful development certificate for the use of building as an agricultural barn
Decision Level:	Delegated
Decision:	Refusal on 3 March 2016
Appeal Decision:	<i>Dismissed on 6 March 2017</i>

Summary of Decision

The appeal relates to a pitched roof building at the road frontage end of a group of agricultural buildings at Clay Lane Farm. It has an unusual history; a 2 storey building erected in the same position as the current building was the subject of enforcement action and a subsequent failed appeal in 2003. The building was demolished but the requirement to remove the materials was not met with the intact roof having been left on site as reported in the council's appeals' monitor. New walls were erected and the old roof fitted on top and the appellant argued that the building had been in agricultural use since 2006.

The Inspector was not persuaded that the building had gained a lawful use and concluded that the appeal building had most likely been erected in an unfinished form between 2013 and 2015. He agreed with the Council's suggestion that the 2001 to 2013 aerial photographs showed the 2003 appeal buildings roof placed on the ground and not on the top of the present appeal building or the rotation of the position of the roof could not be explained. Planning permission had been granted in 2006 for the erection of a hay store and calving pens but pre-commencement conditions had not been discharged and in the Inspector's view there was therefore, no permission.

It was not shown that on the balance of probability the agricultural use of the appeal building had started more than 10 years before the date of the application and the Inspector noted that as well as his serious doubts as to whether the structure was lawful, Council Officers who had visited the site in 2015 and 2016 had noted that the building was being used for the storage of building materials and not for agricultural purposes. The Inspector concluded that there was scant evidence to show that the Council's refusal to issue a certificate of lawful development was unsound.

Site Address:	244 Birmingham Road
Reference Number:	FUL/2016/0357
Description:	Change of use to mixed use of vehicle repair garage / car sales and storage (retrospective)
Decision Level:	Delegated
Decision:	Refusal on 28 April 2016
Appeal Decision:	<i>Dismissed on 15 March 2017</i>

Summary of Decision

The main issues are the effect of the proposal on highway safety and on the living conditions of adjoining occupants with particular reference to disturbance.

The appeal site is a vehicle repair and recovery garage located in a predominantly residential area. The site entrance is opposite the junction of Birmingham Road with Bexfield Close and to the immediate south is a doctor's surgery and bus stops.

The Inspector observed that this section of Birmingham Road is busy and that vehicles tend to park partly on the pavement close to the site. The Council referred to a dismissed appeal from 1996 which sought permission for use of part of the site for motor vehicle sale and display where the Inspector identified harm to highway safety. The current Inspector recognised that there had been no significant changes to the area since the previous appeal. It was put to the Inspector that the scale of the business had reduced since the 1996 appeal and the appellant offered to cease use of the breakdown and recovery aspect of the business and was willing to accept a condition limiting the amount of vehicles stored for sale at the site, but the Inspector was not satisfied that this could be realistically restricted.

The Inspector considered that the size limitation of the site and lack of mechanism to restrict use would increase dependency on the surrounding highway network for overflow parking and the concerns expressed by the previous Inspector remained valid despite the fact that the highway authority raised no objection and concluded that the proposal would have a harmful effect on highway safety, contrary to Policy AM22 of the CDP.

With regard to impact on living conditions, residential frontages run parallel to Birmingham Road and commonly contain windows serving habitable rooms. The Inspector was of the opinion that the number of vehicles parking on street would be likely to increase and in the absence of mechanisms to control the intensity of activity at the site and the limited road restrictions in the immediate vicinity, the proposal could result in further levels of disturbance to neighbouring occupiers. The Inspector concluded that the proposals would have a harmful effect on the living conditions of adjoining neighbouring occupants with particular reference to disturbance and would be contrary to Policy OS6 of the CDP and the NPPF.

Site Address:	28 Stivichall Croft
Reference Number:	OUT/2016/2127
Description:	Outline application including access with all other matters reserved for the demolition of No.28 Stivichall Croft and development of 4 No. 2.5 storey houses
Decision Level:	Delegated
Decision:	Refusal on 17 October 2016
Appeal Decision:	<i>Dismissed on 16 March 2017</i>

Summary of Decision

The main issue is the effect of the proposed development on the character and appearance of the area, including its effect upon protected trees.

