Time and Date
2.00 pm on Thursday, 2nd August, 2018

Place
Committee Room 3 - Council House

Public Business

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 on 12 July 2018 (Pages 5 - 8)
5. Late Representations (Pages 9 - 16)
   To be circulated at the meeting.
6. Outstanding Issues
   There are no outstanding issues.
7. Application HH/2018/1239 - 50 Armorial Road (Pages 17 - 26)
   Report of the Head of Planning and Regulation
8. Application HH/2018/1427 - 5 Heritage Court (Pages 27 - 42)
   Report of the Head of Planning and Regulation
9. Application FUL/2018/1300 - Elliotts Car Accessories Gulson Road (Pages 43 - 92)
   Report of the Head of Planning and Regulation
10. Application FUL 2018 1559 - 19 Forknell Avenue (Pages 93 - 106)
    Report of the Head of Planning and Regulation
11. **Application OUT/2018/1861 - Land to the rear of 1-13 Wycliffe Road West and fronting Wykeley Road** (Pages 107 - 122)
   Report of the Head of Planning and Regulation

12. **Application HH/2018/1387 - 18 Crossway Road** (Pages 123 - 132)
    Report of the Head of Planning and Regulation

13. **Application FUL/2018/1788 - Park Hill Primary School Lower Eastern Green Lane** (Pages 133 - 146)
    Report of the Head of Planning and Regulation

14. **Application HH/2018/1770 - 145 Earlsdon Avenue North** (Pages 147 - 154)
    Report of the Head of Planning and Regulation

15. **Application TP/2018/1230 - 21 Thirlmere Close** (Pages 155 - 160)
    Report of the Head of Planning and Regulation

16. **Report to consider the addition of The Bell Inn public house to the Local List of Heritage Assets** (Pages 161 - 172)
    Report of the Director of Streetscene and Regulatory Services

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

**Private Business**

Nil

Martin Yardley, Executive Director, Place, Council House Coventry

Wednesday, 25 July 2018

Note: The person to contact about the agenda and documents for this meeting is Usha Patel

Membership: Councillors N Akhtar, P Akhtar, R Auluck, R Bailey, S Bains, G Crookes, L Harvard (Chair), J McNicholas, D Skinner, T Skipper and H Sweet (Deputy Chair)

By invitation Councillor E Ruane

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.
Usha Patel
Tel: 024 7683 3198
Email: usha.patel@coventry.gov.uk
Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 12 July 2018

Present:
Members: Councillor L Harvard (Chair)
Councillor N Akhtar
Councillor P Akhtar
Councillor R Bailey
Councillor J McNicholas
Councillor D Skinner
Councillor T Skipper
Councillor H Sweet

Employees (by Directorate):
Place: S Evans, H holt, K Russell, C Sinclair, F Taylor, C Whitehouse

Apologies: Councillor R Auluck, S Bains and G Crookes

Public Business
15. Declarations of Interest

Councillor Skinner declared an interest in the matter referred to in Minute 20 below (Application OUT/2017/3203 – Land to the south of Westwood Heath Road). His interest arose as he lived in the area in which the development was proposed. He remained in the meeting and took part in the consideration and voting on the application.

16. Members Declarations of Contact on Planning Applications

The Members named declared a contact on the following applications as indicated:

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Councillor</th>
<th>From</th>
</tr>
</thead>
<tbody>
<tr>
<td>OUT/2017/3203 –</td>
<td>Councillor Skinner</td>
<td>Objectors</td>
</tr>
<tr>
<td>Land to the south of Westwood Heath Road</td>
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17. Minutes of Previous Meeting

The minutes of the meeting held on 14 June 2018 were signed as a true record.

18. Late Representations

The Committee noted a tabled report which summarised late representations and responses on the following:
20. Application OUT/2017/3203 - Land to the South of Westwood Heath Road

The Committee considered a report of the Head of Planning and Regulation which outlined the above hybrid application for erection of up to 425 dwellings and convenience store with full details for 129 dwellings, vehicular and pedestrian access to Westwood Heath Road and associated public open space and outline application for the remaining 296 dwellings, convenience store and associated accesses, open space and drainage and utility infrastructure. The application was recommended for approval.

The Planning Officer reported that the Late Representation report included an additional objection in respect of the impact on the proposed development on air quality and requesting a deferral, both points were responded to in the Late Representation report.

Seven registered speakers attended the meeting and spoke in respect of their objections to the application. The applicant’s representative also attended the meeting and spoke in support of the application.

After due consideration of the options and proposals contained in the report and matters referred to at the meeting, the Committee indicated that the S106 contributions be payable in time to ensure works could take place before occupation.

RESOLVED that planning permission be granted in respect of Application OUT/2017/3203 subject to conditions and subject to the completion of a S106 Agreement to secure the contributions listed within the report.

21. Appeal Progress Report

The Committee noted a report of the Head of Planning and Regulation which provided information on appeals lodged and determined in the period 1 April to 31 May 2018. The report set out the main issues of the appeals and summarised the decisions, together with details of any costs which were made and/or awarded, either for or against the Council.

22. 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 business.

(Meeting closed at 3.15 pm)
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<table>
<thead>
<tr>
<th>Item No. 7</th>
<th>Application Number HH/2018/1239</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Development</strong></td>
<td>Loft conversion resulting in pitched roof dormer to front elevation, flat roof dormer to rear &amp; Front first floor bedroom wall brought level with rest of house.</td>
</tr>
<tr>
<td><strong>Site Address</strong></td>
<td>50 Armorial Road</td>
</tr>
<tr>
<td><strong>Policy</strong></td>
<td>Since the committee report has been published, an updated version of the NPPF has come into effect. Para 17 of the 2012 NPPF has not been directly replaced. Instead the key principles have been absorbed into other sections of the NPPF. Of greatest relevance here is the new chapter 12 which focuses on Achieving well-designed places. The new NPPF increases the focus on achieving high quality design and states that it is “fundamental to what the planning and development process should achieve”. The new NPPF expects Local Plans to set out a clear design vision and expectations for the local authority area. The Coventry Local Plan achieves this primarily through policy DE1.</td>
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<table>
<thead>
<tr>
<th>Item No. 8</th>
<th>Application No. - HH/2018/1427</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Development</strong></td>
<td>Erection of ground floor rear extension.</td>
</tr>
<tr>
<td><strong>Site Address</strong></td>
<td>5 Heritage Court</td>
</tr>
<tr>
<td><strong>Policy</strong></td>
<td>The following briefing note is intended to provide guidance to Planning Committee and relates specifically to the recent publication of the new National Planning Policy Framework (NPPF 2018) on 24th July 2018 and considers how any changes within it may affect this planning application. Para 17 of the 2012 NPPF has not been directly replaced. Instead the key principles have been absorbed into other sections of the NPPF. Of greatest relevance here is the new chapter 12 which focuses on Achieving well-designed places. The new NPPF increases the focus on achieving high quality design and states that it is “fundamental to what the planning and development process should achieve”. The new NPPF expects Local Plans to set out a clear design vision and expectations for the local authority area. The Coventry Local Plan achieves this primarily through policy DE1.</td>
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<table>
<thead>
<tr>
<th>Item No. 9</th>
<th>Application No. - FUL/2018/1300</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Development</strong></td>
<td>Demolition of existing buildings and erection of two buildings for a residential development up to a maximum height of 5 storeys and 16 storeys and plant, providing 167 dwellings including retail and/or cafe use (Use Class A1 and/or A3) at ground level, with associated car parking, cycle parking, highways works, landscaping and other associated works.</td>
</tr>
<tr>
<td><strong>Site Address</strong></td>
<td>Elliotts Car Accessories, Gulson Road</td>
</tr>
<tr>
<td><strong>Principle of development</strong></td>
<td></td>
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</tbody>
</table>
The presumption in favour of sustainable development remains a key part of the new NPPF. It is now set out in Para 11 of the NPPF. The principles of sustainable development remain consistent and are set out in Paragraph 7-10.

**Design and the impact upon the character of the area and heritage assets**

Paragraph 17 of the 2012 NPPF has not been directly replaced. Instead the key principles have been absorbed into other sections of the NPPF. Of greatest relevance here is the new chapter 12 which focuses on Achieving well-designed places. The new NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve". The new NPPF expects Local Plans to set out a clear design vision and expectations for the local authority area. The Coventry Local Plan achieves this primarily through policy DE1.

Chapter 16 of the NPPF now sets out national guidance on conserving and enhancing the historic environment. The officer reports references Paragraphs 132 and 134 of the 2012 NPPF. These references remain fully relevant and are now covered in the new NPPF at Paragraphs 194 and 196 respectfully. The Councils Local Plan policies HE1 and HE2 in particular remain in accordance with the new NPPF in this respect.

**The impact upon neighbouring amenity**

Paragraph 17 of the 2012 NPPF has not been directly replaced. Instead the key principles have been absorbed into other sections of the NPPF. Of greatest relevance here is Paragraph 127 which relates to residential amenity and requires new development to "create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users". This does not affect the assessment of the application.

**Highway considerations**

Chapter 9 of the new NPPF covers Promoting sustainable transport. Although there has been some strengthening around the promotion of sustainable travel and encouraging even earlier consideration of transport matters in the planning process, these changes do not affect how this application has been considered or the policy approach set out in the Coventry Local Plan.

**Developer contributions**

Para 173 of the 2012 NPPF has not been directly replaced within the new NPPF. Instead it has been absorbed into a substantial update of the National Planning Practice Guidance for Viability. This continues to require development proposals to provide a "reasonable incentive" to developers and a willing land owner to bring a site forward for development. The guidance also states that "In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission". The officer’s report has considered this approach as part of the application process, meaning the approach taken remains in accordance with national guidance in this respect.

In more general terms it is important to highlight that the NPPF continues to promote the delivery of brownfield land and promotes urban regeneration.

An additional condition is proposed to encourage local employment in the construction of the site, in accordance with the Council’s employment strategy and Policy EM1 of the Coventry Local Plan 2016.
| Item No. | Application No. - FUL/2018/1559  
<table>
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<tr>
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<tbody>
<tr>
<td><strong>Description of Development</strong></td>
<td>Change of use of former shop to dwellinghouse, demolition of detached outbuilding (former Bakery) and erection of two new dwellinghouses with associated parking and private gardens.</td>
</tr>
<tr>
<td><strong>Site Address</strong></td>
<td>19 Forknell Avenue</td>
</tr>
<tr>
<td><strong>Policy</strong></td>
<td>The following briefing note is intended to provide guidance to Planning Committee and relates specifically to the recent publication of the new National Planning Policy Framework (NPPF 2018) on 24th July 2018 and considers how any changes within it may affect this planning application. The new NPPF continues to promote retail and retail based developments within designated centres. There is no policy framework that would restrict the loss of retail based uses outside of designated centres. This is consistent with the Coventry Local Plan. The New NPPF also continues to promote the presumption in favour of sustainable development and a high quality residential environment.</td>
</tr>
<tr>
<td><strong>Additional representation</strong></td>
<td>One further representation has been received from an adjoining neighbour on Lutterworth Road objecting the proposal on the following grounds:</td>
</tr>
</tbody>
</table>
|  | - Loss of privacy  
|  | - An eyesore with a monstrous wall at the end of the garden.  
|  | - Going totally against the norm and not fitting of the residential properties that surround it.  
|  | - Note that there is an existing building behind my garden (bakery) but that is a single storey building. |
|  |
| Officers note that the design has been amended to reflect that of surrounding residential properties, the separation distance between the site and Lutterworth Road properties is well in excess of the minimum 12 metres and there are no habitable windows in the flank wall to overlook these properties. |

| Item No. | Application No. - OUT/2018/1861  
<table>
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<tr>
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<tbody>
<tr>
<td><strong>Description of Development</strong></td>
<td>Outline application with all matters reserved for residential development of up to 8 dwellings</td>
</tr>
<tr>
<td><strong>Site Address</strong></td>
<td>Land to the rear of 1 -13 Wycliffe Road West and fronting Wykeley Road</td>
</tr>
<tr>
<td><strong>Policy</strong></td>
<td>The following briefing note is intended to provide guidance to Planning Committee and relates specifically to the recent publication of the new National Planning Policy</td>
</tr>
</tbody>
</table>
Framework (NPPF 2018) on 24th July 2018 and considers how any changes within it may affect this planning application.

The principle issues highlighted within the officers report is the overall principle of development and the impact on neighbouring amenity. The NPPF retains the presumption in favour of sustainable development. Para 17 of the 2012 NPPF however has not been directly replaced. Instead the key principles have been absorbed into other sections of the NPPF. Of greatest relevance here is Para 127 which relates to residential amenity and requires new development to "create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users".

Item No. 13

Application No. - FUL/2018/1788

Description of Development - Creation of Mini Pitch and installation of associated perimeter ball stop barrier and fencing, floodlights, hard standing areas and prefabricated changing rooms (resubmission)

Site Address - Park Hill Primary School Lower Eastern Green Lane

Policy

The following briefing note is intended to provide guidance to Planning Committee and relates specifically to the recent publication of the new National Planning Policy Framework (NPPF 2018) on 24th July 2018 and considers how any changes within it may affect this planning application.

The principle issues highlighted within the officer’s report are the provision of community facilities, sports facilities and the impact on neighbouring amenity, particularly in relation to noise. Para 17 of the 2012 NPPF has not been directly replaced. Instead the key principles have been absorbed into other sections of the NPPF. Of greatest relevance here is Para 127 which relates to residential amenity and requires new development to "create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users". With regards noise, the principle approach of the NPPF remains unchanged and is covered in Para 180 (having previously been set out at Para 123).

The new NPPF continues to require local authorities to plan positively for the delivery of sustainable community facilities that are easily accessible to local communities who wish to use them. This approach is set out in Policies CO1 and CO2 of the Local Plan and remains consistent with the NPPF.

Additional/Amended Conditions

Condition No. 2 has been updated (without reference of 3.5m acoustic barrier). It should read as below:

2. The development hereby permitted shall be carried out in accordance with the following approved documents: Programme of Use Rev3.0; Parking Accumulation Assessment; Design and Access Statement and Planning Statement; Non-Residential Mining Report; Mini Pitch Concept Design; Proposed Changing Rooms Elevations DWG: 18-0190 08 Rev 01; Proposed Location plan DWG: 18-0190 02; Location Plan DWG:18-0190 01; Changing Facility Base Unit Details. DWG: (20) 001; Noise Management Plan; Mini Pitch Community Visitor Access Route; Proposed Layout Plan DWG:LSUK 18-0190 03 Rev 02; Proposed Layout Plan DWG:LSUK 18-0190 04 Rev 02; Survey Layout Plan DWG:LSUK 18-0190 05 Rev 02; Proposed Floodlights
### Item No. 12
**Application No. - HH/2018/1387**

**Description of Development** - Erection of rear extension and loft conversion with rear dormer

**Site Address** - 18 Crossway Road

**Policy**

The following briefing note is intended to provide guidance to Planning Committee and relates specifically to the recent publication of the new National Planning Policy Framework (NPPF 2018) on 24th July 2018 and considers how any changes within it may affect this planning application.

Para 17 of the 2012 NPPF has not been directly replaced. Instead the key principles have been absorbed into other sections of the NPPF. Of greatest relevance here is the new chapter 12 which focuses on Achieving well-designed places. The new NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve". The new NPPF expects Local Plans to set out a clear design vision and expectations for the local authority area. The Coventry Local Plan achieves this primarily through policy DE1.

### Item No. 14
**Application No. - HH/2018/1770**

**Description of Development** - Erection of single storey rear extension, alterations and conversion of garage to create annex

**Site Address** - 145 Earlsdon Avenue North

**Policy**

Since the committee report has been published, an updated version of the NPPF has come into effect. Para 17 of the 2012 NPPF has not been directly replaced. Instead the key principles have been absorbed into other sections of the NPPF. Of greatest relevance here is the new chapter 12 which focuses on Achieving well-designed places. The new NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve". The new NPPF expects Local Plans to set out a clear design vision and expectations for the local authority area. The Coventry Local Plan achieves this primarily through policy DE1.

### Item No. 15
**Application No. - TP/2018/1230**

**Description of Development** - Oak - remove suckers off trunk to a height of approximately 7m from ground level, 5% crown thin and removal of deadwood.

**Site Address** - 21 Thirlmere Close

**Policy**

Since the committee report has been published, an updated version of the NPPF has come into effect. Para 170 of the new NPPF continues to recognise the importance of planning policies and decision contributing to and enhancing the natural environment. This includes recognising the intrinsic character and beauty of trees and woodlands.
| Item No. 16 | **Report to consider the addition of The Bell Inn public house to the Local List of Heritage Assets**  
Since the committee report has been published, an updated version of the NPPF has come into effect which continues to promote the identification of non-designated heritage assets through a local listing process. |
SUMMARY
The application proposes extensions to the roof form of an existing detached dwelling house which will result in modern additions to the existing dwelling. The proposal is for the erection of a loft conversion resulting in extensions to the roof form to the principle and rear elevations. The design is considered to have a detrimental impact upon the street scene and character of the main house.

BACKGROUND
The application has been recommended for refusal. The application has been called in to committee by Ward Councillors.

KEY FACTS
<table>
<thead>
<tr>
<th>Reason for report to committee:</th>
<th>Councillor Taylor has requested the application be referred to committee.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current use of site:</td>
<td>Residential dwelling comprising of integral garage</td>
</tr>
</tbody>
</table>

RECOMMENDATION
Planning committee are recommended to refuse planning permission and no further representations have been received raising material planning matters that have not already been considered.

REASON FOR DECISION
- The design of the proposals are considered to have an unacceptable impact upon the visual amenity of the street scene and character of the house.
- The proposal does not accords with Policy DE1 of the Coventry Local Plan 2016, together with the aims of the NPPF.
APPLICATION PROPOSAL
The proposal is for the erection of a loft conversion resulting in large flat roof dormer to the rear elevation incorporating a Juliet balcony, small pitched dormer to the principle elevation creating a second floor and extending the ridge of the hipped roof form in width. The wall on the front of the house at first floor level over the garage will be brought forward in level with the main front elevation. The materials are to be in keeping with the host property.

