

**Time and Date**

2.00 pm on Thursday, 23rd January, 2020

Place

Committee Room 3 - Council House

1. **Apologies for Absence**

2. **Declarations of Interest**

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

Members are reminded that contacts about any planning applications on this agenda must, unless reported to this meeting by the Head of Planning, be declared before the application is considered.

4. **Minutes of the Meeting held on 19 December 2019** (Pages 3 - 12)

5. **Late Representations**

To be circulated at the meeting.

6. **Outstanding Issues**

There are no outstanding issues.

7. **Application FUL/2019/2641 - 10 Brill Close** (Pages 13 - 24)

Report of the Head of Planning and Regulation.

8. **Application S73/2019/2774 - 23 Innis Road** (Pages 25 - 36)

Report of the Head of Planning and Regulation.

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

Martin Yardley, Deputy Chief Executive, Place, Council House Coventry

Wednesday, 15 January 2020

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

Membership: Councillors N Akhtar, P Akhtar, A Andrews, R Auluck (Deputy Chair), R Bailey, L Harvard (Chair), L Kelly, G Lloyd, C Miks, D Skinner and S Walsh

By invitation Councillors T Khan

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

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

Carolyn Sinclair
carolyn.sinclair@coventry.gov.uk

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 19
December 2019

Present:

Members: Councillor L Harvard (Chair)
 Councillor N Akhtar
 Councillor P Akhtar
 Councillor A Andrews
 Councillor R Auluck (Deputy Chair)
 Councillor R Bailey
 Councillor L Kelly
 Councillor J McNicholas
 Councillor D Skinner
 Councillor S Walsh

Other Members: Councillors J Blundell, M Heaven, T Sawdon, G Williams

Employees (by Directorate):

Place: L Albrighton, M Andrews, O Aremu, L D'Onofrio, R Hall,
 C Knight, T Miller, U Patel, C Whitehouse

Apologies: Councillor C Miks

Public Business

63. Declarations of Interest

Councillor R Auluck declared an interest in the matter referred to in Minute 69 (Application FUL/2018/0842 – Land at St Martins Road, Howes Lane, Kings Hill Lane and Green Lane). The interest arose as she lives in the vicinity of the application site. Councillor Auluck removed herself from the meeting during the consideration of this application.

Councillor Bailey declared an interest in the matter referred to in Minute 68 (Application FUL/2019/0824 – Club House Gaveston Road). The interest arose as he was sponsoring a petition that objected to the application. Councillor Bailey spoke in relation to the petition and did not take part in the discussions or the decision making thereafter.

Councillor L Kelly declared an interest in the matter referred to in Minute 68 (Application FUL/2019/0824 – Club House Gaveston Road). The interest arose as she had had previous involvement with the objectors. Councillor Kelly removed herself from the meeting during the consideration of this application.

Councillor L Kelly also declared an interest in the matter referred to in Minute 69 (Application FUL/2018/0842 – Land at St Martins Road, Howes Lane, Kings Hill Lane and Green Lane). The interest arose as she had had previous involvement in

the matter. Councillor Kelly removed herself from the meeting during the consideration of this application.

Councillor D Skinner declared an 'other interest' in the matter referred to in Minute 73 (Application to record a Public Footpath from Ten Shilling Drive to Guinea Close). He removed himself from the meeting during the consideration of this application.

Councillor S Walsh declared an interest in the matter referred to in Minute 68 (Application FUL/2019/0824 – Club House Gaveston Road). The interest arose as he had had previous involvement with this matter. Councillor Walsh removed himself from the meeting during the consideration of this application.

64. Members Declarations of Contact on Planning Applications

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

| Application No. | Councillor | From |
|---|--------------------------|-------------|
| FUL/2019/0824 – Club House Gaveston Road | All members of Committee | Objectors |
| FUL/2018/0842 – Land at St Martins Road, Howes Lane, Kings Hill Lane and Green Lane | All members of Committee | Objectors |
| FUL/2019/2501 Coundon Court School Northbrook Road | Councillor L Kelly | Resident |
| FUL/2019/2433 – Plot C06 Friargate | Councillor R Bailey | Officers |

65. Minutes of the Meeting held on 20 November 2019

The minutes of the meeting held on 20 November, 2019 were signed as a true record.

66. Late Representations

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

| Application | Site | Minute |
|--------------------|---|---------------|
| FUL/2019/0824 | Club House Gaveston Road | 68 |
| FUL/2018/0842 | Land at St Martins Road, Howes Lane, Kings Hill Lane and Green Lane | 69 |
| FUL/2019/2501 | Coundon Court School Northbrook Road | 70 |
| FUL/2019/1883 | Land off Broadmere Rise | 72 |

67. **Outstanding Issues**

There were no outstanding issues.