The site is in a residential area with large, primarily detached properties with hipped roofs on both sides of the road. Houses are set back within reasonably large plots and substantial areas of mature landscaping add to the character of the area.

The Inspector notes that No.28 is a little different, being a large house set back substantially within its plot which is considerably larger than those surrounding. The building line is replicated by No.26 and No.24 and when viewed together the Inspector considers that the considerable landscaping to their frontages provide a break to the rhythm of the street scene which adds to the spacious and peaceful character of the area.

A recent TPO has been imposed on two of the trees within the site. The proposal seeks to demolish No.28 and construct 4 x 2.5 storey properties within the site with an indicative layout showing 2 properties following the building line set by 38-28a at the front and 2 properties following the building line of 28b-24 at the rear. Such a proposal would involve removing much of the boundary wall along with a proportion of the mature landscaping and in the Inspector's view this would reduce the positive effect that the lengthy current wall has on the character of the area and the replacement planting would take time to establish.

Although scale is a reserved matter, the description refers to 2.5 storey houses and in the Inspector's view, this would appear out of place within the area which is characterised by 2 storey houses. The plot sizes of 2&3 in the indicative layout were considered by the Inspector to have potentially smaller areas more indicative to No.28b, but he considered this to be something of an anomaly in the area.

The root protection area of the protected trees would potentially limit the areas of the site where development can take place. The appellant argued that these trees could be moved and repositioned and the Inspector did not doubt that this could potentially be achieved, but considered that this issue would lead to further pressure on the land within the site available for development purposes.

The Inspector concluded that the proposed quantum of development for the site would appear cramped and wedged in and consequently out of character with the surrounding spacious area and whilst the development could be sited to avoid any adverse effect on the protected trees, this would increase the harm that the proposal would have on the character of the area, contrary to Policies BE2 and H12 of the CDP.

Site Address:	79 Baginton Road
Reference Number:	HH/2016/2188
Description:	Erection of rear and side single storey and porch extension
Decision Level:	Delegated
Decision:	Refusal on 7 November 2016
Appeal Decision:	<i>Allowed on 21 March 2017</i>

Summary of Decision

The Inspector notes that the reason for refusal refers only to the rear extension and concentrates on this aspect only and that the main issue in the determination of the

appeal is the effect of the proposed rear extension on the living conditions of 81 Baginton Road.

The Inspector refers to the SPG which sets out that a single storey rear extension should not exceed 3.3m or impinge on an imaginary 45 degree sightline from the middle of the neighbours, whichever is the greatest depth. She notes that the extension would be greater than 3.3m in depth but the 45 degree line from the window at no.81 clips only the very outer extremity of the extension corner.

The Inspector considers this minor infringement would have a negligible impact on living conditions in view of the orientation and flat roofed design which would not be oppressively high. She concludes that the scheme would not have a serious effect on the living conditions of No.81 and that the problems of un-neighbourliness that the SPG seeks to avoid would not occur in the circumstances of this case, it is difficult to justify precise compliance with the 45 degree limit and that the terms of Policies H4 and BE2 of the CDP would be met.

Site Address:	128 Broad Street
Reference Number:	FUL/2016/0558
Description:	Change of use to car sales and the installation of cabin
Decision Level:	Delegated
Decision:	Refusal on 21 April 2016
Appeal Decision:	<i>Dismissed on 21 March 2017</i>

Summary of Decision

The main issues are the effect of the proposal on the character and appearance of the surrounding area and the living conditions of surrounding occupants with reference to noise disturbance.

The site is an overgrown area of land surrounded by residential use to the north and south and Foleshill library to the east, which is a locally listed building. The Inspector noted the commercial use and appearance of the area to the south west of the site but considered a built up and ordered character prevailed in the immediate vicinity of the site.

The Inspector agreed that the sites overgrown state detracts from the character of the area, but did not consider this factor to be sufficient justification for a poorly designed scheme that would introduce a large area of hardstanding, expanse of vehicles and a temporary cabin to a site with a roadside frontage. He considered that the proposal would appear incongruous when viewed next to adjacent buildings and would harm the built up and ordered character of the sites immediate surroundings, concluding that the proposal would have a harmful effect on the character and appearance of the surrounding area contrary to Policy BE2 of the CDP.