SITE DESCRIPTION
The application site comprises a detached two storey property located on Armorial Road. The main amenity space is to the rear of the application property, with a boundary fence and shrubs surrounding the rear and side of the property. The area is wholly residential characterised by detached two storey properties. To the north to the application site runs a train track, beyond which is the Memorial Park.

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

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Description of Development</th>
<th>Decision and Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>HHI/2015/2807</td>
<td>Alterations and extensions of existing house</td>
<td>Approved- 06/10/2015</td>
</tr>
<tr>
<td>R/2001/4087</td>
<td>Conservatory to rear</td>
<td>Approved- 28/09/2001</td>
</tr>
<tr>
<td>L/1996/1272</td>
<td>Single storey and two storey lounge, kitchen and bedroom extension to rear of property</td>
<td>Approved- 15/11/1996</td>
</tr>
</tbody>
</table>

POLICY
National Policy Guidance
The 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 Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application are:
Policy DE1 Ensuring High Quality Design
Policy GE3 Biodiversity, Geological, Landscape and Archaeological Conservation

Supplementary Planning Guidance/ Documents (SPG/ SPD):
SPG Extending Your Home- A Design Guide

CONSULTATION
Ecology- Preliminary bat survey requested.
Immediate neighbours and local councillors have been notified.

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

a) Not in keeping with the street scene or existing character of the house- in particular third storey
b) Scale to large
c) Overlooking
d) Design- dominating roof & aesthetic damage to street scene
e) Overbearing
f) Impact sunlight and daylight
g) Loss of privacy
h) Increase of street parking & traffic
i) Impacts enjoyment of garden

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

j) Nuisance caused by building works

Ward Councillors are in support of the proposal and consider the proposal will remain in character with surrounding properties and seeks to ensure continuity of decision making

The non-material planning considerations that were raised by Councillors are as follows:

k) The poor service provided by the Council
l) The lack of communication.

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, extensions are deemed acceptable in principle, subject to conformity with the SPG in design terms and in relation to other neighbouring dwellings.

Impact on visual amenity
Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Paragraph 17 of the NPPF requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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

The main issue is in relation to the design of the proposed dormers to the principle and rear elevation and roof form. The loft conversion will result in a small pitched dormer to the front
of the property which would have the appearance of a third storey in the street scene, which would be at odds with the two storey character of the neighbouring properties. The existing hipped roof form would also be changed to a bulkier half-hipped design extending the width of the ridgeline. Currently there is a cat-slide roof over the garage with small pitched roof dormer at first floor level. The proposals would bring the front wall flush at first floor over the garage and remove the cat-slide roof. A small pitched roof section at the front would be linked to the main hipped roof with a flat roofed section, which would appear incongruous in the street scene. Although the properties along this street vary in design and style, they all appear as two storey properties. This proposal will result in a third storey visible within street scene. The proposal, in particular the design of the principle elevation is considered to have a detrimental impact upon the character of the house and the street scene contrary to Policy DE1 of the Coventry Local Plan 2016.

The proposed flat roof dormer to the rear is to be quite large in scale and set behind the existing pitched roof form at first floor level. Although this is not necessarily visible to the street scene, it would be visible from the train line and Memorial Park beyond and a flat roof design on such a large scale is not generally advisable. The overall design and scale of the rear dormer is considered to have detrimental impact upon the character of the house contrary to Policy DE1 of the Coventry Local Plan 2016.

Impact on residential amenity
Neighbouring properties No 48 and 52 Armorial are detached properties. There is a separation distance between each of the properties with boundary fencing and hedging between the properties. The ridge is not to increase in height but in width which will increase the massing of the roof. The proposed dormers are not considered to overlook the amenity of the neighbouring occupants as they would be no different than first floor windows. The Juliet balcony to the rear is not to protrude further out, thus this opening is also considered to be no different than a window opening and is not considered to cause any harmful overlooking. The proposed extension to bring the front first floor bedroom wall brought level with rest of house would not unduly impact on neighbouring occupiers. Overall the loft conversion is not considered to have a detrimental impact upon the amenity of the neighbouring occupants in regards to loss of light, overbearing and overshadowing.

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

Ecology
Policy GE3 states Proposals for development on other sites, having biodiversity or geological conservation value, will be permitted provided that they protect, enhance and/or restore habitat biodiversity.

The ecology officer requested a preliminary bat survey to be done during the process. This has not been requested as the application is recommended for refusal.

Other matters
Having looked at the scheme in detail, there were concerns in relation to the design of the proposal impacting on the street scene and character of the house. Given the individual design of the house, there were no obvious solutions that could be suggested to overcome these concerns and therefore in these circumstances the Agent was not contacted for amendments. Amendments are not requested unless officers are satisfied that they will
overcome any concerns and in this instance there were fundamental concerns regarding the design that could not be easily addressed.

**Conclusion**

The proposed development is considered to be unacceptable and the design would be out of character within the area, resulting in demonstrable harm to the visual amenity of the street scene and the character of the house. The reason for Coventry City Council refusing planning permission is because the development is not in accordance with: Policy DE1 and GE3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

**CONDITIONS/ REASON**

The proposed roof alterations together with front and rear dormer windows would be contrary to the principles of the National Planning Policy Framework, the Supplementary Guidelines 'Extending your Home - A Design Guide' and Policy DE1 of the Coventry Local Plan 2016 by reason of their bulk, massing and incongruous design, which would be out of character within the area, resulting in demonstrable harm to the visual amenity of the street scene and the character of the house.
Description:

- Loft layout amended to suit client comments
- Apr 18
- Window added to smaller loft bedroom.
- Apr 18
- Bath added to en suite
- Shower added to en-suite
- Apr 18

PROPOSED ROOF PLAN
(1:200)
**Planning Committee Report**

<table>
<thead>
<tr>
<th>Planning Ref:</th>
<th>HH/2018/1427</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site:</td>
<td>5 Heritage Court</td>
</tr>
<tr>
<td>Ward:</td>
<td>Wainbody</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Erection of ground floor rear extension</td>
</tr>
<tr>
<td>Case Officer:</td>
<td>Pavan Flora-Choda</td>
</tr>
</tbody>
</table>

**SUMMARY**
The application proposes a single storey rear extension to an existing detached dwelling house which following amendment has been lowered in height. Although the extension is large in size, the main dwelling itself is large in size, set within a vast plot and the extension is therefore considered an acceptable addition to the existing dwelling.

The proposal is also considered to have an acceptable impact upon the street scene and character of the main house.

**BACKGROUND**
The application has been recommended for approval. The application has been called in committee by a Councillor Blundell.

**KEY FACTS**

<table>
<thead>
<tr>
<th>Reason for report to committee:</th>
<th>Councillor Blundell requested that the application is referred to committee for the following reasons:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>- Overdevelopment of land</td>
</tr>
</tbody>
</table>

| Current use of site: | Residential dwelling comprising integral garage to front/side |

| Proposed use of site: | Residential dwelling comprising integral garage to front/side and a single storey rear extension comprising a granny annex to the rear ancillary to the main property. |

**RECOMMENDATION**

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

**REASON FOR DECISION**

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policy DE1 of the Coventry Local Plan 2016, together with the aims of the NPPF.
BACKGROUND

APPLICATION PROPOSAL
The proposed rear extension is to project 11.2 metres by 6.5 metres and is to have a pitched roof form incorporating 2 roof lights. The extension is to have ramped access into the property. The extension is to be situated on the western boundary and is to be utilised as a granny annex ancillary to the main dwelling.

The extension has been amended to remove a window on the western boundary. In addition the full roof height has been reduced from 4.6 to 4.1 metres. The majority of the openings to the extension are situated to the north east. One opening with ramp access is situated to the front/side of the extension on the south west elevation. There are two further ramps to be situated on the eastern elevation of disabled access into the garden.

The amendments to the roof height and removal of the side window were submitted in relation to concerns raised with regards to impact on neighbouring amenity.

SITE DESCRIPTION
The application site comprises of a detached two storey property located on a Cul-de-Sac in a wholly residential area. The main amenity space is to the rear and side of the application property. The property currently has an integral garage situated to the front elevation which is accessed from Heritage Court.

PLANNING HISTORY
There is no planning history associated with the site.

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 Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DE1 Ensuring High Quality Design

Supplementary Planning Guidance/ Documents (SPG/ SPD):
SPG: Extending your home - a design guide

CONSULTATION
No internal consultees were required.

Immediate neighbours and local councillors have been notified.
Councillor Blundell called the application in for Committee and made the following comments:

- Overdevelopment of land and also the Planning ground the objector has raised below.

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

a) Loss of light and overshadowing
b) Visual impact due to the size and scale of the development
c) Overdevelopment of the site
d) The proposal is out of character with surrounding area

**APPRAISAL**

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

**Principle of development**

The single storey extension is proposed to a detached dwelling located within a residential area. Given the location within a residential area, the extension is deemed acceptable in principle, subject to conformity with the SPG and to other Plan policies.

The applicant has stated that the extension is to be used as a granny annex. A suitably worded condition is proposed in order to ensure that the extension will be used ancillary to the main dwelling and not as a separate unit of accommodation.

**Impact on visual amenity**

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Paragraph 17 of the NPPF requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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

The single storey rear extension will be visible from the front elevation. The extension does protrude beyond the side elevation of the main house; however it is to be set back from the front elevation by approximately 5 metres. It is to be designed in a lean to roof form on the side elevation. Further to this, the dwelling itself is set a minimum of 16 metres from the street due to the depth of the driveway.

To the rear of the application site, a footpath runs approximately 4 metres away from the rear boundary of the site. The footpath runs parallel with the properties on Heritage Court. The development site can be seen from the rear; however, existing single storey rear extensions of a similar height are also seen from the footpath.

Following negotiation, the full roof height has been reduced by 0.5 metres and a window removed from the western elevation.
Although the design of the development is not ideal, the extension does follow the L-shaped form of the existing dwelling house. In addition, the extension is situated in a similar building line to the properties on Heritage Court.

It is noted that the extension is large in scale, however, the extension is single storey and the reduction in full height following amendment has helped to reduce the impact of its size as a whole. In addition, there will be sufficient amenity space retained even with the proposal.

The scale and design of the proposed extension is therefore considered to have an acceptable impact on the host property and on the character of the street scenes.

**Impact on residential amenity**

SPG ‘Extending your home – a design guide’ 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.

No 7 Heritage Court is the detached neighbour to the east. Given the orientation of the properties, the applicant site is angled away from No 7 and the extension would be situated to the western boundary.

No 3 Heritage Court is the detached neighbour to the south west. No 3 is set considerably further forward than the applicant site and the extension therefore has no further greater impact to this neighbour than the existing house does. Further to the above, the properties on Heritage Court are situated on large plots and the extension does not breach the 45 degree line to any of its neighbours.

No 29 Moreall Meadows is also situated to the south west of the application site. The rear boundary of No 29 Moreall Meadows abuts the side boundary of the application site, and the proposed location of the extension. There is in excess of 14 metres from the rear of No 29 to the application site boundary. Following negotiation, the side window on this elevation has been omitted from the proposal. The distance between No 29 and the application site proposal conforms to the guidance given in the SPG. In addition, the extension is set off the shared boundary by 0.75 metres towards the front and widens towards the rear resulting in a distance of 1.2 metres at the most.

Although the extension will be seen from the rear garden of No 29 Moreall Meadows, the full height has been lowered to reduce the impact and no openings are proposed to the side elevation that will cause harmful overlooking. Given the above the proposal conforms to the SPG and there is no significant detrimental impact on the amenity of this neighbour.

The rear boundary of No 31 Moreall Meadows abuts the rear boundary of the application site. There is in excess of 14 metres from the rear boundary of the application site. The extension is set off from the rear boundary by approximately 6.7 metres and would therefore have little impact on the amenity of No 31.

The proposed extension is not considered to have any significant detrimental impact upon the amenity of its neighbours in terms of overlooking, overshadowing or overbearing.
Conclusion
The proposed development is considered to be acceptable in principle and will not result in significant impact upon neighbouring amenity or a detrimental impact to the character of the street scene, subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1 of the Coventry Local Plan 2016, 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:


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 DE1 of the Coventry Local Plan 2016.

4. The single storey rear extension hereby permitted to be erected shall be used only for a purpose incidental to the residential use of the application property and it shall not be used as primary living accommodation or for the purpose of any trade or business unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the amenities of adjoining properties are not detrimentally affected in accordance with Policy DE1 of the Coventry Local Plan 2016
SUMMARY
The proposal would provide a significant number of open market city living style flats as well as regenerating a brownfield site in a prominent gateway location. The site lies in close proximity to the nearby Whitefriars Grade I listed building whilst concern has been raised regarding the impact on this listed building this reports sets out how any perceived harm is outweighed by the public benefits of the proposal. A number of contributions to infrastructure provision have been requested and, whilst the development is able to make a contribution to the requested amounts, due to the viability of the scheme contributions cannot be met in full.

BACKGROUND
The site is located adjacent to the junction of Gulson Road and London Road, to the south east of the City Centre. It lies outside of the defined City Centre and measures 0.4 hectares in area. The site is currently occupied by Elliott’s car accessories garage, which sells car and cycle parts and accessories. The proposal is to demolish the existing buildings and to erect two buildings up to a maximum of 5 storeys and 16 storeys, providing 167 flats with retail / café use at ground floor level on one building, with associated car and cycle parking and landscaping.

KEY FACTS
| Reason for report to committee: | There is an objection from an internal consultee (conservation) |
| Current use of site: | Retail of car parts, car repairs and car park |
| Proposed use of site: | Residential with retail / café at ground floor |
| Number of flats | 167 |
| Number of 2 bedroom flats | 115 |
| Number of parking spaces | 43 |
| Contributions requested | Affordable housing – 42 units Total financial contribution - £728,158 |
| Contributions offered | Total financial contribution - £261,854 |

RECOMMENDATION
Planning committee are recommended to grant planning permission subject to conditions and subject to the completion of a S106 Agreement to secure the contributions listed within the report.

REASON FOR DECISION
- The proposal is acceptable in principle.
The proposal will not significantly adversely impact upon highway safety or neighbouring amenity.

The public benefits of the proposal would outweigh the harm to the significance of the Grade I listed Whitefriars building.

The proposal accords with Policies: DS3, H3, H4, H9, R4, R6, GE3, DE1, AC2, AC3, AC4, EM4, EM5, EM6, EM7, IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.
**APPLICATION PROPOSAL**

Demolition of existing buildings and erection of two buildings up to a maximum of 5 storeys and 16 storeys, providing 167 flats with retail / café use at ground floor level on one building, with associated car and cycle parking and landscaping. Building A fronts the corner of London Road and Gulson Road and is an L-shaped building varying in height from 4-16 storeys. Part of the ground floor of this building would contain a retail / café use to create active frontage on the corner of London Road and Gulson Road at ground level. Undercroft parking would be provided in this building, as well as cycle and waste storage. Building B would be located in the centre of the site and would be smaller in scale at 3-5 storeys in height. This would also be L-shaped and both buildings would have flat roofs.

Building B and the lower floors of Building A will be constructed with a brick modular system with the frame for the upper floors of Block A constructed in pre-cast concrete panels with light metal framed glazing and metal framed ventilation panels. The panels will have splayed window openings and deep reveals to add interest and help divert views. Bronze coloured metal fins would be placed within some window reveals in order to divert views away from neighbouring gardens and houses.

A total of 43 parking spaces (including 3 disabled) would be provided on site with the existing access from Gulson Road slightly widened and remodelled. Access would also be retained to the allotments to the rear of the site. Of the 167 flats, 115 would have two bedrooms with 35 one bedroomed and 17 studios.

**SITE DESCRIPTION**

The site is located adjacent to the junction of Gulson Road and London Road, to the south east of the City Centre. It lies outside of the defined City Centre and measures 0.4 hectares in area. The site is currently occupied by Elliott’s car accessories garage, which sells car and cycle parts and accessories. The building is predominantly one storey in height with a central element which is two storeys high. The site also comprises a large area of surface car parking with access from Gulson Road. Some of this car park has always been associated with the car parts shop but the area behind 11-22 Gulson Road has been created in the last few years and does not benefit from planning consent. There is also a car wash and burger van located within the car park, although it is understood that these are closing down imminently. Land levels slope downwards from the North West corner of the site to the south east.

The surrounding area comprises a mix of uses including residential, catering, retail and university buildings. The site is bounded to the north by Gulson Road, beyond which lies the Grade I listed Whitefriars Monastery. Next to Whitefriars is a 3-4 storey Student Centre building and further east is a 4-5 storey Engineering building. The north of the site is also partially bound by the gardens of a terrace of two storey residential properties and a car repair workshop on Gulson Road. To the east are rear gardens of two storey properties on Strathmore Avenue. To the south is a small area of allotments and the end of terraces of two storey dwellings on Seagrave Road. To the west of the site is London Road and the roundabout junction (J4 of the ring road), as well as a two storey Chinese restaurant.