68. **Application FUL 2019 0824 - Club House Gaveston Road**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of new indoor bowls facility and maintenance store and reconfiguration of car park, which was recommended for approval.

Prior to the presentation of the application, the Committee's Legal Officer read out the following statement:

"..... I would like to bring to your attention the following:

- The detailed committee report put before you today has been prepared for the purposes of taking the Committee through the entire application and the issues which have been raised to date.
- Public speaking, petitions and all information (inc photographs) to date have been made available at this meeting and will also form part of the presentation being provided by officers.
- In essence, the approach which officers will be undertaking in relation to the presentation you will be receiving on this application will be as if it were a fresh application.

This approach is being taken in order to ensure that there is a fair and open process to all sides in the determination of this application.

For all members who will be participating and voting on this application, I would like to suggest that you ensure that you have sufficient understanding of any issues relating to the application such that you can be satisfied in your own mind that you are in a position to be able to make an informed decision. To this end, I would encourage all members to ask such questions as you deem relevant from officers on this application which will in turn inform an appropriate and informed debate on the determination of this application".

The application had previously been considered at the Committee meetings held on 4 July, 2019 (Minute 17/19 refers) and 26 September, 2019 (Minute 39/19 refers) where it was deferred to a future meeting to allow officers to determine if any other sequentially preferable sites were available/suitable and for Highways to reaffirm that the access/parking was acceptable. At both meetings, the Committee considered petitions, one submitted by Councillor R Bailey and the other by Councillor G Williams, both objecting to the application. As a reminder, the detail of both petitions was read out by the Committee's Legal Officer.

The Late representations document tabled at the meeting summarised additional objections that had been received since the agenda was published. The representations reiterated previous objections and responded to additional information submitted since the previous meeting. The document also provided an appraisal of the objections received.

The Committee also considered two petitions objecting to the application, the first bearing 228 signatures, which had been submitted by Councillor R Bailey, a Cheylesmore Ward Councillor. Councillor Bailey and the petition spokesperson attended the meeting and spoke in respect of the petition. The second petition bearing 118 signatures was submitted by Councillor G Williams, a Bablake Ward Councillor. Councillor Williams and the petition spokesperson attended the meeting and spoke in respect of the petition.

The applicant's agent also attended the meeting and spoke in support of the application.

Following consideration of the report, the late representations document and matters raised at the meeting, the Committee considered that the sequential assessment had exhausted all suitable sites within the sequential test area. Furthermore, highways confirmed that the car park would be remodelled to their satisfaction and that they had no objections to the proposal.

RESOLVED that planning permission be granted in respect of Application FUL/2019/0824 subject to conditions listed within the report.

(Note: Councillors Bailey, Kelly and Walsh did not take part in the consideration or voting on this application as they had declared an interest.)

69. Application FUL 2018 0842 - Land at St Martins Road, Howes Lane, Kings Hill Lane and Green Lane

The Committee considered a report of the Head of Planning and Regulation detailing the above application for proposed installation of two new highways access junctions on land west of Green Lane and the junction of St Martins Road, Green Lane, Howes Lane in relation to the site clearance and mixed use development of land at Kings Hill for the provision of up to 2,500 dwellings (Use Class C3), 4,000sqm of mixed use floor space (Use Classes A1, A2, A3, A5, B1, C2, D1 and D2) in a district centre, a primary school, a secondary school, formal and informal open space and enabling infrastructure including new roads within the site and improvements to the existing road junction at Stoneleigh Road. The application was recommended for delegated approval subject to conditions.

The late representations document tabled at the meeting reported that seven further representations had been received objecting to the scheme, questioning ownership certificates on the application forms and raising concerns that were already reflected within the Committee report.

The Committee also considered a petition submitted by Councillor J Blundell, a Wainbody Ward Councillor. Councillor Blundell and Councillor M Heaven (petition spokesperson) attended the meeting and spoke in respect of the petition. Councillor T Sawdon, also a Wainbody Ward Councillor, attended the meeting and spoke in respect of his objections to the application. Two further objectors attended the meeting and spoke in respect of their objections. The applicant's agent also attended the meeting and spoke in support of the application.

RESOLVED that the grant of planning permission in respect of Application FUL/2018/0842 be delegated to the Head of Planning and Regulatory Services, subject to conditions listed in the report and the completion of a S106 legal agreement (via the Warwick District Council application W/18/0643) to secure the contributions listed within the Highway section of the report.

70. Application FUL 2019 2501 - Coundon Court School Northbrook Road

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of a new teaching block, hall extension, canopy, car park and temporary construction access road. The application was recommended for delegated approval subject to conditions.

The late representations document tabled at the meeting summarised and appraised further objections received and detailed additional/amended conditions. Following the receipt of further consultation comments and proposed additional conditions the recommendation was also amended to recommend approval without any need for delegated authority.