Looking at living conditions, the Inspector noted that residential use to the south comprised a number of terraced properties at Trafalgar Mews, which unlike properties in the wider area are set away from nearby main roads such as Broad Street. On his site visit he noted that Broad Street is a busy road generating

vehicular noise but nonetheless considered the proposal could add to existing noise levels, particularly impacting on those residents in Trafalgar Mews that enjoy a comparatively quieter environment.

In the absence of a noise survey, there was an objection to the proposals from Environmental Protection. In the Inspector's view this was a matter which in the absence of evidence to the contrary could effect whether the principle of the proposed use is acceptable and on the basis of the evidence before him he could not rule out the possibility that the proposal would be harmful to the living conditions of surrounding occupants contrary to Policy EM5 of the CDP.

Benefits were put forward in support of the appeal, including the support of employment and the efficient use of the land but the Inspector did not consider that the modest benefits of these would outweigh the harm identified.

Site Address:	114 Hawkesmill Lane
Reference Number:	FUL/2016/2122
Description:	Demolition of existing garage and stores and erection of new dwelling with associated curtilage and parking area
Decision Level:	Delegated
Decision:	Refusal on 25 October 2016
Appeal Decision:	<i>Dismissed on 23 March 2017</i>

Summary of Decision

The main issues are the effect of the proposal on the character of the area and the effect on the living conditions of the occupiers of No.130 Hawkesmill Lane, with particular regard to daylight and outlook.

The site lies on Hawkesmill Lane where residential development lies on both sides of the road, typically with 2 storey semi-detached dwellings on the southern side of the street and bungalows on the northern side, with a fairly rigid building line on both sides.

The Inspector notes that the appeal site lies towards the junction with Browns Lane where the character of the northern side is a little different with some two storey dwellings within the block, but nevertheless the spacing between the properties remains generous.

The proposal would demolish a flat roofed garage building to the side of No.114 and construct a 2 storey dwelling with gabled frontage. The site lies between No.130 (a large dormer bungalow) and No.112 (a substantial 2 storey property). The Inspector considers that the site together with No.114 (a pyramidal roofed bungalow) allows views above the structures that contribute to the spacious feel of the area. He notes that No.114 has consent for alterations to its roof line and the proposed new dwelling would follow this roof line pattern with a front gable ridge on a similar line to that consented at No.114 and that due to the consistency in the heights, the roof line of the proposal would not appear out of place in the street scene.

However, he concludes that when combined with the proximity of the proposal to No.130 and No.114, the massing and overall size of the proposal would appear crammed in to the street scene and that the development would remove an area within the street scene that by virtue of its current low key single flat roof nature contributes to the spacious character of the area and replacing it with a two storey building would substantially and adversely harm the character of the area, contrary to Policies BE2 and H12 of the CDP.

Looking at the impact on the living conditions of neighbours, the Inspector notes that there are 3 windows in the side of No130 and it is not clear from the evidence what rooms these serve. None of them are obscure glazed and set at quite a high level. One serves a lounge which has a large bay window to the front and two serve a bedroom which has large bi-fold doors that open into a sun room at the rear. The two side windows that serve this room would be some 5.7m from the closest elevation of the proposal and the Inspector concludes that given the size, location and other factors, such as existing landscaping and the particular details of the rooms which the windows serve, the proposal would not have a significant adverse effect on the living conditions of the residents of No.130 with regard to daylight and outlook.