**PLANNING HISTORY**

There have been a number of historic planning applications on this site; the following are the most recent/relevant:
<table>
<thead>
<tr>
<th>Application Number</th>
<th>Description of Development</th>
<th>Decision and Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>FUL/2017/0901</td>
<td>Change of use to car park and alteration of land levels</td>
<td>Withdrawn (2017) due to outstanding drainage issues</td>
</tr>
</tbody>
</table>

**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 Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

- Policy DS1: Overall Development Needs
- Policy DS3: Sustainable Development Policy
- Policy DS4: (Part A) – General Masterplan Principles
- Policy H1: Housing Land Requirements
- Policy H3: Provision of New Housing
- Policy H4: Securing a Mix of Housing
- Policy H6: Affordable Housing
- Policy H9: Residential Density
- Policy R4: Out of centre proposals
- Policy R6: Restaurants, bars and hot food takeaways
- Policy GE1 Green Infrastructure
- Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
- Policy GE4: Tree Protection
- Policy JE7: Accessibility to Employment Opportunities
- Policy DE1 Ensuring High Quality Design
- Policy HE2: Conservation and Heritage Assets
- Policy AC1: Accessible Transport Network
- Policy AC2: Road Network
- Policy AC3: Demand Management
- Policy AC4: Walking and Cycling
- Policy EM1: Planning for Climate Change Adaptation
- Policy EM2: Building Standards
- Policy EM3 Renewable Energy Generation
- Policy EM4 Flood Risk Management
- Policy EM5 Sustainable Drainage Systems (SuDS)
- Policy EM7 Air Quality
- Policy IM1: Developer Contributions for Infrastructure

**Supplementary Planning Guidance/ Documents (SPG/ SPD):**

SPG Design Guidelines for New Residential Development
CONSULTATION
No Objections received from:
• Public Health (CCC)
• Coventry Airport

No objections subject to conditions/contributions have been received from:
• Highways (CCC)
• Drainage (CCC)
• Waste Management (CCC)
• Sustainability Services (CCC)
• NHS
• Environmental Protection (CCC)

Objections have been received from:
• Coventry Society due to the scale of the proposal near the listed Whitefriars building
• Conservation (CCC) due to adverse impact of the proposed tower upon the setting and significance of the nearby Grade I listed Whitefriars building.

Education (CCC) have requested a contribution of £581,815, which comprises £541,304 towards secondary and sixth form and £40,511 towards special educational needs

Housing Policy have requested 25% affordable housing on site with 15% social rent and 10% intermediate tenure such as shared ownership

Historic England have expressed concern due to the scale of the proposed tower in proximity to the Grade I listed Whitefriars building

Immediate neighbours and local councillors have been notified; a site notice was posted on 29th May 2018. A press notice was displayed in the Coventry Telegraph on 24th May 2018.

4 letters of objection have been received, raising the following material planning considerations:
  a) The design of the rear blocks is at odds with the character of the adjacent residential areas at Strathmore Avenue and Seagrave Road
  b) The building is too high next to Whitefriars Grade 1 listed building and would adversely affect its setting, as well as the character of the area
  c) The allotments need to be secured with a new security fence and gates as the gates at Gulson Road are currently locked at night.
  d) Drainage needs to make sure water does not run off the site onto the allotments
  e) Loss of privacy and overshadowing to existing gardens and houses
  f) Not enough parking is proposed to cater for the needs of the future occupants.
  g) Increased traffic congestion and therefore noise and air pollution on Gulson Road.
  h) Harm to mobile phone signals as more users compete for signal space.
  i) Water pressure may fall as more demand is placed on the supply.
  j) There are no available NHS dentist spaces in the area, as well as a shortage of doctor’s surgeries.
  k) The introduction of a retail unit will adversely affect retail units in the area

2 letters of support have been received, raising the following material planning considerations:
I) The provision of residential development in or near the City Centre will help to retain graduates in the City and fuel the continued regeneration of the City.

m) The flats are high quality and will improve the location.

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

n) There is no need for a cafe

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are: principle of development, design and the impact upon the character of the area and heritage assets, the impact upon neighbouring amenity, highway considerations and contributions.

Principle of development

Policy H3 states that new residential development must provide a high quality residential environment which assists in delivering urban regeneration or contributes to creating sustainable communities and which overall enhances the built environment. A suitable residential environment will include safe and appropriate access, have adequate amenity space and parking provision and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.

The proposal would involve the redevelopment of a prominent brownfield site on the edge of the City Centre. It would help to regenerate the site and enhance the built environment. The development of high density housing in this location close to amenities, jobs and public transport is considered sustainable development. As discussed later in this report, the development benefits from a safe access and appropriate parking provision and would be safe from contamination, excessive noise and air quality issues. Overall, although there would be very limited outdoor amenity space, it is considered that occupiers of the flats would enjoy a suitable residential environment. Therefore the proposal complies with Policy H3.

Policy R4 states that out of centre retail will not be permitted unless they pass the sequential assessment and impact assessment as appropriate. In this case, the proposed ground floor retail / cafe unit (which would have a gross area of 114 sq. m) would replace the existing lawful car parts shop. As such it would not result in an increase in retail floorspace on the site. A condition is recommended to prevent a larger commercial unit being created on site.

Design and Impact on character of the area

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area. Paragraph 17 of the NPPF requires that planning should always seek to secure high quality design.

It is considered that the proposal would result in a significant improvement to the visual amenity of the site and streetscene at a gateway location into to the City Centre. The tower would, in conjunction with the towers on the other side of London Road, form a gateway to the City Centre. Junction 4 is a vast space and, from an urban design perspective, requires buildings of height to provide spatial containment and a sense of arrival. The removal of the existing rather utilitarian building would be of benefit to the character of the streetscene.
The detailed design would be both interesting and high quality, with deep and angled window reveals providing depth and shadow lines. The use of brick at lower level provides a link to the smaller scale buildings immediately adjacent and give it a tactile quality at pedestrian level, whilst the upper levels are more typical of City scale development. The addition of the metal fins within window reveals at certain locations, adds further interest and colour to the design. The tower would have a tall and elegant sense of proportion and the facades have been designed with robust, sculptural pre-cast panels, which create an expressed grid with extensive floor to ceiling glazing set within chamfered panels.

The proposal complies with Policy DE1 and guidance contained within the NPPF.

Impact upon heritage asset
Local Plan Policy HE2 reflects NPPF policy and states that development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

Paragraph 132 of the NPPF states that when considering the impact of a development upon the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to designated heritage assets of the highest significance (which includes Grade I listed buildings) should be wholly exceptional.

Paragraph 134 states that where a proposal will lead to less than substantial harm to the significance of the asset, this harm should be weighed against the public benefits of the proposal.

Further to this, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that “in considering whether to grant permission for development which affects a listed building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting”.

The site lies around 60m to the south of the Grade I listed Whitefriars building. It is considered that this building is of high significance given its Grade I status. It dates from 1342 and the listing description refers to its Ashlar walls, tiled roof and various other architectural features. To the south of the building are landscaped grounds including some mature trees near Gulson Road.

The heritage statement submitted with the application, opines that the setting of Whitefriars only makes a limited contribution to its significance as a designated heritage asset. Whilst it concludes that there would be some harm resulting from the proposal contributing to the sense of modern enclosure around this asset, it would represent a small and peripheral change that would be at the lowest end of less than substantial harm, in terms of the NPPF.

Heritage England and the Conservation Officer both consider the level of harm to the asset to be greater than the consultant, and the Conservation Officer consequently objects to the development. Although the Conservation Officer considers the level of harm to the setting to be significant, it is common ground that the overall impact upon the designated asset would be less than substantial.
The applicant has offered £75,000 towards improvements to the setting of Whitefriars, which would most likely be spent on a planned improvement to the adjacent ring road junction 4, which would improve the setting of Whitefriars to the west. However, the view of the Conservation Officer is that the improvement would not balance out the harm to the setting caused by the erection of a 16 storey tower to the south.

In line with paragraph 132 of the NPPF, great weight should be given to the asset’s conservation. Special regard should also be given to the desirability of preserving the setting of the asset. Therefore, when weighing the public benefits against the harm of the proposal (as directed by paragraph 134 of the NPPF) the decision maker must be clear that the benefits outweigh the great weight which must be attributed to the less than substantial harm to Whitefriars, if planning permission is to be granted.

In this case it is considered that public benefits of the proposal are extensive. They include the provision of a significant number of open market dwellings in a sustainable location. The development would be one of the 1st modern open market city living style developments in and around the City Centre. This would help to widen the choice of homes for people who may otherwise choose to live in different cities, such as recent graduates. The proposal will also form a high quality landmark development in place of an unattractive brownfield site making better use of the site. Jobs would be created during construction and economic benefits would be felt by local businesses from the extra spending power of the new residents. Unlike with student development, the benefits to local businesses would be felt all year around. Financial contributions to improve the setting of Whitefriars is a further public benefit that should be recognised in the determination of this application.

Having weighed up the public benefits of the proposal and the identified harm to the significance of the Grade I listed building, it is considered that the benefits outweigh the harm.

**Impact on residential amenity**

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

Proposed Block B is situated at the rear of houses on Gulson Road and Strathmore Avenue, as well as to the side of No.60 (the end terraced house) on Seagrave Road. The 6 storey return of Block A also faces the rear gardens of houses fronting Gulson Road, and extends towards the side elevation of 59 Seagrave Road. Therefore there is potential for adverse impact to residential amenity via loss of outlook, light and privacy.

Taking each street in turn, the houses on Gulson Road would be located to the north of Block B and to some extent Block A. The height of Block B at this point would be 12.6m. However the properties on Gulson Road (which vary in height due to the change in land levels) would have a ground floor level higher than the proposed development, therefore the difference in height would vary between 10.8m and 11.3m at a distance of around 22m. Small windows in this elevation would be obscure glazed. It is considered that this relationship is just acceptable from a loss of outlook / overbearing perspective. Furthermore, windows in Block A facing towards the rear gardens of 11-17 Gulson Road would have obscure glazing fading to clear which would prevent views below 1.1m above floor level and limit vision between 1.1m and 1.4m above finished floor level in affected rooms. The windows also have metal fins within the window reveal which help to restrict outlook. With these restrictions in place it is considered that the loss of privacy to these properties would not be significant.
Turning to Strathmore Avenue, the easternmost section of Block B would be 9.6m high. However, the houses on Strathmore Avenue are set some 3.5m below the proposed finished floor level of the new flats. Therefore there would be a height difference of 13.1m. The most affected property would be No.4a Strathmore, which has a single storey rear extension, which would directly face the side of the stairwell at the end of the Block at a distance of 23m. However, this section would be relatively narrow (5.4m wide) and on balance it is considered to be acceptable. There would be no windows in this elevation of the building but care will need to be taken to avoid overlooking from the proposed car park into neighbours gardens, as existing fences are set at the bottom of a slope. The erection of fence at the edge of the parking spaces could prevent this and could be secured through a landscaping condition. The nearest windows in the southern elevation of the proposed block would have fins to prevent overlooking of gardens.

Finally, the southern elevation of Block B would face the side of 60 Seagrave Close. The finished floor level of the new build would be almost identical to the finished floor level at No.6, although the garden of this existing dwelling slopes downwards to the east. Therefore the proposed block would form a wall of around 9m high at a distance of circa 7m to the side of the garden. This would be to the north of the affected dwelling and therefore no loss of light would result. Windows which directly face the garden would be treated with obscure glazing fading to clear and also have fins to divert occupants gaze away. There are a few ground floor windows in the north side elevation of No.60, with one likely to serve a habitable room. However, these north facing windows would face the gap between blocks A and B. Taking all this into account, the impact upon the occupants of No.60 would be acceptable.

A daylight sunlight report has been submitted and identifies a few instances of windows or gardens being adversely affected. These include a bedroom window at No.11 Gulson Road and the gardens of 13-16 Gulson Road. The gardens of houses in Strathmore Avenue would still retain over 2 hours of direct sunlight to over 50% of their area on 21st March, which is the measure used in British Research Establishment (BRE) guidelines. Two window panels in the rear doors of number 2 and 2a Strathmore Avenue would fall below the recommended winter sunlight hours, but would meet the annual sunlight figure, therefore the impact upon amenity to these properties would be limited. It is also not clear that these door panels are the main sources of light to habitable rooms.

There is a flat above the Chinese restaurant on London Road, and a window in its northern elevation will suffer a loss of daylight due to the impact of the proposed tower. However, rooms facing the rear elevation would retain adequate daylight. The overall impact upon this flat is not considered to be so severe as to justify withholding permission.

A neighbour from further along Seagrave Road has objected due to loss of privacy, however, the impact upon other properties would be less than those analysed above and would consequently not be considered significant.

**Highway considerations**

Policy AC1 ‘Accessible Transport Network’ states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the
built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

The submitted Transport Statement explains that the proposal is expected to have a demand for 63 car parking spaces, based on City Centre car ownership levels. The justification for using the City Centre ownership levels is that the site is located on the edge of the City Centre, and the development proposed is of a city living style. On street parking is heavily restricted and the development is located within the Charterhouse Residents Parking Scheme. 167 cycle parking spaces are proposed at level 0 of Block A. The statement goes on to assert that the proposal would result in a low trip generation (maximum 47 vehicle movements in the PM peak) and that the impact upon the local highway network would be minimal.

Highways raise no objection to the proposal subject to conditions requiring the access and car and cycle parking spaces being provided as per the submitted plans, as well as contributions towards the running of the parking scheme (£35,000) and a junction improvement scheme at the adjacent ring road junction 4 (£25,000 to improve walking and cycling infrastructure.

The applicant has agreed to the requested contributions and as such the proposal is considered to comply with highway policies contained within the Local Plan.

**Developer Contributions**

Policy IM1 ‘Developer Contributions for Infrastructure’ states that development will be expected to provide, or contribute towards provision of: a) Measures to directly mitigate its impact and make it acceptable in planning terms; and b) Physical, social and green infrastructure to support the needs associated with the development.

The following requests have been made for contributions to be secured under a Section 106 Legal Agreement:

- NHS - £86,343 towards acute and emergency healthcare
- Highways - £25,000 towards junction 4 improvement scheme to improve pedestrian and cycling infrastructure, and £35,000 towards management of the Charterhouse Residents Parking Scheme
- Education – request a contribution of £581,815, which comprises £541,304 towards secondary and sixth form and £40,511 towards special educational needs
- Housing Policy – request 25% affordable housing on site

It is considered that all of the requests comply with the relevant Community Infrastructure Levy regulations governing such requests.
The developer has agreed to the NHS and highway contributions in full, and to the special needs education request of £40,511. Further to that, a contribution of £75,000 has been offered towards public realm improvements to improve the setting of the Grade I listed Whitefriars building. This gives a total of £261,854.

A viability assessment has been submitted by the developer, which demonstrates that the proposal would not be viable with any affordable housing or financial contributions. This assessment has been verified by the Council’s development surveyor. Therefore the financial contributions offered by the developer have been made as a commercial decision which would further reduce the profit from the scheme.

Whilst it is acknowledged that the contributions offered fall short of those requested, the commentary to Policy IM1 states that the NPPF requires that careful attention is given to viability and costs of development and that development should provide competitive returns for a willing developer and a willing landowner. If specific circumstances make a development, which otherwise positively contributes to the delivery of the local plan, unviable, a viability assessment shall be undertaken and reviewed by the Council. This has been done.

Other
Coventry Airport initially objected to the development as the proposed tower will penetrate something called an inner horizontal surface (IHS), which is used to prevent obstacles which might pose a hazard for air traffic. This is a circle of radius 4000m from each end of the runway, at a height of 125.775 AOD. As the proposed tower would be within 4000 sq. m of the runway and would extend to over 138 AOD, it would clearly infringe the IHS. A shielding report was commissioned by the applicant and this demonstrated that an existing tower at the waste to energy plant on Bar Road is both taller and closer to the airport than the proposed tower and is on a direct line between the two. Therefore it has been accepted that the proposed tower is shielded by the existing one and Coventry Airport were able to withdraw their objection.

The proposal includes an array of solar PV panels on part of the roof of the buildings, which would provide for a reduction in the regulated energy consumption on site. However this would be less than the 10% required by policy. However it is possible that the development would be connected to the heatline network, which runs past the site underneath London Road. Investigations are ongoing with regard to this. If the development does connect to heatline then the smaller PV array would be acceptable. A condition is recommended to deal with this issue.

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the criteria set out in Policy EM4 are met. A submitted Flood Risk Assessment and Drainage Strategy explains that site is not located in a flood zone and is therefore at low risk of flooding. The drainage strategy would provide drainage with a Greenfield surface water run-off rate of 5.0 litres per second, in line with Policy. Two below ground attenuation tanks (with a volume of 270 cubic metres) and porous paving would be required in order to achieve this. Notwithstanding the general acceptance of the strategy, the drainage team recommend a condition requiring further drainage information to be submitted and agreed in writing.
Policy EM6 seeks to ensure that redevelopment of previously developed land does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of waste water by whatever means. A preliminary site investigation report recommends an intrusive ground investigation should be undertaken, and as such conditions are recommended in line with the recommendations of Environmental Protection.

A noise assessment has been submitted, which concludes that a glazing specification providing a sound reduction of 33dB would be required on the Gulson Road façade and 34dB on the London Road façade. The report also accepts that noise levels would be above standards if windows were opened for rapid ventilation or summertime cooling purposes. Environmental Protection are content that an acceptable noise environment can be created for residents, however they recommend conditions requiring further survey work covering commercial activities and plant in the immediate vicinity, as well as modelling work to more accurately assess the noise environment at the junction of Gulson and London Road. The proposed glazing specifications in the submitted report may need to be revised following this work. Furthermore, alternative ventilation will be required for habitable rooms fronting London Road and Gulson Road. Finally, any proposed plant on site will need to be assessed and taken into account prior to installation.

Policy EM7 states that major development schemes should promote a shift to the use of sustainable low emission transport to minimise the impact of vehicle emissions on air quality. Environmental Protection recommend conditions requiring electric vehicle charging points (1 per 10 unallocated spaces, so 5 in this case), low NOx boilers and a method statement to control the emissions to air during demolition and construction.

Policy GE3 of the Local Plan states that Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced. An ecological appraisal of the site concluded that the building to be demolished offers little opportunity for roosting bats and the surrounding habitat is poor for foraging and commuting bats. No evidence or suitable habitats for other protected or rare species were found.