The Committee considered a petition bearing 53 signatures sponsored by Councillor G Williams, a Bablake Ward Councillor. Councillor Williams and the petition spokesperson attended the meeting and spoke in respect of the petition. The applicant's agent also attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application FUL/2019/2501, subject to conditions listed in the report, the conditions listed in the late representations document and the inclusion of an additional condition managing the future use of the (temporary construction) access point at Hollyfast Road.

71. Application FUL 2019 2433 - Plot C06 Frairgate

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of a boutique style hotel of around a 100 guest rooms over 5 storeys, with accompanying restaurant and bar at ground floor level. The Application included the partial stopping up of highway. The application was recommended for approval subject to conditions.

Councillor J O'Boyle, Cabinet Member for Jobs and Regeneration attended the meeting and spoke in respect of the benefits of economic regeneration within the City Centre.

A registered speaker attended the meeting and spoke in respect of their objections to the application. The applicant's agent also attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of application FUL/2019/2433 subject to conditions.

72. **Application FUL 2019 1883 - Land off Broadmere Rise**

The Committee considered a report of the Head of Planning and Regulation detailing the above application for the erection of six, detached dwellings with parking and access from Broadmere Rise. The application was recommended for approval.

The late representations document corrected a typo within the planning history in relation to application S/1966/0167.

A registered speaker attended the meeting and spoke in respect of their objections to the application. The applicant's agent attended the meeting but chose not to speak.

RESOLVED that planning permission be granted in respect of Application FUL/2019/1883 subject to conditions listed within the report.

(Note: Councillors Kelly and McNicholas had left the meeting and did not participate in the consideration of this item.)

73. **Application to record a Public Footpath from Ten Shilling Drive to Guinea Close**

The Committee considered a report of the Deputy Chief Executive (Place) which reported on an application to record a public footpath from Ten Shilling Drive to Guinea Close.

The City Council received an application from the Ramblers Association dated 24 September, 2006, for a public footpath to be recorded on the Definitive Map and Statement from Ten Shilling Drive to Guinea Close. The application was made under Section 53 of the Wildlife and Countryside Act 1981.

In 2018 the route was obstructed by two freeholders. The Council wrote to both freeholders requesting that they remove the obstructions and they complied. Earlier this year, the route was again obstructed and as a result, the Council started investigating whether a Definitive Map Modification Order (DMMO) should be made.

The claimed route runs from Guinea Close to the rear and east of No. 2 Guinea Close, it continues south to the east of Nos. 31, 29, 27 and 25 meeting Ten Shilling Drive at the entrance to the E-On site. The length of the route is approximately 129 meters and is bordered on the eastern side by a mature hedge and on the western side by fences separating the claimed route from the neighbouring gardens. The width of the route is 7 meters. The route is currently obstructed where the path meets Ten Shilling Drive by fencing and hard standing for motor vehicles which expands over the line of the route. The claimed route was indicated as a bold dashed line marked A-B-C-D on a map appended to the report.

Section 53(2)(b) of the Wildlife and Countryside Act 1981 requires that the Council shall keep the Definitive Map and Statement under continuous review and make

such modifications to the Map and Statement as appear requisite in consequence of the occurrence of certain events.

One such event (section 53(3)(c)(i)) requires modification of the map by the addition of a right of way.

“(c) the discovery by the authority of evidence which (when considered with all other relevant evidence available to them) shows :-

- (i) That a right of way which is not shown in the map and statement subsists or is reasonably alleged to subsist over land in the area to which the map relates.....”

The evidence can consist of either documentary/historical evidence or user evidence or a combination of this evidence. All of the evidence must be evaluated and weighed so that a conclusion can be reached as to whether, on the balance of probabilities’ the alleged rights subsist or are reasonably alleged to subsist. Any other issues, such as safety, security, suitability, desirability or the effects on property or the environment, are not a consideration or relevant in determining the decision.

The Highways Act 1980 states that the public must have used the way without interruption and as of right; that is without force, secrecy or permission. Section 31(2) states that “the 20 years is to be calculated retrospectively from the date when the right of the public to use the way is brought into question”.

A route can be presumed to have been dedicated under Section 31(1) of the Highways Act if a route has been used by the public for 20 or more years. When calculating the 20-year period, there must be a clear event that made the public realise that their rights are being challenged; referred to as calling into question. Events that can call a route into question include blocking the route, a notice, telling people not to use the route or submitting a definitive map modification Order to the Council.

In this case there are a number of events that could be regarded as a calling into question; the application submitted by the Rambler’s Association in 2006, the obstruction of the route in 2017 and the obstruction of the route in 2019.