PLANNING APPEAL PROGRESS REPORT – SUMMARY TABLE

CURRENT APPEALS LODGED

Application Reference & Site Address	Case Officer	Type	Appellant	Proposal	Progress & Dates
FUL/2016/0822 <i>Land at Grange Farm off Grange Road</i>	<i>Nigel Smith</i>	Public Inquiry	Westleigh Partnerships Ltd	Demolition of farm outbuildings and construction of 107 dwellings and associated access road and creation of pedestrian / cycle link to the canal towpath	Lodged date: 01/06/2016 Start date: 18/08/2016 Questionnaire: 01/09/2016 Statement sent: 10/01/2017 Proof of Evidence: 14/02/2017 Public Inquiry: 14/03/2017 - 17/03/2017
S73/2016/0411 <i>Land at Beake Avenue</i>	<i>Nigel Smith</i>	Written Representations	Mr Birchley Taylor Wimpey (Midlands) Limited	Removal of condition 16 subsections (ii) and (iii) - relating to noise mitigation measures - imposed upon planning permission OUT/2013/0012 for residential development	Lodged date: 29/06/2016 Start date: 13/02/2017 Questionnaire: 16/02/2017 Statement sent: 20/03/2017
S73/2016/1612 <i>98 Moseley Avenue</i>	<i>Nigel Smith</i>	Written Representations	Mr Rahal	Variation of condition 2 - to amend opening hours to 0900 - 0200 hours everyday - imposed upon permission FUL/2014/3794 for change of use to hot food takeaway	Lodged date: 25/08/2016 Start date: 24/03/2017 Questionnaire/Statement: 28/03/2017
FUL/2016/2086 <i>38 Upper Precinct</i>	<i>Rebecca Grant</i>	Written Representations	Mrs Mather JD Plc	New shopfront glazing/entrance.	Lodged date: 05/11/2016 Start date: 17/02/2017 Questionnaire/Statement: 21/02/2017
HH/2016/1205 <i>24 Fairlands Park</i>	<i>Robert Penlington</i>	Written Representations	Mr & Mrs SINGH SAPRA	Single storey rear extension.	Lodged date: 15/11/2016 Awaiting start date
HH/2016/1498 <i>43 Cornelius Street</i> AND APPEAL AGAINST ENFORCEMENT NOTICE	<i>Shamim Chowdhury</i>	Written Representations	Mr Fallahkohan	Provision of car park platform at the front (retrospective application)	Lodged date: 07/12/2016 Start date: 09/03/2017 Questionnaire: 07/04/2017

FUL/2016/1206 577 Foleshill Road	<i>Nigel Smith</i>	Written Representations	Mr Iftikhar	Erection of side extension (external covered sales area)	Lodged date: 13/12/2016 Start date: 23/02/2017 Questionnaire/Statement: 27/02/2017
FUL/2016/1533 54 Shilton Lane	<i>Nigel Smith</i>	Written Representations	Mr Thompson	Demolition of existing cattery and outbuildings with erection of 14 serviced assisted living units with associated parking and landscaped grounds together with change of use of existing dwelling to administrative and communal accommodation.	Lodged date: 23/12/2016 Start date: 09/02/2017 Questionnaire/Statement: 15/02/2017
FUL/2016/2635 6 The Firs	<i>Shamim Chowdhury</i>	Written Representations	Mr Beverley	Demolition of an existing dwelling and erection of two new dwellings	Lodged date: 05/01/2017 Start date: 23/02/2017 Questionnaire/Statement: 02/03/2017
FUL/2016/2273 41 Holmfield Road	<i>Shamim Chowdhury</i>	Written Representations	Mr Singh	Erection of a bungalow	Lodged date: 08/01/2017 Start date: 03/04/2017 Questionnaire/Statement: 11/04/2017
FUL/2016/1564 83 Mercer Avenue	<i>Anne Lynch</i>	Written Representations	Mr Ahmed	Change of Use from car storage to tyre replacement and car repair unit (B2) (retrospective).	Lodged date: 12/01/2017 Awaiting start date
FUL/2016/2733 Land off Wood Hill Rise COSTS APPLIED FOR	<i>Nigel Smith</i>	Written Representations	Mr Hughes Diamond Construction Ltd	Erection of three dwellings with associated car parking	Lodged date: 13/01/2017 Start date: 13/02/2017 Questionnaire: 16/02/2017 Statement sent: 20/03/2017
FUL/2016/2579 400 Swan Lane	<i>Liam D'Onofrio</i>	Written Representations	Mr Borsellino	Erection of a chalet bungalow.	Lodged date: 31/01/2017 Start date: 24/03/2017 Questionnaire/Statement: 31/03/2017
FUL/2016/2385 Spiritualist Church of Christ Villiers Street	<i>Nigel Smith</i>	Written Representations	Mr Maheat	Erection of 18 studio apartments and associated vehicle and cycle parking.	Lodged date: 03/02/2017 Start date: 23/03/2017 Questionnaire: 28/03/2017