**Conclusion**
The proposed development is considered make good use of a brownfield site removing an existing use that is not particularly compatible with surrounding residential uses and not visually attractive thereby not contributing positively to the character of the surrounding area. As such it is considered to be acceptable in principle, it has been carefully designed to ensure it does not result in any significant impact upon neighbour amenity, highway safety or infrastructure, subject to relevant conditions and contributions. Whilst the proposal would result in harm to the significance of the Grade I listed Whitefriars building this harm is less than substantial and would be outweighed by the public benefits of the development as discussed in this report. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, H3, H4, H9, R4, R6, GE3, DE1, AC2, AC3, AC4, EM4, EM5, EM6, EM7, IM1 of the Coventry Local Plan 2016, 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: 001A; 002A; 101C; 102B; 104B; 105B; 200B; 201B; 202B; 203B; 204B; 205B; 206B; 210C; 211C; 212C; 213B; 214B; 215B; 301B; 302C; 303B; 304B; 305B; 306C; 307C; 308A; 309A; 310; 361; 362; 363; 401; 403B; 404A; 405A; 406B

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

3. Prior to commencement of construction, details of the external facing materials shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.

4. The development shall proceed in accordance with the finished floor levels indicated on the approved drawings.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality and neighbours in accordance with Policy DE1 of the Coventry Local Plan 2016.

5. The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of dust and dirt during construction; hours of construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies AC1, AC3, EM1 and DE1 of the Coventry Local Plan 2016.

6. The flats shall not be occupied unless and until the approved cycle parking facilities have been provided and made available for use in accordance with the details on the approved drawings and thereafter those facilities shall remain available for use at all times.

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 HW1 and DS3 & AC1, AC3 of the Coventry Local Plan 2016.
7. The flats shall not be occupied unless and until the site access and car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times.

**Reason:** To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual amenity in accordance with Policies AC1 and AC3 of the Coventry Local Plan 2016.

8. Notwithstanding the submitted energy statement, prior to commencement of construction, an energy strategy shall be submitted to and approved in writing by the local planning authority. This shall include assessment of whether it is possible to connect to the Coventry district heating network (Heatline).

**Reason:** To comply with the provision the National Planning Policy Framework and in accordance with Policy HW1 and DS3 of the Coventry Local Plan 2016.

9. Notwithstanding the submitted noise assessment, prior to the commencement of construction, a revised noise assessment shall be submitted to and approved in writing by the local planning authority. The assessment shall include additional modelling and monitoring to include the impact of existing plant and noise related to the commercial units on London Road during the evenings / night, as well as assessing the noise impact upon receptors at the corner of Gulson Road / London Road. Revised glazing specifications shall be included in the report and once approved these shall be installed in accordance with the approved details and thereafter retained or replaced with glazing of a similar rating.

**Reason:** To ensure a satisfactory residential environment, in accordance with Policy H3 of the Coventry Local Plan 2016.

10. Prior to the commencement of construction, details of ventilation shall be submitted and approved in writing by the local planning authority.

**Reason:** To ensure a satisfactory residential environment, in accordance with Policy H3 of the Coventry Local Plan 2016.

11. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site and any report of the findings must be submitted to and approved in writing by the local planning authority prior to first occupation. The report of the findings, to be conducted in accordance with DEFRA and the Environment Agency’s 'Model Procedures for the Management of Land Contamination, CLR 11', must include; (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monument; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

**Reason:** To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Development Plan 2001.
12. The development shall be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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

13. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced shall be submitted to and approved in writing by the local planning authority.

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

14. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition No.11, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition No.12, which shall be submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with condition No.13.

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

15. Prior to occupation of the flats, at least 5 electric vehicle charging points shall be provided on site.

**Reason:** To mitigate the impact of the development upon air quality, in accordance with Policy EM7 of the Coventry Local Plan 2016.

16. Any boilers installed on site shall have a dry NOx emission rate of <40mg/kWh

**Reason:** To mitigate the impact of the development upon air quality, in accordance with Policy EM7 of the Coventry Local Plan 2016.
17. The development shall proceed in accordance with the recommendations contained within the approved Unexploded Ordnance assessment prepared by Alpha Associates (ref.70036073-011)

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

18. The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which shall be submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected (to include the boundary with the allotments), specifying the colour of the railings and gates; footpaths; and hard surfacing which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the flats hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. 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 GB1, GE1, DE1 and HE2 of the Coventry Local Plan 2016.

19. The gross floorspace of the proposed retail / cafe unit shall not exceed 114 sq m

**Reason:** To ensure the proposal does not adversely impact upon defined centres in accordance with Policy R4 of the Coventry Local Plan 2016.

20. The flats containing windows identified with window manifestation treatment on the approved drawings, shall not be occupied until the windows have been treated in accordance with the details on drawing number 310. Thereafter the manifestation shall be retained and any reglazing shall include the same manifestation.

**Reason:** To ensure the amenities of adjoining properties are not detrimentally affected through overlooking or loss of privacy in accordance with Policies DE1 and H5 of the Coventry Local Plan 2016

21. 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) the window(s) to be formed in the north facing 4 storey elevation of Block B hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window shall be at least 1.7m above the floor of any room in which the window is installed.
Reason: To ensure the amenities of adjoining properties are not detrimentally affected through overlooking or loss of privacy in accordance with Policies DE1 and H5 of the Coventry Local Plan 2016

22. Notwithstanding the submitted flood risk assessment and drainage strategy, the development hereby permitted shall only be undertaken in strict accordance with drainage details, including a long term management and maintenance plan, which shall be submitted to and approved in writing by the local planning authority. The approved details shall include:
(i) a scheme for the provision of surface water drainage with a development discharge rate of no more than 5.0l/s;
(ii) no temporary increase in flood risk during construction;
(iii) evidence that the receiving water bodies or sewers are capable of receiving the attenuated flows and that this shall not increase flood risk on or off site;
(iv) Evidence to show the management of overland flow routes in the event of blockage or exceedance of the drainage system;
(v) Provision to ensure no discharge of surface water onto public highway or from the allotment access road onto the allotments;
(vi) if the development results in severance, diversion or reception of natural land drainage flow, existing flow routes shall be maintained (if safe) or intercepted and discharged; and
(vii) foul drainage plans
the approved details shall thereby be retained and shall be managed and maintained in strict accordance with the approved details.

Reason: To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies EM4 and HW1 and DS3 of the Coventry Local Plan 2016.
NOTES

To be read in conjunction with Elevations:
2007973-BDP-(00-00)-DR-A2Z-XX_00302
2007973-BDP-(00-00)-DR-A2Z-XX_00307

The proposed extend of window manifestation is designed to prevent overlooking in sensitive locations of the development and provide full light penetration to room sin proposed development.

Typical Section

Typical Bedroom Window

Typical Living Room Window
Material Key:
1. Pre-cast concrete panels
2. Brick Modular Panel
3. Dark Metal Panel
4. Metal Ventilation Opening
5. Bronze-coloured Metal Bolted on Fin
6. Light Metal Framed Sliding
7. Metal Framed Opening Panel
8. Retail Glazing
9. Corten Metal Cladding to Entrance
10. Expanded Black Panel

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'The window manifestation treatment for proposed design of entrance windows.'
Elevation B1

Elevation B2

NOTES

1. Precast concrete panels
2. Brick Modular System
3. Dark Metal Bond Panel
4. Metal Ventilated Openings
5. Bronze coloured Metal Bond on Pins
6. Light Metal Framed Chimney
7. Metal Framed Operable Panel
8. Brick Facing
9. Corten Metal Cladding to Entrance
10. Impressed Brick Panel

*Please refer to drawings 2007973-BDP-(00-00)-D
*Windows/Metalwork Treatment for proposed design of automated windows

Material key

1. Pre-cast concrete panels
2. Brick Modular System
3. Dark Metal Bond Panel
4. Metal Ventilated Openings
5. Bronze coloured Metal Bond on Pins
6. Light Metal Framed Chimney
7. Metal Framed Operable Panel
8. Brick Facing
9. Corten Metal Cladding to Entrance
10. Impressed Brick Panel

Window Manifestation Treatment for proposed design of automated windows.

Material key

1. Pre-cast concrete panels
2. Brick Modular System
3. Dark Metal Bond Panel
4. Metal Ventilated Openings
5. Bronze coloured Metal Bond on Pins
6. Light Metal Framed Chimney
7. Metal Framed Operable Panel
8. Brick Facing
9. Corten Metal Cladding to Entrance
10. Impressed Brick Panel

Window Manifestation Treatment for proposed design of automated windows.

Material key

1. Pre-cast concrete panels
2. Brick Modular System
3. Dark Metal Bond Panel
4. Metal Ventilated Openings
5. Bronze coloured Metal Bond on Pins
6. Light Metal Framed Chimney
7. Metal Framed Operable Panel
8. Brick Facing
9. Corten Metal Cladding to Entrance
10. Impressed Brick Panel

Window Manifestation Treatment for proposed design of automated windows.
1. Pre-cast concrete panels
2. Brick Modular System
3. Dark Metal BDP Panel
4. Metal Ventilation Openings
5. Bronze-coloured Metal Bolted on Fin Panel
6. Light Metal Framed Glazing
7. Metal Framed Openable Panel
8. Retail Glazing
9. Corten Metal Cladding to Entrance
10. Expressed Brick Panel
11. Metal Decorative Fins to Car Park

NOTES:
- Please refer to drawing 2007973-BDP-(00-00)-D for design of asterisked windows.
- "Window Manifestation Treatment" for proposed design of asterisked windows.
Proposed Paradise Street development

Proposed Site Section DD
Proposed London Road Elevation
Material key:
1. Pre-cast concrete panels
2. Brick Modular System
3. Dark Metal Infill Panel
4. Metal Ventilation Openings
5. Bronze coloured Metal Bolted on Fins
6. Light Metal Framed Glazing
7. Metal Framed Openable Panel
8. Retail Glazing
9. Corten Metal Cladding to Entrance
10. Expressed Brick Panel
11. Metal Decorative Fins to Car Park
Material key:
1. Pre-cast concrete panels
2. Brick Modular System
3. Dark Metal Infill Panel
4. Metal Ventilation Openings
5. Bronze coloured Metal Bolted on Fins
6. Light Metal Framed Glazing
7. Metal Framed Openable Panel
8. Retail Glazing
9. Corten Metal Cladding to Entrance
10. Expressed Brick Panel
11. Metal Decorative Fins to Car Park
Material key:
1. Precast concrete panels
2. Brick Modular System
3. Dark Metal Infill Panel
4. Metal Ventilation Openings
5. Bronze coloured Metal Bolted on Fins
6. Light Metal Framed Glazing
7. Metal Framed Openable Panel
8. Retail Glazing
9. Corten Metal Cladding to Entrance
10. Expressed Brick Panel
11. Metal Decorative Fins to Car Park
<table>
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<tr>
<th>Planning Committee Report</th>
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<td>Planning Ref:</td>
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<td>Proposal:</td>
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<td>Case Officer:</td>
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**SUMMARY**
Planning permission is sought for the change of use of a former corner shop (with first floor residential) to a single dwellinghouse and the erection of two new dwellinghouses within the rear garden area, fronting onto Forknell Avenue.

**KEY FACTS**

<table>
<thead>
<tr>
<th>Reason for report to committee:</th>
<th>More than five objections have been received.</th>
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<tbody>
<tr>
<td>Current use of site:</td>
<td>Corner shop with residential at first floor and a former detached Bakery building within the rear garden.</td>
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<tr>
<td>Proposed use of site:</td>
<td>Three dwellinghouses.</td>
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**RECOMMENDATION**
Planning committee are recommended to grant planning permission subject to conditions listed within the report.

**REASON FOR DECISION**
- The proposal is acceptable in principle.
- The proposal will provide an acceptable design solution.
- 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: DE1, H3, AC1 and AC4 of the Coventry Local Plan 2016, together with the aims of the NPPF.
APPLICATION PROPOSAL
Planning permission is sought for the conversion of the existing ground floor shop unit (with first floor residential accommodation) to a single dwellinghouse with three bedrooms. The glazed shop front will be replaced with smaller domestic windows.

To the south of the existing shop unit within the rear garden is a single storey redundant bakery building, which is proposed to be demolished and replaced by two 3-bedroomed dwellinghouses within a semi-detached two-storey building.

All three dwellinghouses will have off-street car parking and outside amenity space.

SITE DESCRIPTION
The application site relates to a two-storey corner shop located on the southwest corner of Forknell Avenue and Honiton Road. The application site is a roughly triangular plot, with a long frontage to the southwestern side of Forknell Avenue. The surrounding area is primarily residential, characterised by two-storey terraced and semi-detached dwellinghouses.

PLANNING HISTORY
There have been several historic planning applications on this site from the 1960’s – 1980’s relating to the rear bakery building. There is no recent or relevant planning history.

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 Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:
Policy DS3: Sustainable Development Policy
Policy H3: Provision of New Housing
Policy H5: Managing Existing Housing Stock
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy DE1 Ensuring High Quality Design
Policy AC1: Accessible Transport Network
Policy AC3: Demand Management
Policy EM6: Contaminated Land

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 have been received from:
- Highways (CCC).
- Environmental Protection (CCC).

Immediate neighbours and local councillors have been notified; and a site notice was posted on 29/06/18.

Six letters of objection have been received, raising the following material planning considerations:
a) The design does not fit with the surrounding area.
b) The proposed height is very tall/concerns of overlooking from third storey.
c) Loss of privacy.
d) Loss of off-street parking outside the site.
e) One of the representations supports the conversion of the shop, describing it as in a dreadful state of disrepair/neglect; but objecting to the new dwellings due to the loss of garden/open aspect.
f) One of the representations states ‘not object’ but raises privacy and scale concerns.

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:
g) Several large trees have been removed from the site.
h) Land ownership relating to boundary location/historic rear access.
i) Devaluation of property.

Any further comments received will be reported within late representations.

APPRAISAL
The main issues in determining this application are the principle of development, the design and impact upon visual amenity, the impact upon neighbouring amenity, highway considerations, contaminated land, air quality and ecology/landscaping.

Principle of development
The existing bakery building has no architectural or historic merit and its demolition is therefore considered to be appropriate.

There are no Policy issues with regard to the loss of the existing (currently vacant) retail use.

Policy H3 ‘Provision of New Housing’ states that new residential development must provide a high quality residential environment, which assists in delivering urban regeneration or contributes to creating sustainable communities and which overall enhances the built environment. A suitable residential environment will be within a sustainable location and will include safe and appropriate access, have adequate amenity space and parking provision and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.

The site is located within a sustainable location, close to local shops, services and public transport on Sewall Highway and Ansty Road. It is considered that the proposed residential use is compatible with surrounding residential uses to ensure that future occupiers’ amenity is protected. The development will provide a high quality residential environment with outdoor amenity space and safe from any environmental pollution issues.
The scheme is therefore considered to be acceptable in principle and accords with the aims and objectives of Local Plan Policies H3 and DE1 and the aims and objectives of the NPPF.

**Design/Impact on visual amenity**

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Paragraph 17 of the NPPF requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, whilst protecting the amenities of all existing and future occupants of land and buildings.

The proposed alterations to remove the shop front are considered appropriate and will be carried out in matching materials. The window to the Honiton Road elevation was off-set and has been re-positioned in amended plans so that it aligns with the first floor window above.

In terms of siting of the new houses the plot width increases towards the south of the site allowing the two proposed houses to sit comfortably within the plot, providing an active frontage and acceptable set back from the highway that respects the general pattern of development within the locality.

There was concern that the new 2.5-storey gable-end dwellinghouses initially proposed would be too prominent, as the building sits forward of the corner retail building making the gable wall visible from the north. Amended plans have been received to reduce the height of the proposed dwellinghouse to two-storeys and to alter the roof design from a gable to a hip roof, which has taken significant mass out of the roof. This design also better reflects the predominantly hip roof character of the locality. A small first floor window has also been installed in the flank wall (facing the Honiton Rd junction) to add some relief/interest to this elevation.

In terms of finer architectural detailing the main windows on the front elevation (serving the kitchen/bedroom 1 of each house) have been increased in size from double to triple panes to provide better proportions and reflect the larger windows on other surrounding properties. The porch detail has been altered from a projecting canopy to a stone lintel to also reflect that of surrounding properties. A central chimney has also been added, as this is a strong characteristic of the area.

The scheme (as amended) is therefore considered to provide an acceptable design solution that will not harm the visual amenity of the streetscene. A condition is suggested to secure sample materials to ensure that the development appropriately assimilates into the streetscene.

**Impact on residential amenity**

Concerns raised by local residents regarding scale and loss of privacy are carefully noted. The proposed dwellings have been reduced in height from 2.5 storey to 2-storeys, however these changes related to creating an improved design solution. The proposed dwellinghouses will be located approximately 25 metres from the rear elevations of properties in Lutterworth Road, well in excess of the 12 metres set in the SPG.
The SPG normally seeks 10m deep rear gardens in the interests of achieving acceptable standards of daylighting, to minimise overshadowing and to maintain privacy. In this case the rear gardens will be 8 metres deep. The 2 metre shortfall is considered acceptable due to the positioning of the proposed new dwellings, which will be set forward of the rear elevation of the existing shop unit No.19 and some 12m from the closest properties to the northwest on Honiton Road.

The proposed development is not therefore considered to result in any significant loss of light, outlook or amenity to the occupiers of surrounding properties.

In terms of window-to-window separation distances the proposed dwellinghouse will set at 90-degrees to the surrounding properties on Lutterworth Road and Honiton Road. The separation between the proposed dwellinghouses and existing properties on the opposite side of Forknell Avenue will be some 20 metres. A condition is suggested to require the small first floor side-facing window to be obscure glazed to avoid overlooking/the perception of overlooking. The scheme is not therefore considered to create any significant overlooking or loss of privacy to the occupiers of surrounding properties.

Whilst it is considered that the proposed dwellinghouses can be accommodated comfortably officers are mindful that unrestricted extensions carried out under permitted development could create an adverse impact upon the amenities of surrounding occupiers on this higher density, sub-divided plot. It is therefore recommended that permitted development rights are removed in relation to extensions and outbuildings to control any future development.