HH/2016/2638 101 Marlborough Road	<i>Alan Lynch</i>	Written Representations	Mr Singh Hayre	Erection of rear extension and alterations	Lodged date: 03/02/2017 Start date: 09/03/2017 Questionnaire/Statement: 14/03/2017
FUL/2015/4326 18 Treedale Close	<i>Andrew Cornfoot</i>	Written Representations	Mr Kemp	Change of use of part of ancient woodland to domestic garden	Lodged date: 08/02/2017 Start date: 03/04/2017 Questionnaire/Statement: 13/04/2017
FUL/2016/3011 577 Foleshill Road	<i>Nigel Smith</i>	Written Representations	Mr Iftikhar	Erection of front extension to form covered external sales area	Lodged date: 09/02/2017 Start date: 06/03/2017 Questionnaire: 10/03/2017
TP/2016/2499 12 Beaumaris Close	<i>Robert Penlington</i>	Written Representations	Mrs Lawson	Ash (T58) - 15% canopy thin and cut back from property by 4m.	Lodged date: 09/02/2017 Start date: 09/02/2017 NO FURTHER ACTION TAKEN
FUL/2016/1711 5 Davenport Road	<i>Kurt Russell</i>	Written Representations	Mrs Groves	Proposed extension to detached garage and change of use to create 2 bedroom house.	Lodged date: 03/03/2017 Awaiting start date
HH/2016/2780 3 Castle Close	<i>Alan Lynch</i>	Written Representations	Mr Uddin	Erection of two storey rear and single storey front extensions	Lodged date: 08/03/2017 Start date: 13/04/2017 Questionnaire: 19/04/2017
HH/2016/2828 69 Palmerston Road	<i>Pavan Flora-Choda</i>	Written Representations	James	Erection of proposed side extension	Lodged date: 12/03/2017 Start date: 13/04/2017

HH/2016/3135 11 Ireton Close	<i>Shamim Chowdhury</i>	Written Representations	Mr Jump	Erection of garage / store at the front	Lodged date: 13/03/2017 Awaiting start date
FUL/2016/1723 West Orchard House 28-34 Corporation Street	<i>Anne Lynch</i>	Written Representations	Mr Li	Change of use and sub-division of premises from a retail unit (Use Class A1) on the ground floor with offices (Use Class B1) on the upper floors to a mixed use comprising 5 units (Use Classes A1, A2 and A3), office unit (Use Class B1) and gym area (student use only) on the ground floor and student accommodation to the upper floors comprising 62 self-contained flats/cluster flats providing 91 bedrooms. Extension of lift motor room, external alterations including new cladding and glazing to all elevations.	Lodged date: 27/03/2017 Awaiting start date
FUL/2016/3131 Compton Court Compton Road	<i>Liam D'Onofrio</i>	Written Representations	Mr Dosanjh	Extensions/alterations to create an additional 2 x bedsits on the first floor, 2 x bedsits on the second floor and roof alterations to create third floor including roof lights in connection with proposal to create 2 x bedsits and 2 x cluster flats, each with eight bedrooms and shared communal living space. Erection of external fire escape staircase to rear and side elevation.	Lodged date: 29/03/2017 Awaiting start date

APPEAL DECISIONS RECEIVED

Application Reference Site Address	Case Officer	Type	Appellant	Proposal	Appeal Decision & date
FUL/2015/0221 370 Foleshill Road	<i>Nigel Smith</i>	Written Representations	Mr Dhaliwal	Extensions to provide 8 self-contained flats and additional storage area in connection with retail unit	Decision : DISMISSED 08/02/2016 decision type: <i>Delegated</i>
FUL/2015/2246 8 Bates Road	<i>Kurt Russell</i>	Written Representations	Mr Smith	Erection of two semi detached dwellings.	Decision : DISMISSED 22/02/2016 decision type: <i>Delegated</i>
FUL/2015/2735 3 Radcliffe Road	<i>Shamim Chowdhury</i>	Written Representations	Mr Geraghty	Change of use from dwelling house to a house in multiple occupation	Decision : DISMISSED 26/02/2016 decision type: <i>Delegated</i>
HH/2015/3097 41 Leven Way	Michelle Hill	Written Representations	Mr Feechan	Erection of a fence (Retrospective)	Decision : DISMISSED 07/03/2016 decision type: <i>Delegated</i>
FUL/2015/2200 8 Station Avenue	<i>Anne Lynch</i>	Written Representations	Ms Zurawska	Change of use from retail (A1) to mixed use as cafe and hot food takeaway (A3 and A5) (retrospective)	Decision : DISMISSED 09/05/2016 decision type: <i>Planning Committee</i>
FUL/2015/3277 Clarendon House Birmingham Road	<i>Anne Lynch</i>	Written Representations	Green Tree Enterprises Limited	Erection of extension to existing nursing home	Decision : DISMISSED 09/06/2016 decision type: <i>Delegated</i>
HH/2015/4184 3 Thornton Close	<i>Shamim Chowdhury</i>	Written Representations	Mr Kerby	Erection of two storey side extension, single storey side and rear extension and a front porch.	Decision : DISMISSED 15/06/2016 decision type: <i>Delegated</i>

HH/2015/3431 21 Highgrove	<i>Shamim Chowdhury</i>	Written Representations	Mr Nagra	First floor extension together with two dormers above garage	Decision : ALLOWED 20/06/2016 decision type: <i>Delegated</i>
OUT/2015/2742 Land adjacent to Pickford Green Lane	<i>Shamim Chowdhury</i>	Written Representations	Mr Faulconbridge	Outline application for residential development of 4 bungalows with access off Pickford Green Lane (discharging details of access and layout, with appearance, scale and landscaping reserved).	Decision : DISMISSED 18/07/2016 decision type: <i>Delegated</i>
HH/2015/3649 Red Lodge Tamworth Road	<i>Shamim Chowdhury</i>	Written Representations	Mr Dell	Erection of a detached garage in front garden	Decision : DISMISSED 28/07/2016 decision type: <i>Delegated</i>
FUL/2015/1552 1-3 Cameron Close	<i>Shamim Chowdhury</i>	Written Representations	Mr Walker	Erection of a pair of semi-detached house and a detached garage for No.3 Cameron Close	Decision : DISMISSED 29/07/2016 decision type: <i>Delegated</i>
FUL/2015/3558 16 Westminster Road	<i>Andrew Cornfoot</i>	Written Representations	Mr Sangha	Erection of single storey rear extension to create additional self-contained flat	Decision : DISMISSED 02/08/2016 decision type: <i>Delegated</i>
FUL/2015/4262 400 Swan Lane	<i>Anne Lynch</i>	Written Representations	Mr Borsellino	New Dwelling In Rear Garden.	Decision : DISMISSED 12/08/2016 decision type: <i>Delegated</i>
HH/2016/0802 Green Acre Ted Pitts Lane	<i>Andrew Cornfoot</i>	Written Representations	Mr & Mrs Willson	Erection of two storey extension and new double garage	Decision : DISMISSED 15/08/2016 decision type: <i>Delegated</i>