Highway considerations
Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

The site currently benefits from no off street parking and the proposed layout will provide two parking spaces for two dwellings and a single parking space for one dwelling. The Highway Authority have assessed the scheme and have raised no objections.

A condition is suggested to require the off-street parking to be available prior to the first occupation of the dwellinghouses and retained thereafter.

Contaminated land
Policy EM6 seeks to ensure that redevelopment of previously developed land does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of waste water by whatever means.

Environmental Protection note that the historical maps indicate a small building was present on this site of unknown use and the possibility of contamination being present cannot be ruled out. It is therefore recommended that the small site investigation condition is imposed.

Air quality
Policy DS3 ‘Sustainable Development Policy’ states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of
sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions to enable proposals to be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Measures include: use of low carbon, renewable and energy efficient technologies; increased health, wellbeing and quality of life; and measures to adapt to the impacts of climate change.

In order to mitigate the impact of this development on local air quality Environmental Protection have requested a condition to require the following: 1 x electric vehicle charging point to be provided per property; low emission gas boilers; and a construction management plan demonstrating how emissions of dust and noise will be minimised during demolition and construction.

**Ecology/landscaping**
Policy GE3 seeks to protect and enhance biodiversity and their habitats. The Council’s Ecologist notes that there is a bat record within the vicinity of the site and therefore considered that it would be appropriate to require a preliminary bat scoping survey to check for the presence of bats. A condition is suggested to require this assessment prior to any works taking place.

A condition is suggested to secure hard and soft landscaping details.

**Other matters**
Local residents note that several mature trees were removed along the site’s southern boundary prior to the planning application being submitted. These trees were not protected by a Tree Preservation Order and their removal was therefore lawful.

**Conclusion**
The proposed development is considered to be acceptable in principle and design and will not result in any significant impact upon neighbour amenity, highway safety or ecology/landscaping, subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies H3, DE1, AC3, DS3, GE3 of the Coventry Local Plan 2016, 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.FORKNELL 2B, 4B, 3A.
   
   **Reason:** For the avoidance of doubt and in the interests of proper planning.

3. The development shall be carried out only in full accordance with sample details of the elevational and roofing materials, which have first been submitted to and approved in writing by the local planning authority.
Reason: To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.

4. The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the dwellinghouses hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. 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 amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.

5. The dwellinghouses shall not be occupied unless and until the car parking areas for that dwellinghouse indicated on the approved drawings have been provided and thereafter those parking areas shall be kept available for such use at all times.

Reason: In the interests of highway and pedestrian safety in accordance with Policies AC1 and AC3 of the Coventry Local Plan 2016.

6. The development shall not commence unless and until details for a package of measures to minimise the impact of the development upon local air quality/noise have been submitted to and approved in writing by the local planning authority. Those measures shall have consideration of the following: - (i) Provision for electric vehicle recharging points for each dwellinghouse; (ii) Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh), (iii) a construction method statement demonstrating how dust and noise emissions are to be mitigated during construction. All details shall be carried out as approved.

Reason: To mitigate the impacts of development on air quality in accordance with Policies H3 and DS3 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.

7. In the event that contamination or unusual ground conditions are encountered during the development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared which is subject to
the approval in writing of the Local Planning Authority. All details shall be carried out as approved.

**Reason:** To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016

8. No development (including demolition) shall commence unless and until a survey for the presence of bats has been carried out by a qualified surveyor on the detached bakery building, and has been submitted to and approved in writing by the local planning authority. Should the presence of bats be found then no demolition shall take place until full details of measures for bat migration and conservation have been submitted to and approved by the local planning authority. These measures should include: a) inspection of existing buildings on site within one month prior to their demolition to determine presence or absence of roosting or hibernating bats; b) no building containing bats shall be demolished until bats have been safely excluded using measures as have been previously submitted to and approved in writing by the local planning authority; c) provision of a new bat roost/hibernaculum constructed to a design and in a location previously approved in writing by the local planning authority; d) provision of new bat roost/hibernaculum within new construction; e) provision of an area of buffer/habitat around the new bat roost/hibernaculum, details of the buffer to be submitted to and approved in writing by the local planning authority; f) retention of hedgerows identified as being important for foraging bats within the development site, details of the location of hedges to be submitted to and approved in writing by the local planning authority; g) provision for the management of the buffer habitat, hedgerows used for foraging and the new bat roost/hibernaculum. The works shall be implemented in strict accordance with the approved details and timing of works, unless otherwise approved in writing by the local planning authority and once undertaken the works shall not be removed or altered in any way.

**Reason:** To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the NPPF 2012.

9. 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) the first floor window(s) to be formed in the side facing elevation of the dwellinghouses hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window shall be at least 1.7m above the floor of any room in which the window is installed.

**Reason:** To protect the amenities of the occupiers of adjoining properties in accordance with Policies H3 of the Coventry Local Plan 2016.

10. 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 building or enclosure shall be provided within the curtilage of, and no extension or addition erected or constructed to, any dwelling(s) hereby permitted.

**Reason:** That having regard to the design, layout and general nature of the proposed development it is important to ensure that no further development is carried out which would detract from the appearance of the area and affect the amenity of adjacent properties. Therefore, no additional development is to be carried out without the permission of the local...
planning authority in accordance with Policies H3 & DE1 of the Coventry Local Plan 2016.
SUMMARY
The application proposes a residential development on this site, which was in the past used a builder’s merchant’s yard prior to a hairdressing and beauty products wholesale suppliers. Planning history reveals that the site was granted permission for a nursing home and flats for staff, however, it appears that this permission was not implemented. The site is currently derelict and overgrown, not accessible to public and has very limited visibility from nearby highways. The outline application seeks approval for developing the site with up to 8 dwellings with all matters reserved.

The indicative layout demonstrates that the site is capable of accommodating a residential development of up to 8 dwellings together with a vehicular access, car parking, landscaping and associated works. The proposed access is considered acceptable from a highway safety point of view. The indicative site plan shows that a satisfactory separation distance would be retained with the surrounding neighbouring houses and therefore, the proposal would not affect the surrounding neighbouring amenities in terms loss of outlook, overbearing, overlooking and associated loss of privacy. The site is in a sustainable location with good access to facilities and the proposals are considered acceptable.

BACKGROUND
The current outline application has been submitted following the withdrawal of a similar outline application (Ref. OUT/2018/0300) in March 2018. The last application sought permission for 9 dwellings on the site but was later withdrawn due to officer concern regarding the number of the units on that site as well as concerns with the parking and manoeuvring arrangements. In addition, in the last submission, the applicant was made aware of the residents’ concerns in particular their claim of rights of access and land ownership issues.

KEY FACTS

| Reason for report to committee: | More than five objections have been received. |
| Current use of site: | Vacant, derelict and overgrown land |
| Proposed use of site: | Housing |
| Site area | 0.19 Hectare |
| No. of dwellings | Up to 8 |
| Density | 42 units/hectare |

RECOMMENDATION
Planning committee are recommended to grant planning permission subject to conditions listed within the report.

REASON FOR DECISION
a) The proposal is acceptable in principle.
b) The proposal will not adversely impact upon highway safety.
c) The proposal will not adversely impact upon the amenity of neighbours.

d) The proposal accords with Policies: DE1, H3 and H9 of the Coventry Local Plan 2016, together with the aims of the NPPF.
APPLICATION PROPOSAL
The application proposes residential development on a vacant and derelict area of land which is bounded by residential dwellings. The application is an outline scheme seeking to establish the principle of the residential development on site, with all matters reserved. An indicative site layout has been submitted for up to 8 dwellings which also demonstrates the proposed vehicular access, parking provisions and landscaping. The indicative site plan shows that the existing vehicular access from Wycliffe Road West would be used to provide access to the site.

SITE DESCRIPTION
The application site is a plot of land surrounded by residential dwellings and their rear gardens. The approximately 0.19 hectare site is located behind the rear gardens of 3-17 (odds) Wykeley Road, 1-13 (odds) Wycliffe Road West and 2-28 (evens) Balliol Road. It is evident from the planning history that the site was used as a builder’s merchant yard prior to storage and supply of hairdressing and beauty products. Planning history also reveals that permission was granted on the site for a nursing home and staff flats, however, this permission does not appear to have implemented. The site has two accesses, one from Wycliffe Road West along the side of No. 1 Wycliffe Road West and the other one from Wykeley Road along the side of No. 1 Wykeley Road. These accesses also provide access to the rear gardens/garages of some of the neighbouring houses. The access from Wycliffe Road West is tarmacked and appears an established vehicular access. Although these are designated entrances to the site the site appears derelict and overgrown and currently not accessible. The surrounding area is predominantly residential in character. Ansty Road is approximately 240 metres to the south and two local centres, Walsgrave Road (The Forum) and Ansty Road local centre are within approximately 700 metres to the south and to the east respectively.

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

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Description of Development</th>
<th>Decision and Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>FUL/2018/0300</td>
<td>Outline application with all matters reserved for residential development of up to 9 dwellings</td>
<td>Withdrawn 28/03/2018</td>
</tr>
<tr>
<td>C/23870/F</td>
<td>Erection of nursing home and staff flat (Renewal of planning permission No. C/23870/B granted on 11 October 1989),</td>
<td>approved 06/12/1994</td>
</tr>
<tr>
<td>C/23870/D</td>
<td>Change of use from builders merchants to hairdressing salon, storage, display and sale of beauty products</td>
<td>approved 09/01/1992</td>
</tr>
<tr>
<td>C/23870/C</td>
<td>Demolition of existing single storey accommodation and replacement with two bedroom dwelling for use ancillary to nursing home and revised car parking layout,</td>
<td>approved 29/08/1990</td>
</tr>
<tr>
<td>C/23870/B</td>
<td>Erection of nursing home &amp; staff flat,</td>
<td>approved 19/10/1989</td>
</tr>
</tbody>
</table>
C/23870/A  Erection of nursing home (outline application),  approved 02/08/1988

23870  Use of site as builders merchants yard  approved 21/08/1968

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 Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:
Policy DS1: Overall Development Needs
Policy DS3: Sustainable Development Policy
Policy H3: Provision of New Housing
Policy H9: Residential Density
Policy DE1 Ensuring High Quality Design
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy EM4 Flood Risk Management
Policy EM5 Sustainable Drainage Systems (SuDS)
Policy EM7 Air Quality

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:
Drainage and Flood risk (CCC)
Environmental Protection (CCC)
Highways (CCC)

Comments are awaited from Ecology, Severn Trent Water

No objections received from West Midlands Fire Service
Immediate neighbours and local councillors have been notified; two site notices were posted on 6 July 2018.
8 letters of objection have been received, raising the following material planning considerations:
a) Loss of privacy and overlooking to neighbouring dwellings
b) Concerns over the width of the access road and associated landscaping which would create a bottle neck and would be a potential hazard for vehicles and pedestrians
c) The development will create excessive traffic in and out of the development and endanger pedestrian safety.
d) There are already parking problems in the area, the proposal would make the parking problem worse
e) Noise and disturbance, comings and goings of vehicles, refuse and recycling vans
f) Would require extra bin collections and the positioning of extra bins which would affect the area
g) Opening up the application site for development could leave neighbouring properties at increased risk as the access would be easier from the rear; safety and security concerns.
h) There is a park/playground nearby, creation of a children’s’ play area within the site could increase anti-social behaviour
i) Siting of bins area next to neighbouring boundary fence/ rear garden would affect the neighbouring occupiers from enjoyment of their rear gardens due to bad smell and odours, it would also affect the air quality and residential amenity.
j) Would harm the wildlife on site

1 letter of support has been received, raising the following material planning considerations:
k) Developing this waste and derelict site for houses will make good use of the land.

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:
l) Some of the neighbouring residents’ access to their rear garages would be affected
m) Right of access being used to create access road into the new development
n) An existing double gates nearby which open outwards will block the access way of the proposed development.

Any further comments received will be reported within late representations.

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

Principle of development
Policy H3 of the Coventry Local Plan (CLP) 2016 deals with the provision of new housing. It states that new housing must provide a high quality residential environment which assists in delivering urban regeneration or contributes to creating sustainable communities and which overall enhances the built environment. This Policy clarifies suitable residential environments by stating that a suitable residential environment will include safe and appropriate access, have adequate amenity space and parking provision and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.

Policy H9 of the Coventry Local Plan 2016 is to ensure the appropriate density for residential developments and suggests that the proposal must make the most effective and efficient use of land whilst ensuring compatibility with the quality, character and amenity of the surrounding area.

The proposed site is a windfall site surrounded by residential properties. There is no specific designation of the site, and the site is not allocated for any specific purpose in the Local Plan.
The site history suggests it is previously developed land. The site is in a highly sustainable location being accessible by walking, cycling and public transport. The nearest bus stops are on Ansty Road and it is located in close proximity to a range of shops, amenities and services within the Walsgrave Road and Ansty Road Local Centres.

Whilst the site is fairly reasonable in size, it has constraints due to its relationship with the surrounding residential properties. The proposed development has been revised and the overall number of dwellings has been reduced from nine to eight. The manoeuvring area and parking provision has also been revised in the current scheme. The application seeks outline permission for residential development for up to 8 dwellings with all matters reserved. The relevant matters such as access, siting, layout, design, mass, scale and landscaping for this proposal are subject to a reserved matters application and are not part of the assessment of this application. This application is to establish the principle of residential development on the application site.

The indicative site plan shows that four of the proposed dwellings in a staggered row would have principle elevations fronting new access road off Wycliffe Road West and three of the houses on the eastern part of the site would front a courtyard style parking area. The indicative site plan also shows that No. 1 Wykeley Road would be replaced with a single dwelling.

The indicative site layout plan demonstrates that the depth of the rear gardens of the proposed dwellings is less than 10m as suggested in the SPG for new dwellings (apart from house type E); however, these gardens are fairly wide and achieve around 50m² of rear garden. The indicative layout plans show that the dwellings are 2 bedroomed (apart from type E) and therefore 50m² rear garden is satisfactory and accords with the SPG. Generally, 10m deep rear garden is required to retain the separation gap at least 20m between rear elevations of houses which back onto each other. This is to minimise harmful overlooking and a loss of privacy. In this instance, the surrounding neighbouring houses have more than 10m long rear gardens and therefore slightly shorter rear gardens for the new dwellings would not result in any significant harm in terms of overlooking and loss of privacy. The proposed house type E appears 3 bedroomed property and would have around 19m deep rear garden.

It is considered that separation distances from the adjoining neighbouring houses are satisfactory and at the same time, that the proposal would create a quality residential environment for the future occupiers of the proposed houses. The indicative layout and site plan demonstrate that eight dwellings can be accommodated on site whilst safeguarding adjoining neighbouring amenities. The indicative layout demonstrates that the proposed houses would create a small courtyard style development with its own street frontage and there would be sufficient private rear amenity space without affecting the appearance and character of the area. The proposal also shows that each dwelling would have at least two off-street parking spaces in addition to two extra parking spaces for visitors.

With regard to density, Policy H9 suggests that outside of the ring road a minimum of 35 dwellings per hectare (net) should be provided on previously developed land. In this instance, eight dwellings on this application site would provide a density of around 42 units per hectare. This density is considered reasonable given that this is a windfall site and a greater number of houses would result in a cramped development that is unlikely to provide a quality residential environment.
It is therefore considered that the proposed site is capable of accommodating eight dwellings and would be able to create an attractive residential environment for future occupiers. Therefore, the proposed residential development is considered acceptable in principle.

**Impact on neighbouring amenity**

The concerns raised by local residents are carefully noted. The proposed scheme is considered acceptable in terms of separation distances and relationships with surrounding neighbouring houses. In order to protect the amenity of existing residents, the SPG recommends that a minimum separation distance of 20m be maintained between principal windows to the front/rear of properties. The SPG also indicates that where the side of a house is situated near to the rear of neighbouring properties, a minimum distance of 12m should normally be maintained between the side elevation of the new house and the rear elevation of the neighbours’ properties and vice-versa. This is required to ensure that an acceptable degree of outlook and visual amenity is maintained and to prevent the new development appearing as overbearing to the occupiers of neighbouring dwellings. Furthermore, Paragraph 17 of the NPPF seeks to protect the amenities of all existing and future occupants of land and buildings.

In this case the indicative plan shows that the distance between the front and rear elevations of the new houses and the rear elevations of surrounding neighbouring houses is more than 20m. It also shows that side to rear separation distances between the new houses and the neighbouring houses is more than 12m. This arrangement appears satisfactory with the potential of overlooking highly unlikely. Therefore, it is not considered that there would be significant harm to the amenities of surrounding neighbouring residential occupiers. Nevertheless, the detailed design will be carefully considered during the assessment of the reserved matters application.

Concerns have been raised about additional noise and air pollution arising from the new dwellings, some impacts are inevitable when new dwellings are built and these would not be so severe as to justify refusing the application on those grounds. However, an appropriate condition requiring the submission of a construction management plan to demonstrate how impacts from dust, construction vehicles and plant and noise are to be controlled and monitored in order to protect local air quality and local residential amenity is required to ensure that appropriate controls are in place.

Considering the proposal and the indicative plans it is considered that eight houses on this site could be accommodated without a significant detrimental impact on the neighbouring occupiers in terms of loss of outlook, visual intrusion, overbearing or loss of privacy to harm their living conditions.

It is considered that a condition removing all future developments (under permitted development rights) within the development site would be reasonable in order to retain satisfactory amenity areas of the future occupiers as well to ensure visual amenity of the area. The proposal is therefore satisfies Policies H9, DS3 and DE1 of CLP 2016.

**Highway considerations**

The indicative site plan shows that the proposed development would use a longstanding vehicular access (which is currently not in use) off Wycliffe Road West next to No. 1 Wycliffe Road West. This existing unused vehicular access is approximately 6m wide with satisfactory visibility s Playes in both directions along Wycliffe Road West. This access road would be extended further into the site with a Cul-de-Sac layout together with satisfactory parking and manoeuvring areas. It is unlikely that the proposal would affect the highway.
safety and free flow of traffic nor would it increase the demand on on-street parking in the area. The Highway Authority does not raise any objections to the proposal, subject to conditions.

Policy AC2 recognises that the provision of car parking for a new development can influence traffic generation and congestion. It goes on to state that occurrences of inappropriate on-street parking can block access routes for emergency, refuse and delivery vehicles, block footways preventing pedestrians’ access, affect the street scene and could reduce visibility for motorists and pedestrians causing safety issues. The new development will therefore be expected to provide appropriate levels of car parking in order to address the above issues. Policy AC3 of the CLP 2016 states that proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5.

Both proposed new dwellings would have direct vehicular and pedestrian access from Wycliffe Road West. The indicative plan shows that each house will have two parking spaces, in addition to two visitors’ parking spaces. It is considered that the proposed parking spaces for the new development would be sufficient and would not have any additional impact on existing parking provision beyond that which already exists. Given the density of the development, road layout and parking provision within a small residential Cul-de-Sac/courtyard, it is considered that the proposal would not have any demonstrable impact on the free flow of traffic or endanger highway safety. The proposal therefore accords with Policy AC2 and AC3 of the CLP 2016 for new developments.

Flood risk

Policy EM5 requires all development to apply SuDS and to ensure that surface water runoff is managed as close to its source as possible. The Flood Risk Management & Drainage team have not raised any concerns with the proposed development but have recommended a number of conditions to ensure satisfactory drainage and surface water management would be incorporated within the development to reduce the risk of flooding from surface water runoff, infrastructure sewers, open water bodies and groundwater and to safeguard water quality in line with the Water Framework Directive.

Ecology

Policy GE3 says that proposals for development on sites that have biodiversity or geological conservation value will be permitted provided that they protect, enhance and/or restore habitat biodiversity. This site, given the overgrown and derelict nature which has existed for a considerable time, could provide a good habitat for wildlife. However, comments from ecology are awaited to ensure that the proposal would not have adverse impact on wildlife and biodiversity and will be reported as a late item.

Other considerations

Environmental Protection are satisfied with the proposal but recommended relevant conditions to establish the extent of contamination of the site given the site was used for industrial purposes in the past. They also suggested mitigation measures to offset the environmental impact of the development including air quality, in particular a condition in order to minimise the impact of the development on local air quality by requiring any new gas boilers to meet a dry NOx emission rate of <40mg/kWh, a condition requiring provision of electric vehicle re-charging within the development and a condition requiring a construction environmental management plan (CEMP) prior to any site clearance/construction activity commencing which details hours of operation during
construction, and how dust will be controlled and monitored to prevent any adverse impact from construction work upon neighbours.

The current application seeks outline planning permission for the use of the land for residential development up to 8 houses. The principle of residential development is in accordance with the Coventry Local Plan 2016. Concerns have been expressed regarding design, height, siting of the refuse bins, noise and disturbance from playground, boundary treatment, landscaping etc. however, these are matters of detail to be considered at the reserved matters stage.

It has been indicated that the proposal would block rear access onto garages or would affect the right of access for some residents to their rear path. The submitted Design and Access Statement acknowledges that some of the neighbouring occupiers have access rights to rear paths. The indicative site plan and Design and Access Statement demonstrate that the right of access would be retained and accommodated within the development. However, this issue is considered to be a civil matter as the access alleys are private and provide access to private land. Therefore, a condition requiring the retention of private access would not appear reasonable in this case.

Conclusion
The application is considered acceptable in principle and the residential development is considered to be an appropriate use of the site. The proposed development 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 DE1, H3, H9, DS3, AC2 and AC3 of the Coventry Local Plan 2016, SPG, together with the aims of the NPPF.

CONDITIONS:/REASON

1. Details of the means of access to the building(s) and site, 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 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 DE1 of the Coventry Local Plan 2016.

5. The development hereby permitted shall be carried out in accordance with the following approved documents: Title Plan - Official Copy; Design and Access Statement 03; Location and Block Plan DWG: 1706-05C.

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

6. The development shall proceed only in strict accordance with a construction method statement which shall be submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: measures to control the emission of noise, dust and dirt during construction; and details of construction hours.

Reason: In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies AC1, AC3, EM1 and DE1 of the Coventry Local Plan 2016.

7. Prior to commencement of development, the following information shall be submitted to and approved in writing by the local planning authority:
   i. A scheme for the provision of surface water drainage, incorporating SuDS attenuation techniques for the management of surface water peak and total flows, 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. In accordance with point i above, the development discharge rate must be managed to a limiting value of 5.0 l/s offsite.
   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 that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
   vi. All 'within building plot' drainage must be considered for the incorporation of water re-use systems, such as water, to manage down both peak and total rainfall runoff discharging to sewer systems, watercourses and groundwater.
vii. The development must be considered for the implementation of permeable paving or similar permeable material 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'.

viii. Evidence to show the management of overland flow routes in the event of exceedance or blockage to the drainage system. Details should include demonstration of how the building will be protected in such an event.

ix. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.

x. 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.

xi. Foul drainage plans.

Once approved, the development shall only proceed in accordance with the approved details including any recommended mitigation measures and shall remain in place thereafter.

**Reason:** To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which promotes and maintains the good stewardship of the natural and built environment in accordance with Policies EM4 and HW1 and DS3 of the Coventry Local Plan 2016.

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

**Reason:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GB1, GE1, DE1 and HE2 of the Coventry Local Plan 2016.

9. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to:

" human health,
" property (existing or proposed) including buildings, crops, livestock, pets,
woodland and service lines and pipes,
• adjoining land,
• groundwater and surface waters,
• ecological systems,
• archaeological sites and ancient monuments;
(iii) an appraisal of remedial options, and proposal of the preferred option(s).
This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Local Plan 2016.

10. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Local Plan 2016.

11. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Local Plan 2016.

12. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 9, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 10, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved
remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 11.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM6 of the Coventry Local Plan 2016.

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

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

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

**Reason:** That due to the restricted nature of the application site and its relationship with adjoining properties it is considered important to ensure that no additional development is carried out without the permission of the local planning authority in accordance with Policies H9 and DE1 of the Coventry Local Plan 2016.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no development shall be carried out which comes within Classes A, B, D, E or F of Part 1 of Schedule 2 of this Order, without the prior permission of the Local Planning Authority.

**Reason:** That due to the restricted nature of the application site and its relationship with adjoining properties it is considered important to ensure that no additional development is carried out without the permission of the local planning authority in accordance with Policies H9 and DE1 of the Coventry Local Plan 2016.
Land referred to in the title deeds to infer rights of access over by those properties bounding onto the strips shown.
Planning Committee Report

<table>
<thead>
<tr>
<th>Planning Ref:</th>
<th>HH/2018/1387</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site:</td>
<td>18 Crossway Road</td>
</tr>
<tr>
<td>Ward:</td>
<td>Wainbody</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Erection of rear extension and loft conversion with rear dormer</td>
</tr>
<tr>
<td>Case Officer:</td>
<td>Liam D’Onofrio</td>
</tr>
</tbody>
</table>

SUMMARY
Planning permission is sought for a single storey rear extension and a box dormer window extension within the rear roof plane.

KEY FACTS

<table>
<thead>
<tr>
<th>Reason for report to committee:</th>
<th>More than five objections have been received.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site use:</td>
<td>Residential dwellinghouse</td>
</tr>
<tr>
<td>Proposed development:</td>
<td>Single storey rear extension and a rear box dormer window</td>
</tr>
</tbody>
</table>

RECOMMENDATION
Planning committee are recommended to grant planning permission subject to conditions listed within the report.

REASON FOR DECISION
- The proposal provides an acceptable design solution.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policy: DE1 of the Coventry Local Plan 2016, together with the aims of the NPPF.
BACKGROUND

APPLICATION PROPOSAL
Planning permission is sought for the erection of a single storey rear extension and a box dormer window extension within the rear roof plane to facilitate a loft conversion. A roof light will be located to the front roof plane.

The single storey rear extension (as amended) will measure 3.3 metres deep with a mono-pitch roof over reaching 3.4 metres high. The proposed box dormer will sit within the rear roof plane and will measure 2.4m high by 8.3m long.

SITE DESCRIPTION
The application site relates to a semi-detached dwellinghouse located on the southern side of the highway. The house was originally detached and was granted planning permission to be sub-divided into two dwellings in 1988. The sub-division has created a ‘flying freehold’ with part of the first floor of the neighbouring property stepping beyond the common boundary between properties formed at ground level.

The streetscene is otherwise characterised by two-storey terraced housing and the locality is predominantly residential in character.

PLANNING HISTORY
In terms of historic planning applications on this site; the following are the most recent/relevant:

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Description of Development</th>
<th>Decision and Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>L/1988/0482</td>
<td>Change of use to two dwellinghouses</td>
<td>Granted May 1988</td>
</tr>
</tbody>
</table>

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 Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy DE1: Ensuring High Quality Design

Supplementary Planning Guidance/ Documents (SPG/ SPD):
SPG Householder Design Guide

CONSULTATION
No Objections received from:
Highway (CCC).
Environmental Protection (CCC).
Western Power.

No objection subject to conditions received from:
Ecology (CCC).

Immediate neighbours and local councillors have been notified.

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

a) Loss of light, overshadowing/overbearing impact from rear extension.
b) Scheme proposes a massive, imposing extension.
c) Loss of privacy/overlooking from proposed rear dormer.
d) Dormer is contrary to Council's design guidelines.

Any further comments received will be reported within late representations.

APPRaisal
The main issues in determining this application are design/impact upon visual amenity, the impact upon neighbouring amenity, highway considerations and ecology.

Design/Impact on visual amenity
Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Paragraph 17 of the NPPF requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and seeks to protect the amenities of all existing and future occupants of land and buildings.

The proposed single storey rear extension will provide an acceptable design solution that will not be visible from the public highway.

The SPG views large box dormer additions negatively and states that a dormer should only be placed on a roof slope that is not prominent when viewed from a street, a public footpath or open space. There are oblique views of the roof from the public highway and also from open space beyond rear gardens some 40m from the site. The rear roof plane is not therefore considered to be in a prominent position.

The SPG indicates that where the location of a box dormer is considered to be acceptable in order to reduce the scale, mass and proportion of the proposed dormer and to lessen the potential for overlooking, the dormer should be set up 1m off the eaves line and set in a minimum distance of 700mm from the roof edge. The proposed dormer window will be set in 700mm from the roof edge but will be set some 700mm up from the eaves. This is considered to be a minor shortfall as the proposed dormer will be well proportioned and will not overwhelm the rear roof slope.

Conditions are suggested to require matching materials to be used on the extensions to assist their integration with the host dwellinghouse.
The scheme is not therefore considered to harm the character of the dwellinghouse or the visual amenity of the streetscene.

Impact on residential amenity
The proposed single storey rear extension was originally 3.45m deep and the applicant has agreed to reduce the extension to 3.3m to comply with the SPG. The dormer will be located within the roof above neighbouring window level and therefore in terms of built form the development is not considered to create any significant loss of light, outlook or amenity to surrounding neighbours.

Several residents have raised concerns regarding overlooking from the dormer window. Dormer windows are a common addition and do not offer any significant additional opportunity for overlooking when compared to first floor windows, which will also be visible to surrounding properties within this built up residential street. In this case the closest window-to-window separation distance between the proposed dormer window and the properties to the rear on Anchorway Road is 35m, which is measured at an oblique angle and well in excess of the 20 metre separation set in the SPG. The scheme is not therefore considered to create any significant overlooking issues that would warrant refusal.

Highway considerations
The proposed scheme raises no highway safety implications. The Highway Authority has raised no objections to the scheme.

Ecology
Policy GE3 seeks to protect and enhance biodiversity and their habitats. Given the impact to the main roof the Council’s Ecologist considers that a preliminary bat scoping survey is necessary to check for the presence of bats. A condition is suggested to require this assessment prior to any works taking place.

Conclusion
The proposed development is considered to be acceptable in principle and will not result in any significant impact upon visual amenity, neighbour amenity, highway safety or ecology, subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1 and GE3 of the Coventry Local Plan 2016, the Council’s SPG - Householder Design Guide and 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.AMA 345 -001, 004A, 005A.

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 and no facing materials shall be used on the dormer window extension hereby
permitted other than materials similar in appearance to those used in the construction of the exterior of the roof of 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 DE1 of the Coventry Local Plan 2016.

4. No development (including demolition) shall commence unless and until a survey for the presence of bats has been carried out by a qualified surveyor and has been submitted to and approved in writing by the local planning authority. Should the presence of bats be found then no demolition shall take place until full details of measures for bat migration and conservation have been submitted to and approved by the local planning authority. These measures should include: a) inspection of existing buildings on site within one month prior to their demolition to determine presence or absence of roosting or hibernating bats; b) no building containing bats shall be demolished until bats have been safely excluded using measures as have been previously submitted to and approved in writing by the local planning authority; c) provision of a new bat roost/hibernacula constructed to a design and in a location previously approved in writing by the local planning authority; d) provision of new bat roost/hibernacula within new construction; e) provision of an area of buffer/habitat around the new bat roost/hibernacula, details of the buffer to be submitted to and approved in writing by the local planning authority; f) retention of hedgerows identified as being important for foraging bats within the development site, details of the location of hedges to be submitted to and approved in writing by the local planning authority; g) provision for the management of the buffer habitat, hedgerows used for foraging and the new bat roost/hibernacula. The works shall be implemented in strict accordance with the approved details and timing of works, unless otherwise approved in writing by the local planning authority and once undertaken the works shall not be removed or altered in any way.

**Reason:** To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the NPPF 2012.

Page 127
LOCATION PLAN SCALE 1:250

SITE PLAN SCALE 1:500

APPLICATION SITE
PROPOSED EXTENSION

PROPOSED EXTENSION
APPLICATION SITE
**SUMMARY**

The application proposes the creation of a mini football pitch together with a prefabricated building for changing rooms, two floodlights, timber fence and mesh fencing as a ball barrier within the existing playing field of Park Hill Primary School. Outside normal school hours and during school holiday periods the mini pitch would be used by members of the public. The proposed hours of mini pitch use is from 9am to 6:30pm Monday to Friday, 9am to 4pm on Saturday, and 9am to 4pm Monday to Thursday during school holidays. The mini pitch would not be used on Sundays. The mini pitch would be located towards the eastern end of the playing field adjacent to the landscape buffer along Park Hill Lane away from surrounding neighbouring houses.

**BACKGROUND**

The current application has been submitted following withdrawal of the last application (Ref. FUL/2018/1178) in June 2018. In the last submission, insufficient information was available to assess the noise impact on the surrounding residential amenities as well as the impact on highways and parking provision and the intended hours of the mini pitch use was longer in the evening than is currently proposed. The application was withdrawn following officer’s concerns in terms noise and disturbance. In the meantime, the applicant has engaged with the residents to discuss their proposal and arranged a meeting where ward councillors were also attended.

**KEY FACTS**

<table>
<thead>
<tr>
<th>Reason for report to committee:</th>
<th>More than 5 objections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current use of site:</td>
<td>School playing field</td>
</tr>
<tr>
<td>Proposed use of site:</td>
<td>Creation of a Mini football pitch and associated work such as floodlights, perimeter ball stop barrier and fencing and a free standing prefabricated building for changing rooms.</td>
</tr>
<tr>
<td>Hours of operation</td>
<td>9am – 6:30pm Monday to Friday; 9am – 4pm on Saturday</td>
</tr>
</tbody>
</table>

**RECOMMENDATION**

Planning committee are recommended to grant planning permission subject to conditions listed within the report.

**REASON FOR DECISION**

- The proposal is acceptable in principle.
- 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: CO1, AC1, AC2, AC3 and DE1 of the Coventry Local Plan 2016, together with the aims of the NPPF.
APPLICATION PROPOSAL
The planning application seeks permission for the creation of a mini football pitch together with a freestanding prefabricated building to be used for changing rooms. The proposed mini pitch is to be used by the pupils of Park Hill Primary School during school hours, with the pitch being available to members of the public outside school hours and during school holiday periods within a restricted time period. The proposed hours of mini pitch is from 9am to 6:30pm Monday to Friday and from 9am to 4pm on Saturday. During school holiday period the hours of use would be from 9am to 4pm Monday to Thursday. The mini pitch would not be used on Sundays. The mini pitch would be located towards the eastern end of the playing field adjacent to the landscape buffer along Park Hill Lane. The proposed single storey building for changing rooms would be located to the south of the mini pitch. The building for changing room would measure 9m X 3.7m with flat roof 2.7m above ground level. This would be constructed out of timber panels. The mini pitch would have a perimeter ball stop barrier comprising of 1.8m netting on top of 1.2m high plywood fencing. The two floodlights on 6m high galvanised steel poles will be installed to the northwest and southeast corners of the proposed mini pitch.

The proposal is supported by a range of documents and reports including a Programme of Use, Parking Accumulation Assessment, Design and Access Statement and Planning Statement, Non-Residential Mining Report, Noise Management Plan, Noise Impact Assessment and a diagram for floodlights showing lux values.

The Design and Access Statement states that the purpose of this proposal is to create a healthier and active generation of children through the provision of new sport spaces in primary schools around England and Wales, providing access to an inclusive, quality first sport experience for physical education in a safe and fun environment. Access to the Mini Pitch will also be enjoyed by public groups to extend the widespread benefits afforded via sport to the local community.

SITE DESCRIPTION
The application site is the playing field of Park Hill Primary School. Park Hill Primary School is located on the northern side of Lower Eastern Green Lane and is largely bounded by residential properties and the school site. The playing field is located to the north/northeast of the school buildings. Park Hill Lane, a single track adopted highway (not open to vehicular access) shares a boundary with the school/playing field to the east, beyond which are the residential houses on Sutherland Avenue. The western boundary of the site backs on to rear gardens of houses on Barnstaple Close (off Park Hill Drive). To the north, there is another playing field but separated from school playing field by a landscape buffer. There are residential houses to the south of the school building.