FUL/2015/3420 36 Cannon Hill Road	<i>Kurt Russell</i>	Written Representations	Mr Johal	Change of use from single dwelling (Use Class C3) to a house in multiple occupation for 8 occupants (Sui Generis) with conversion and forward extension of the existing garage (retrospective).	Decision : ALLOWED 19/09/2016 decision type: <i>Planning Committee</i>
FUL/2016/0680 6 The Firs	<i>Nigel Smith</i>	Written Representations	Mr Beverley	Erection of 2 detached 4 bedroom houses and provision of 4 car parking spaces	Decision : DISMISSED 07/10/2016 decision type: <i>Delegated</i>
FUL/2015/3752 Land off Wood Hill Rise	<i>Nigel Smith</i>	Written Representations	Mr Hughes	Erection of four dwellings with associated parking	Decision : ALLOWED 11/10/2016 decision type: <i>Delegated</i>
FUL/2015/3843 Brownhill Green United Reform Church Hawkes Mill Lane	<i>Anne Lynch</i>	Written Representations	Mr Holcroft	Erection of detached dwelling.	Decision : DISMISSED 11/10/2016 decision type: <i>Delegated</i>
FUL/2015/4339 12 Brill Close	<i>Kurt Russell</i>	Written Representations	Ms Zhang	Change of use to house in multiple occupation for 8 occupants and erection of a two storey side extension.	Decision : DISMISSED 11/10/2016 decision type: <i>Planning Committee</i>
HH/2016/1207 199 Scots Lane	<i>Shamim Chowdhury</i>	Written Representations	Mr Smith	Erection of single storey side extension	Decision : DISMISSED 11/10/2016 decision type: <i>Delegated</i>
LB/2015/4119 12 Spon Street	<i>Andrew Cornfoot</i>	Written Representations	Mr Hammon	Installation of new mechanical ventilation duct protruding through the pitched roof to the rear wing and installation of fresh air vents through existing ground floor boarded windows to side elevation	Decision : ALLOW/PART 21/10/2016 decision type: <i>Planning Committee</i>

FUL/2015/2850 30 Cromwell Street	<i>Nigel Smith</i>	Informal Hearing	Panchal Welcome Banqueting Suite	Change of use to banqueting and conference facility / function rooms (retrospective) and external alterations	Decision : DISMISSED 04/11/2016 decision type: <i>Planning Committee</i>
FUL/2016/0205 144 Lockhurst Lane	<i>Nigel Smith</i>	Written Representations	Mr Gunaszelan	Change of use to shop including off license (Use Class A1) (retrospective)	Decision : DISMISSED 04/11/2016 decision type: <i>Delegated</i>
TP/2016/1892 11 Calder Close	<i>Robert Penlington</i>	Written Representations	Settle	Norway Maple (T1) - 20% crown thin, 7m crown lift, trim back outer crown towards dwellings to provide 3m clearance.	Decision : DISMISSED 22/11/2016 decision type: <i>Delegated</i>
FUL/2015/4322 Land adjacent to 47 Ribble Road	<i>Anne Lynch</i>	Written Representations	Mr Shah	Erection of 2.5 storey residential development comprising of 10 two bedroom flats and 3 one bedroom studios	Decision : DISMISSED 06/12/2016 decision type: <i>Delegated</i>
HH/2016/1998 36 Morris Avenue	Alan Lynch	Written Representations	Mr Sinnathambi	Erection of a two storey side extension and side boundary wall.	Decision : DISMISSED 12/12/2016 decision type: <i>Delegated</i>
HH/2016/1653 105 Momus Boulevard	<i>Andrew Cornfoot</i>	Written Representations	Mr O'Brien	Erection of a single storey side / rear extension	Decision : DISMISSED 04/01/2017 decision type: <i>Delegated</i>
HH/2016/1921 95 Kenilworth Road	Alan Lynch	Written Representations	Johal	Erection of double garage	Decision : ALLOWED 05/01/2017 decision type: <i>Delegated</i>
FUL/2016/0743 Greyhound Gun Club Sutton Stop	<i>Andrew Cornfoot</i>	Written Representations	Mr Simpson	Retention of 2 caravans associated with Greyhound Gun Club	Decision : DISMISSED 23/01/2017 decision type: <i>Delegated</i>