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

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Description of Development</th>
<th>Decision and Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>FUL/2013/2058</td>
<td>Single storey extension &amp; internal refurbishment of the existing building</td>
<td>approved 27/11/2013</td>
</tr>
<tr>
<td>Ref.</td>
<td>Description</td>
<td>Date Approved</td>
</tr>
<tr>
<td>------</td>
<td>-------------</td>
<td>---------------</td>
</tr>
<tr>
<td>FUL/2011/0214</td>
<td>Retention of existing storage container &amp; erection of 1no. storage container and 3m high screen</td>
<td>approved 31/03/2011</td>
</tr>
<tr>
<td>21784/R</td>
<td>Erection of single storey extension and associated ramp</td>
<td>approved 03/07/2008</td>
</tr>
<tr>
<td>21784/P</td>
<td>Extensions and alterations to create new entrance, teaching and administration areas</td>
<td>approved 13/11/2003</td>
</tr>
</tbody>
</table>

**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 Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

- Policy CO1: New or improved social community and leisure premises
- Policy DE1: Ensuring High Quality Design
- Policy DS3: Sustainable Development Policy
- Policy GE1: Green Infrastructure
- Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
- Policy AC1: Accessible Transport Network
- Policy AC2: Road Network
- Policy AC3: Demand Management
- Policy AC4: Walking and Cycling
- Policy EM4: Flood Risk Management
- Policy EM5: Sustainable Drainage Systems (SuDS)

**Supplementary Planning Guidance/ Documents (SPG/ SPD):**

- SPG Design Guidelines for New Residential Development
- SPD Delivering a More Sustainable City

**CONSULTATION**

No Objections received from:
- Highways

No objections subject to conditions have been received from:
- Environmental Protection
- Sports England

Immediate neighbours and local councillors have been notified; a site notice was posted on 27 June 2018.
7 letters of objection have been received, raising the following material planning considerations:

a) Potential noise nuisance and disturbance has not been addressed
b) The installation of a 3.5m high acoustic fence has not been proposed despite suggested in the noise impact assessment
c) Excessive noise and disruption outside of school hours, weekends and school holidays
d) Light pollution, in particular the floodlights in the winter would light up the rear amenity of nearby houses
e) Increased parking problems in the area
f) The proposed pitch would not blend in with woodland setting and wildlife
g) The loss of school playing fields would result in the loss of open fields in the local area
h) Access to the site through side gate next to Park Hill Lane would result in increased noise and disturbance from visitors’ comings and goings which would be harmful to the residential occupiers on Sutherland Avenue.

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:
i) School has several hard standing areas which can be used for all year round activities
j) The proposed pitch is unnecessary, is only suitable for football, will provide negligible physical or educational benefit.

Any further comments received will be reported within late representations.

APPRAISAL

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

Principle of development

Policy CO1 of the Coventry Local Plan (CLP) 2016 provides guidance on social community and leisure provisions. This policy suggests that proposals for social, community and leisure facilities will be considered through the following sequential approach: a) Designated centres to support the centres hierarchy; b) Where no suitable sites are available in a designated centre, an edge-of-centre location; c) Where no edge of centre sites are available, a site adjacent to other associated facilities including existing schools and educational facilities. The policy also suggests that the proposals for social, community and leisure facilities will be considered on the basis of: a) The appropriateness of their proposed location in relation to their scale and intended catchment; b) Compatibility with nearby uses; c) Accessibility by a choice of means of transport; and d) Compatibility with other Plan Policies.

The proposal is an outdoor sports facility and would remain part of an existing playing field. In this instance, in context of city’s local and district centres and their hierarchy, a sequential approach to justify the proposal would appear inappropriate. The sequential approach is required primarily to maintain the hierarchy of town centres and bring diversity within the centres. The proposed outdoor mini football pitch is not a main town centre use and is for the predominant use of the pupils at Park Hill School; therefore, it is considered that such a use would not have any detrimental impact on local/town centres in terms of maintaining their hierarchy and diversity. Requesting a sequential assessment in this case would not be reasonable.

The supporting text of chapter 6 in the paragraph ‘Universities, Schools and Educational Facilities’ of Coventry Local Plan 2016 states that “where possible schools and their grounds should be utilised for other community provisions such as social, cultural, leisure and indoor sports facilities. This will help to develop a schools position at the centre of the community
with significant benefits to local residents. It can also help ensure the effective use of resources and help minimise travel distances for users”. Park Hill Primary school benefits from a large playing field in addition to its playgrounds. The proposed mini pitch would replace a smaller part of the playing fields and use of the mini pitch would also be available for community use outside school hours. This is in accordance with the Coventry Local Plan 2016.

The proposed mini pitch would result in the loss of a smaller part of the existing playing field, however, Sport England has agreed that the rest of the playing field and the other playgrounds within the school site are sufficient and satisfactory to meet the curricular requirement of the school. The proposal would not affect the current sports and outdoor facilities significantly which are available to school children and the proposed mini pitch within an existing playing field is the most appropriate location for it. In addition the site is part of a local primary school and accessible by a choice of means of transport as well as benefiting from limited onsite parking. Therefore, it is considered that the proposal is acceptable in principle subject to compliance with other Plan Policies.

Impact on residential amenity
The concerns raised by local residents are carefully noted. The residents’ main concern is the noise and disturbance which will be generated from the proposed outdoor sports activity and how this could affect their living conditions. The site is a school surrounded by residential houses behind the perimeter landscape buffer. During school hours neighbouring residents generally experience noise while children play outside and carry out outdoor activities. The proposal would extend the hours of current outdoor activities beyond the school hours and during school holiday period. However, the sports activities in association with the proposed mini pitch would be organised and operated within restricted periods of time. The proposed mini pitch would be open to use during the times mentioned above. A Noise Management Plan has been submitted which demonstrates how the activities in association with the mini pitch would be monitored and controlled to minimise the noise and disturbance from comings and goings of the visitors as well as using the outdoor pitch.

The proposed pitch is part of the FA Mini-Pitch programme and comprises an artificial grass surface measuring 20 metres by 13 metres plus two inset goal areas. This is a relatively small pitch where for comparison a 5 a-side pitch measures 36.5 metres by 27.5 metres. Further to this, the main source of noise affecting the area outside school hours is road traffic on Lower Eastern Green Lane and other surrounding residential streets with noise from more distant road traffic on the major highways in the vicinity.

The NPPF suggests that planning decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development. It also suggests to mitigate against and reduce harmful noise impact through the use of planning conditions.

The National Planning Practice Guidance (NPPG) suggests that noise needs to be considered when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment. In assessing noise impact, the NPPG suggests that the following are considered:
- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.
An environmental noise assessment has been carried out for the proposed new artificial grass mini-pitch to assess the impact of noise on the nearby residential properties from the community use of the pitch outside of school use hours. The assessment includes the prediction of noise emission from the mini pitch at the nearby noise sensitive properties, based on noise level data from activities measured at existing similar sites. The predicted noise level is compared to current relevant noise guidance. The assessment has collated historic and project specific data gathered from similar types of pitches and uses, and determines what is considered to be likely noise emission levels from the use.

The revised noise assessment (Rev D) concludes by stating that the predicted equivalent noise level very marginally exceeds the criteria stated in WHO 1999 at which moderate community annoyance starts to occur although given the limited amount of community use (1.5 hours on a weekday after school use) and the early proposed finish time, it is unlikely to have a significant impact.

With the proposed usage and noise management plan, the development would potentially be noticeable but not intrusive and would result in ‘no observed adverse effect’ when considered against national planning policy and guidance, which is defined in the NPPG as noise that can be heard, but does not cause any change in behaviour or attitude.

It has been noted that the noise assessment report suggested a 3.5m high acoustic barrier in the form a closed boarded timber fencing. It is acknowledged that such a barrier would reduce the noise level, but a 3.5m high fencing along the landscaped playing filed would not only be an hugely unsightly feature but it would also affect the visual amenity and landscaped character of the area. Considering the level of activities within an existing playing field during day time, it is considered that this proposal would not result in an unacceptable impact to any residential amenity or have a detrimental impact on the private amenity of the residents due to excessive impacts from noise. The revised noise impact assessment (Rev D) demonstrated that the proposed use within the restricted time frame without a 3.5m high barrier would not result in unacceptable level of noise to affect the living conditions of the neighbouring occupiers. The Environmental Protection Officer has raised no concerns on this.

The two floodlights are considered acceptable and due to their design and height they do not appear to have significant light spillage outside the playing field. A diagram (Proposed Floodlights DWG:LSUK 18-0190 06 Rev 01) in relation to this demonstrates that the illumination of the floodlights would not affect the neighbouring residential amenities. The Environmental Protection Officer has raised no concerns on this.

Therefore, it is considered that the proposal would not result in an unacceptable impact on residential amenity from additional noise and light pollution.

**Highway considerations**

Local residents raise concerns on parking issue and they consider the existing parking problem in the area would exacerbate because of the proposed mini pitch on school site.

Policy AC1 ‘Accessible Transport Network’ states that development proposals which are expected to generate additional trips on the transport network should integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. The principle of the above Policy is to ensure that the new development should not be prejudicial to the satisfactory functioning of
the highway and additional traffic movements should not result in unacceptable impacts on the highway network.

The planning application is accompanied by a Parking Accumulation Statement to assess the impact onto the local area during the evening and weekend periods when access to the proposed mini pitch will also be enjoyed by members of the public (outside school hours).

The proposed site use would result in more weekday evening activity and more weekend activity during mornings and afternoons. The school has around 30 on-site parking spaces, in addition to on-street parking in the area. The Parking Accumulation Statement predicts that the maximum number of participants on site at any time will be 24 and this could result in a maximum accumulation of 26 vehicles parked onsite and offsite at any one time within a one-hour period. The Parking Accumulation Statement concludes by stating that the proposed mini pitch would generate only a negligible increase in traffic generation in comparison to the extant use. Additional activities within the mini pitch would not create significant traffic movements or disturbance.

The agent has provided a plan to show the primary access route to the proposed mini pitch which is through the main gate. The Noise Management Plan also demonstrates that the visitors would be advised to use the main gate from Lower Eastern Green to access the pitch. This is to enable visitors to use the onsite car parking and avoid parking on nearby streets. The Highways Officer finds the Parking Accumulation Statement satisfactory and does not object to the proposal. It is considered that the proposal would not have significant impact on the free flow of traffic and endanger highway safety. The proposal therefore accords with Policy AC2 and AC3 of the CLP 2016 for new developments.

**Impact on visual amenity**

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area. Paragraph 17 of the NPPF requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The proposed building for changing rooms would be modular type similar to some of the existing school buildings. The flat roofed building would be modest in mass and scale and its timber construction would help to blend in with the landscaped background. In addition, the perimeter mesh fencing on top of the wooden fence around the proposed pitch for the ball barrier would not have significant impact in terms of visual amenity of this landscaped playing field. The mini pitch and associated work together with the proposed building for changing rooms would not be readily visible from nearby streets. Therefore, it is considered that the proposal would not affect the visual amenity of the street and would have very limited impact on the general character of the area.

**Other consideration**

The proposed mini pitch and the freestanding building for the changing room is away from the landscaped perimeter buffer where there are mature trees and vegetation. The proposal would not affect any landscape feature nor would it affect any trees or surrounding vegetation. Although the development would result in the loss of grassed area of the playing field, the playing does not appear to have any significant ecological interest. Therefore, it is considered that the proposal would not have any demonstrable impact on ecology.
Sport England states that the proposed development is for an outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of playing field. The proposal would reduce the number of playing pitches that could be accommodated on the playing field. The location of the mini pitch has been selected to reduce the impact of light and noise pollution and can be used by the local community. Sport England goes on to state that the submitted Proposed Site Plan demonstrates that the current winter and summer pitch sports can be accommodated on the playing field following the development and would be sufficient to meet the school’s curricular requirement. They consider that the mini pitch would increase the sporting offer for both the school and the local community. Sport England do not object to the proposal subject to a community use agreement condition.

Policy EM5 of the Coventry Local Plan 2016 requires all development to apply sustainable drainage system and to ensure that surface water runoff is managed as close to its source as possible. The Flood Risk Management & Drainage team have not raised any concerns with the proposed development but have recommended a number of conditions to ensure satisfactory drainage and surface water management would be incorporated within the development to reduce the risk of flooding from surface water runoff.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety or ecology subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies CO1, DE1, DS3, AC1, AC2 and AC3 of the Coventry Local Plan 2016, 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 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved documents: Programme of Use Rev3.0; Parking Accumulation Assessment; Design and Access Statement and Planning Statement; Non-Residential Mining Report; Mini Pitch Concept Design; Proposed Changing Rooms Elevations DWG: 18-0190 08 Rev 01; Proposed Location plan DWG: 18-0190 02; Location Plan DWG:18-0190 01; Changing Facility Base Unit Details. DWG: (20) 001; Noise Management Plan; Mini Pitch Community Visitor Access Route; Proposed Layout Plan DWG:LSUK 18-0190 03 Rev 01; Proposed Layout Plan DWG:LSUK 18-0190 04 Rev 01; Survey Layout Plan DWG:LSUK 18-0190 05 Rev 01; Proposed Floodlights DWG:LSUK 18-0190 06 Rev 01; Noise Impact Assessment Rev D.

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

3. The Mini Pitch hereby approved shall only be used between the hours of 0900 and 1830 Monday to Friday and from 0900 to 1600 on Saturday and shall not be used on Sunday. The floodlights in association with the Mini Pitch shall not be illuminated.
outside the hours of operation of the Mini Pitch.

**Reason:** The site is closely adjoined by residential properties and the City Council considers it necessary to strictly control the nature and intensity of use of the site in the interests of the amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.

4. The Mini Pitch hereby permitted shall operate strictly in full accordance with details as set out in the approved Noise Management Plan.

**Reason:** To ensure that the Mini Pitch is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2016.

5. Prior to commencement of development, the following information shall be submitted to and approved in writing by the local planning authority:
   i) A scheme for the provision of surface water drainage, incorporating SuDS attenuation techniques for the management of surface water peak and total flows, 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) 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.

Once approved, the development shall only proceed in accordance with the approved details including any recommended mitigation measures and shall remain in place thereafter.

**Reason:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policy EM6 of the Coventry Local Plan 2016.

6. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the Mini Pith and the prefabricated changing room, and include details of pricing policy, hours of use, access by non-[educational establishment] users [non-members], management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

**Reason:** To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with CO1 of the Coventry Local Plan 2016.
Planning Committee Report

<table>
<thead>
<tr>
<th>Planning Ref:</th>
<th>HH/2018/1770</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site:</td>
<td>145 Earlsdon Avenue North</td>
</tr>
<tr>
<td>Ward:</td>
<td>Whoberley</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Erection of single storey rear extension, alterations and conversion of garage to create annex</td>
</tr>
<tr>
<td>Case Officer:</td>
<td>Ayesha Saleem</td>
</tr>
</tbody>
</table>

SUMMARY
The application proposes a single storey rear extension to an existing end terrace dwellinghouse which will result in a modest addition to an existing dwelling. The proposal also involves alterations and conversion of the garage to an annex. The proposal is considered to have an acceptable impact upon the street scene and character of the main house.

BACKGROUND
The application has been recommended for approval. The application has been called to committee by a Ward Councillor and has received more than 5 public representations objecting to the proposal.

KEY FACTS

<table>
<thead>
<tr>
<th>Reason for report to committee:</th>
<th>Ward Councillor has requested the application is referred to committee.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>More than 5 objections have been received</td>
</tr>
<tr>
<td>Current use of site:</td>
<td>Residential dwelling and detached garage to the rear</td>
</tr>
<tr>
<td>Proposed use of site:</td>
<td>Residential dwelling and annex to the rear ancillary to the main property.</td>
</tr>
</tbody>
</table>

RECOMMENDATION
Planning committee are recommended to approve planning permission subject to conditions.

REASON FOR DECISION
- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policy DE1 of the Coventry Local Plan 2016, together with the aims of the NPPF.
BACKGROUND

APPLICATION PROPOSAL
The proposed rear extension is to project 5.7 by 1.9 metres and is to have a lean to roof form incorporating 4 roof lights and a ramped access into the property. The garage is placed to the rear elevation and is to accommodate living space/ bedroom and en-suite. The outbuilding is to have no openings to the side elevation and a pitched roof form at a height of 4.07 metres incorporating ramp access.

Amendments were submitted as initially there were concerns in relation to the roof form of the proposed annex this was altered to a pitched roof form. An opening was proposed to side elevation fronting the street scene this was also removed.

SITE DESCRIPTION
The application site comprises of an end terrace two storey property located on a corner plot in a wholly residential area. The main amenity space is to the rear of the application property. The property currently has a detached garage to the rear in which vehicular access is gained from Highland Road.

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

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Description of Development</th>
<th>Decision and Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>PA/2018/1434</td>
<td>Application under Prior Approval for rear extension. The extension will be 6.0 metres away from the original rear wall of the building with a height of 3.5 metres at the highest point and 2.8 metres to the eaves</td>
<td>Prior Approval Refused-05/07/2018</td>
</tr>
</tbody>
</table>

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 Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policies relating to this application are:
Policy DE1 Ensuring High Quality Design
Policy AC1: Accessible Transport Network
CONSULTATION
Highways- No objections

Immediate neighbours and local councillors have been notified.

Ward Councillor requested the application is referred to committee for the following reasons:
- Over intensification of the area
- Parking issues
- Impact on character of area
- Design goes beyond the natural street elevation disrupting the character of the neighbourhood
- Unreasonable and negative impact upon neighbours

Seven letters of objection have been received, raising the following material planning considerations:
  a) Increase of on-street parking
  b) Increase of traffic
  c) Highway safety issues
  d) Over-intensification of dwelling house
  e) Not in keeping with character of area
  f) Overlooking
  g) Loss of privacy

Any further representations received will be reported in 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 extension and conversion of a garage are proposed to an end terrace 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.