HH/2016/0962 9 Queen Isabels Avenue	<i>Andrew Cornfoot</i>	Written Representations	Mr Dawod	Conversion of garage to living accommodation ancillary to the main dwelling and erection of two storey side and rear extension, single storey rear extension and front and side canopies (retrospective)	Decision : ALLOWED 23/01/2017 decision type: <i>Delegated</i>
HH/2016/2173 5 Armorial Road	<i>Shamim Chowdhury</i>	Written Representations	Mr Cullinane	Erection of two storey side and rear extension including increasing the roof height	Decision : ALLOWED 02/02/2017 decision type: <i>Delegated</i>
OUT/2016/1106 177 Wyken Croft	<i>Anne Lynch</i>	Written Representations	Mr Sandhu	Residential dwelling (Outline application seeking approval of access and layout) (Revised Submission).	Decision : DISMISSED 02/02/2017 decision type: <i>Delegated</i>
FUL/2016/0974 12 South Avenue	<i>Andrew Cornfoot</i>	Written Representations	Mr & Mrs McFadden	Removal of existing garage and the erection of new two storey dwelling with associated access and landscaping works	Decision : DISMISSED 08/02/2017 decision type: <i>Delegated</i>
FUL/2016/1859 69-71 Hearsall Lane	<i>Anne Lynch</i>	Written Representations	Mrs Wells	Rebuild of existing commercial building to form 5 number student flats with 28 bedrooms for up to 32 occupiers	Decision : ALLOWED 17/02/2017 decision type: <i>Delegated</i>
FUL/2016/0268 73 Malcolms Stores Elm Tree Avenue	<i>Shamim Chowdhury</i>	Written Representations	Ms Clark	Installation of an ATM (retrospective application)	Decision : ALLOWED 01/03/2017 decision type: <i>Delegated</i>
LDC/2016/0824 Clay Lane Farm Clay Lane	<i>Anne Lynch</i>	Written Representations	Mr O'Donnell	Lawful development certificate for the use of building as an agricultural barn	Decision : DISMISSED 06/03/2017 decision type: <i>Delegated</i>
FUL/2016/0357 244 Birmingham Road	<i>Nigel Smith</i>	Written Representations	Mr Horn	Change of use to mixed use of vehicle repair garage / car sales and storage (retrospective)	Decision : DISMISSED 15/03/2017 decision type: <i>Delegated</i>

TP/2016/1322 33 Beechwood Avenue	<i>Robert Penlington</i>	Written Representations	Mr Mander	Oak trees (T1 & T2) - shorten back overhanging branches by approx 2m over drive boundary, to a maximum of approx 45ft high from the floor.	Decision : DISMISSED 15/03/2017 decision type: <i>Delegated</i>
OUT/2016/2127 28 Stivichall Croft	<i>Anne Lynch</i>	Written Representations	Mr Cassidy	Outline application including access with all other matter reserved for the demolition of No. 28 Stivichall Croft and development of 4 No. 2.5 storey houses.	Decision : DISMISSED 16/03/2017 decision type: <i>Delegated</i>
FUL/2016/0558 128 Broad Street	<i>Nigel Smith</i>	Written Representations	Mr Masih	Change of use to car sales and the installation of cabin	Decision : DISMISSED 21/03/2017 decision type: <i>Delegated</i>
HH/2016/2188 79 Baginton Road	<i>Shamim Chowdhury</i>	Written Representations	Mr Manku	Erection of rear and side single storey and porch extension	Decision : ALLOWED 21/03/2017 decision type: <i>Delegated</i>
FUL/2016/2122 114 Hawkes Mill Lane	<i>Anne Lynch</i>	Written Representations	Mr Clarke	Demolition of existing garage and stores and erection of new dwelling with associated curtilage and parking area	Decision : DISMISSED 23/03/2017 decision type: <i>Delegated</i>

ENFORCEMENT APPEAL DECISIONS RECEIVED

Ref. and site address	Case Officer	Type	Appellant	Works	Decision and date
ENF/2015/00060 215 Aldermans Green Road	Marcus Fothergill	WR	Mark Gascoigne	Erection of a close boarded fence	Enforcement notice upheld 25/04/2016
ENF/2015/00057 Land at 137 Grangemouth Road	Marcus Fothergill	WR	Mr Hamza Islam	Single storey rear extension	Enforcement notice quashed and planning permission granted 31/08/2016
ENF/2015/00058 140 Leamington Road	Marcus Fothergill	WR	Varinder Kullar	Single storey rear extension	Enforcement notice upheld with variation 01/09/2016

Note: WR – Written Representations

IH – Informal Hearing

PI – Public Inquiry

HAS – Householder Appeals Service

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