Impact on visual amenity
Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Paragraph 17 of the NPPF requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 17 of the NPPF seeks to protect the amenities of all existing and future occupants of land and buildings.
The ground floor side extension and annex will be visible from the street scene; Highland Road given the property is located on a corner plot. The proposed single storey extension is to replace the existing structure to the side incorporating a ramped access into the property. The extension does not protrude beyond the side elevation of the main house and beyond existing kitchen rear elevation and has a lean to roof form. The scale and design of the proposed extension is considered to have an acceptable impact on the character of the dwelling house and on the visual amenity of the street scenes.

The existing garage is to be converted into an annex. It is to remain on the same footprint together with alterations to openings, access and the roof form. The garage door to the side elevation is to be blocked up with a wall fronting the street scene. The openings and ramp are located within the applicant’s garden. The garage currently has a flat roof which is to be altered to a pitched roof form. The height and design is to be in keeping with the neighbouring garage. The conversion and alterations are considered to have an acceptable impact on the character of the dwelling house and on the visual amenity of the street scene. The external appearance is to be in keeping with the existing house in regards to materials.

**Impact on residential amenity**

SPG ‘Extending your home – a design guide’ 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 adjoining neighbour No 147 Earlsdon Avenue north is located North West to the application property. The single storey rear extension does not project beyond the existing kitchen rear elevation and complies with the SPG residential guidelines on extending your home. The annex is to be visible given its height, however no openings are proposed to the side elevation that will cause harmful overlooking. Overall the proposal is not considered to have a detrimental impact in terms of the overlooking, overshadowing or overbearing.

Neighbouring property No 2a Earlsdon Avenue North has a detached garage built up to the rear boundary. The proposed alterations and conversion of the garage are not considered to have a detrimental impact upon this garage in terms of overlooking, overshadowing or overbearing.

**Highway considerations**

Residents have raised concerns over parking, the loss of a garage and the perceived increase in demand for on street parking in an area where parking is already in high demand. Highways officers were consulted on this application and have no objections in relation to the proposal. The proposed site does not have a vehicular crossing point over the footway and therefore any vehicle movement across the public footpath would be considered as an illegal manoeuvre. While this development would initially appear to remove a singular off street parking space it should be noted that any vehicle accessing the existing ‘garage’ would be unlawfully accessing the site, therefore there is no change to the existing situation. The proposal is not considered to be an over intensification of use in that it remains a dwelling house and raises no highway safety issues.

**Conclusion**

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions. The reason for Coventry City Council granting planning
permission is because the development is in accordance with: Policies DE1 and AC1 of the Coventry Local Plan 2016, 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:
   Grouped Plans DWG 001B

   **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 DE1 of the Coventry Local Plan 2016.

4. The Annex hereby permitted to be erected shall be used only for a purpose incidental to the residential use of the application property and the Annex shall not be used as primary living accommodation or for the purpose of any trade or business unless otherwise agreed in writing by 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 DE1 of the Coventry Local Plan 2016
Planning Committee Report

<table>
<thead>
<tr>
<th>Planning Ref:</th>
<th>TP 2018 1230</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site:</td>
<td>Land opposite 21 Thirlmere Close</td>
</tr>
<tr>
<td>Ward:</td>
<td>Woodlands</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Oak - remove suckers off trunk to a height of approximately 7m from ground level, 5% crown thin and removal of deadwood. Due to excess shading.</td>
</tr>
<tr>
<td>Case Officer:</td>
<td>Robert Penlington</td>
</tr>
</tbody>
</table>

SUMMARY
Consent is sought for works to a protected TPO Oak tree opposite 21 Thirlmere Close. It is not within a conservation Area.

KEY FACTS

<table>
<thead>
<tr>
<th>Reason for report to committee:</th>
<th>A Councillor acting as the agent.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current use of site:</td>
<td>Whitefriars Housing amenity land</td>
</tr>
<tr>
<td>Proposed use of site:</td>
<td>Tree pruning to one of their trees.</td>
</tr>
</tbody>
</table>

RECOMMENDATION
Planning committee are recommended to grant consent for the works subject to conditions.

REASON FOR DECISION
- The proposal is acceptable in principle.
- The proposal will not adversely impact upon health of the tree.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies GE3 and GE4 of the Coventry Local Plan 2016, together with the aims of the NPPF.
BACKGROUND

APPLICATION PROPOSAL
Consent is sought to remove the sucker shoots off the main trunk to a height of approximately 7m from ground level, plus 5% crown thin to the internal crown, and remove the dead branches within the crown of an Oak tree.

SITE DESCRIPTION
The Oak tree is situated within a hedgerow located off an area of open space owned by Whitefriars Housing. The tree is located between Dunhill Avenue and the terrace of houses at Thirlmere Close. It is not within a Conservation Area

PLANNING HISTORY
There have been a number of historic planning applications on this site; the subject tree is T5 Oak which forms part of the city of Coventry (Hawthorn Lane No 1) Tree Preservation Order 1963 and the following is the most recent/relevant:

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Description of Development</th>
<th>Decision and Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>TP/2015/3562</td>
<td>Oak (T3615) - Crown reduction by 2m radius, crown lift to 4m.</td>
<td>PART APPROVED- (Crown Lift) /REFUSED- (Crown reduction).</td>
</tr>
</tbody>
</table>

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 Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policies relating to this application are:
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection

CONSULTATION
At the time of writing the report, no comments have been received.

Immediate neighbours and local councillors have been notified and a site notice was posted on 2-7-18.

Any comments received will be reported within late representations.
APPRAISAL
The main issues in determining this application are the principle of how the proposed pruning will impact upon the visual form of the crown of the tree, the health and longevity of the tree and the neighbouring amenity.

Principle of development
The proposed pruning works are in accordance with BS 3998:2010 Recommendations for Treework. It is recommended that prior to carrying out any pruning works, the tree surgeon should carry out a survey to make sure that no birds or bats are nesting within the tree.

Impact on visual amenity
The crown of this mature English Oak is asymmetric in form which is not out of character for this species. The tree is an attractive feature within the landscape and helps to visually soften the hard build lines of the dwellings. The tree also acts as a remnant from the historic landscape and provides forage and shelter for local wildlife.

Impact on residential amenity
The proposed works will help to define the distinct trunk of the tree and lighten the weight off the lateral branches providing for a more aerodynamic structure, whilst allowing a greater level of light to filter through the crown to the understorey hedge and further planting.

Conclusion
The proposed pruning is considered to be acceptable in principle and will not result in any significant impact upon the visual crown form of the tree, will improve the visual appearance of the tree and the amenities of neighbouring properties without affecting the condition of the tree therefore Planning Committee is recommended to grant consent for the works subject to conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies GE3 and GE4 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS/REASON

1. The works hereby permitted shall be carried out only in strict accordance with the details shown on the approved plans and in the application documentation.

   Reason: To ensure that any works are carried out only in accordance with the terms of this consent in accordance with Policy HE2 of the Coventry Local Plan 2016.

2. The works hereby permitted shall only be carried out in strict accordance with British Standard BS3998 - Tree Work Recommendations or any equivalent standard.

   Reason: To ensure that the work is undertaken to an acceptable level of competence in the interests of the vitality and viability of the tree(s) in accordance with Policy GE3 of the Coventry Local Plan 2016.
TPO Oak tree located adjacent to 21 Thirlmere Close
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**Name of Cabinet Member:**
Cabinet Member for Housing and Communities - Councillor Ed Ruane

**Director Approving Submission of the report:**
Director, Streetscene and Regulatory Services

**Ward(s) affected:**
Westwood

**Title:**
Report to consider the addition of The Bell Inn 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 Bell Inn public house to the City of Coventry Local List of Heritage Assets.

**Recommendations:**
Planning Committee is recommended to approve the addition of The Bell Inn 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](http://www.coventry.gov.uk/locallist)

**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 Bell Inn to the Local List of Heritage Assets

1 Background

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.

1.2 Coventry City Council has received a nomination to assess the Bell Inn public house on Station Avenue, Coventry, CV4 9HS for local listing. See nomination form, as completed by the nominee (see appendix 1).

1.3 The Coventry Local Plan (2016) states: “Where it is considered necessary, the Council will … continue to enhance and maintain an up-to-date Coventry Local List of buildings of historic and architectural interest.” and references locally Listed buildings in Policy HE2: Conservation and Heritage Assets.

2 Assessment

2.1 See Local Listing Report and map (appendix 2), which sets out how the Local List criteria has been fulfilled.

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 Bell Inn public house is locally listed.

3 Reasons for recommendation

3.1 The Bell Inn public house is recommended for local listing for the following principal reasons:

- **Historic interest:** The Bell Inn shows an associative historic interest to the development of roadside pubs in the outskirts of Coventry.

- **Evidential interest:** The building is thought to date back to at least 1813, but may well contain earlier fragments of historic buildings. The adjacent building dates to the 16th century, and this building could contain historic building evidence that date back further.

- **Community interest:** This public house shows the identity of this area of Coventry, where public houses were built on the roadside to serve travellers and locals alike.

- **Coventry’s identity:** The Bell Inn is a distinctive historic element of one of Coventry’s pre-industrial settlements and would have formed part of the original Arden rural character in this part of the city.

4 Options considered and recommended proposal

4.1 Options are to list or not list the heritage asset.

4.2 The heritage asset meets the criteria for local listing, and it is therefore recommended that this heritage asset is locally listed.

5 Results of consultation undertaken

5.1 The applicant and the owner were invited to comment on the factual details of this case as part of the consultation process.

5.2 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](http://www.coventry.gov.uk/locallistnominations)).

5.3 The consultation period for the consultations expired on 8th July 2018, the responses are as follows:-

- No representations have been received from the owner.
- The applicant sent a response approving of the Local Listing Report, and highlighting how important the pub is to the local community and that the Tile Hill Village Residents' Group (THVRG) have held their monthly meetings, Neighbour Nights and Charity Fun Days at the Bell.
The Tile Hill Village Residents’ Group (THVRG), noted that they thought this was a ‘very good report’, and submitted a historic photograph of the Bell Inn which they said shows how the basic structure is still substantially the same.

6 Timetable for implementing this decision

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

7 Comments from Director of Finance and Legal Services

7.1 Financial implications
There are no specific financial implications arising from the recommendation(s) in this report.

7.2 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, and Locally Listed buildings are listed as a heritage asset type in Policy HE2 (Conservation and Heritage Assets) in the Local Plan (2016).

8 Other implications

None

8.1 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 make Coventry an attractive and enjoyable place to be and encourage a creative, active and vibrant city.

8.2 How is risk being managed?

There is no risk in locally listing this heritage asset.

8.3 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.

8.4 Equalities / EIA

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

8.5 Implications for or impact on the environment

This change will be positive to the historic environment.

8.6 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.

<table>
<thead>
<tr>
<th>Contributor/approver name</th>
<th>Title</th>
<th>Directorate or organisation</th>
<th>Date doc sent out</th>
<th>Date response received or approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mark Andrews</td>
<td>Planning and Housing Policy Manager</td>
<td>Place</td>
<td>25/06/2018</td>
<td>08/07/2018</td>
</tr>
<tr>
<td>Tracy Miller</td>
<td>Head of Planning and Regulation</td>
<td>Place</td>
<td>17/07/2018</td>
<td>18/07/2018</td>
</tr>
<tr>
<td>Finance: Mark Williams</td>
<td>Lead Accountant, Place Finance</td>
<td>Resources</td>
<td>11/07/2018</td>
<td>17/07/2018</td>
</tr>
<tr>
<td>Legal: Rob Parkes</td>
<td>Team Leader (Place)</td>
<td>Finance &amp; legal</td>
<td>11/07/2018</td>
<td>15/07/2018</td>
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</tbody>
</table>

This report is published on the council's website: www.coventry.gov.uk/meetings
Appendices

- Local List report and map
- Nomination form
Context
The Bell Inn public house, located at Station Avenue, Coventry, CV4 9HS.

Visits
29th May 2018

Assessment – Discussion
The Bell Inn is a public house located on Station Avenue in Tile Hill.

The building is shown on a map dating to 1813. There is a pub listed on this site in the 1851 census, then “The Wheelwright Arms”. The pub was previously known as the “Bell-In-The-Tree” Inn.

The pub is shown on the First Edition Ordnance Survey 25-inch-to-the-mile map dated 1888. At this date there were few other buildings around this location – an exception being the 16th century timber framed house adjacent (The Cottage, 12 Station Avenue), which is a Listed Building (Grade II).

The two storey building is externally rendered with a pitched clay tile roof. It has dormer windows at either end of the front elevation, brick chimney stacks and half-timbered gable to the south. A porch has been inserted (possibly in the very early 20th century) across the entire front elevation of the building. The interior contains historic tiled fireplaces.

From the mapping evidence, it appears that the front two-storey elevation part of the building is the oldest, with the rear of the buildings having been enlarged over the last 80 years (the 1937 Ordnance Survey map is the first map that shows extensions to the rear of the property, which were further extended sometime between the 1950’s and 1970s).
Assessment – Criteria
Assessing the heritage asset against the Local List criteria; the heritage asset is valued locally for the following:

**Historic**: The Bell Inn shows an associative interest to the development of roadside pubs in the outskirts of Coventry.

**Artistic**: The building has character of a 19th century (or earlier) public house with interest provided by the chimney stacks, half-timbered gable, dormer windows and porch. The building plan and architecture shows the development and adaption of this building over time.

**Community**: The Bell Inn is important to the identity, cohesion and memory of people who live and visit Tile Hill. It is important as one of the few remaining pre-Victorian buildings in Tile Hill.

**Evidence**: This physical building itself is an important resource for understanding the development of the historic building. As the age of the building is unknown (but a building on this site is thought to date back to at least the 1810’s); the interior of this building may contain historic building fragments that date back further than the external appearance suggests. This evidence adds to our archaeological knowledge of this building.

**Age**: This public house probably dates to at least the 1810’s, but could contain earlier elements.

**Rarity**: A largely intact public house building of this date in a roadside location in the suburbs of Coventry is rare.

**Integrity**: The building is externally structurally complete, and may contain fragments of earlier building(s).

**Coventry’s identity**: It is a distinctive historic element of one of Coventry’s surviving pre-industrial settlements which have been subsumed by the expansion of the city. It is also distinctive of the wider Arden rural environment on the fringe of the city which developed over centuries with a mix of settlements, farmsteads and smallholdings.
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 Bell Inn public house is locally listed.

Reasons for recommendation decision
The Bell Inn public house is recommended for local listing for the following principal reasons:

- Historic interest: The Bell Inn shows an associative historic interest to the development of roadside pubs in the outskirts of Coventry.
- Evidential interest: The building is thought to date back to at least 1813, but may well contain earlier fragments of historic buildings. The adjacent building dates to the 16th century, and this building could contain historic building evidence that date back further.
- Community interest: This public house shows the identity of this area of Coventry, where public houses were built on the roadside to serve travellers and locals alike.
- Coventry’s identity: The Bell Inn is a distinctive historic element of one of Coventry’s surviving pre-industrial settlements and part of the Arden rural settlements.

This report dated: 11th July 2018

http://www.coventry.gov.uk/locallist
heritage@coventry.gov.uk
The Bell Inn

Additional information: © Coventry City Council
Name and location of your candidate heritage asset (if necessary, please provide a photograph and a map showing its location):
The Bell Inn public house, Station Avenue, Tile Hill, Coventry.

1. WHAT IS IT? Is it one of the following? (select one):
   - a building or group of buildings
   - 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.

   **Historic:** It is important to understanding an association with a person, event, episode of history, or local industry. This might be an **illustrative interest** (it 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).

   The original areas of the pub were built in the 19th century. The building has been a public house at the centre of the community since the mid 1800’s and continues to be a meeting place for the community. Regular community based meetings are held here and it is hoped with more investment that this community space can become an even better used and supported community asset.

   **Artistic:** 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).

   This is a public space and a community asset that is needed to bring the community together at various events, more of which are planned for the future.
**Community:** 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.

As mentioned above this building has been a place of meeting and socialising since the mid 1800s. It is at the centre of what used to be Tile Hill Village before urban sprawl. It is still a place of meeting and a valued community asset.

**Evidence:** 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.

See historical reference on the internet for more information on the pub’s history.

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### 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:

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Age</strong> ... Is it particularly old, or of a date that is significant to the local area?</td>
<td>Original parts date back to mid 1800s.</td>
</tr>
<tr>
<td><strong>Rarity</strong> ... Is it unusual in the area or a rare survival of something that was once common?</td>
<td>It's a rare survival in terms of a traditional local pub. Many community pubs are being sold off.</td>
</tr>
<tr>
<td><strong>Integrity</strong> ... Is it largely complete or in a near to original condition?</td>
<td>It is complete and is still in business.</td>
</tr>
<tr>
<td><strong>Group value</strong> ... Is it part of a group that have a close historic, aesthetic or communal association?</td>
<td>It is at the centre of the community is valued and needed as a community meeting place.</td>
</tr>
<tr>
<td><strong>Coventry’s identity</strong> ... Is it important to the identity or character of the city or a particular part of it? (see the Local List Criteria)</td>
<td>It has been on this site since the mid 1800s!</td>
</tr>
<tr>
<td><strong>Other</strong> ... Is there another way you think it has special local value?</td>
<td>Since the old church and church hall were demolished many years ago this is the only remaining community space/asset in the area. The pub is an important meeting place and is used regularly by the local residents’ group. There are plans to increase its community use by holding monthly Neighbour Nights and Afternoons. The pub is close to an estate of social and sheltered housing and for some is the only venue where residents can socialise...The pub is therefore an essential part of community life and is</td>
</tr>
</tbody>
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