Having considered all evidence and callings into question, it was recommended that the calling into question date would be 1986 using the DMMO application as this was the first calling into question and therefore is considered by officers to be the most appropriate date.

The report provided information on the results of the consultation undertaken and a detailed analysis of the evidence which included amongst other information, planning history, sale of land by the City Council, restrictive covenant, historic mapping evidence.

The report concluded that mapping evidence clearly showed that the route has been recorded as a physical feature since 1880 through to today. The recording of a route on an OS map does not in itself represent highway rights nor does it demonstrate that the route was private.

The resident's solicitor submitted that the actions of the Council as land owner demonstrated that the route was not highway at the time of the sale. However, this assertion was not supported by any evidence, none of the actions by the land owner can be interpreted as an intention not to dedicate.

The objectors failed to demonstrate an intention not to dedicate the route prior to the DMMO application.

There was enough evidence on the balance of probabilities to say that the route in question is a public right of way with the status of a public footpath.

The Committee considered a petition bearing 239 signatures (219 on line signatures and 20 paper petition) sponsored by Councillor M Lapsa. Unfortunately, Councillor Lapsa was unable to attend the meeting and had nominated Councillor A Andrews to speak on his behalf. Councillor Andrews and the petition spokesperson attended the meeting and spoke in respect of the petition. A local resident also attended the meeting and spoke on behalf of the objectors. The petition detail was read out by the Committee's Legal Officer.

Following consideration of the report and matters raised at the meeting in relation to concerns that the route would cause crime and anti-social behaviour, the Committee were of the view that, as the route was currently not being used by the public there was insufficient evidence to show that the route was a public right of way.

RESOLVED that the Committee do not authorise the City Solicitor to make the necessary Definitive Map Modification Order for the route from Ten Shilling Drive to Guinea Close in the City of Coventry as shown in Appendix A, pursuant to Section 53 of the Wildlife and Countryside Act 1981, to be recorded as public footpaths for the reasons stated above.

(Notes: 1. Councillor Skinner did not vote on this application as he had declared an interest and left the room during the consideration of this item.
(2. Councillors Kelly and McNicholas had left the meeting and did not participate in the consideration of this item.)

74. **Appeals 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 September to 31 October 2019. 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. Members noted the typographical error within the report relating to the dates covered.

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

There were no other items of public business.

(Meeting closed at 7.45 pm)

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| Planning Committee Report | |
|----------------------------------|---|
| Planning Ref: | FUL/2019/2641 |
| Site: | 10 Brill Close |
| Ward: | Wainbody |
| Proposal: | Conversion of the dwellinghouse into a 7 persons' house in multiple occupation (HIMO) including garage conversion |
| Case Officer: | Shamim Chowdhury |

SUMMARY

The application seeks planning permission for a change of use from a dwellinghouse (use class C3) to a 7 bedroomed large house in multiple occupation (HIMO) (sui generis). The proposal also includes a garage conversion to enable the property to be used as a HIMO for 7 occupants. The current proposal is considered to accord with Local Plan Policies and therefore is recommended for approval.

KEY FACTS

| | |
|--|--|
| Reason for report to committee: | Councillor Sawdon has requested that the application be determined at Planning Committee |
| Current use of site: | Residential dwelling |
| Proposed use of site: | Residential for 7 persons' house in multiple occupation |

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 Policies: DS3, DE1, H5, H11 & AC3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application seeks planning permission for a change of use from a dwellinghouse (use class C3) to a 7 bedroomed large house in multiple occupation (HIMO) (sui generis). The proposal also includes the conversion of an integral garage into a bedroom in addition to cycle storage and refuse bins storage provision in the rear garden. The garage conversion and internal alterations would create 2 en-suite bedrooms with a communal kitchen and lounge on the ground floor and 5 bedrooms on first floor including 3 en-suites. A communal bathroom is also provided at first floor.

SITE DESCRIPTION

The application site relates to a modern detached dwellinghouse occupying a corner plot located on the northwest end of Brill Close next to its turning head. There is a paved drive in front of the property next to the landscaped front and side garden. There is a front to rear access along the east side of the property in addition to a gated access at the rear. The dwelling is surrounded by residential dwellings, with Cannon Park District Centre approximately 130 metres away to the north. At the end of Brill Close to the west lies Local Green Space and a Local Wildlife Site. The on-street parking is restricted on Brill Close and on the surrounding residential streets.

PLANNING HISTORY

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

| Application Number | Description of Development | Decision and Date |
|---------------------------|-----------------------------------|--------------------------|
| 27225 | Erection of detached house | Approved, 11/08/1972 |
| C/27225/A | First floor bedroom/shower room | Approved, 10/11/1988 |
| C/27225/B | Erection of a conservatory | Approved, 01/04/1993 |

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The new NPPF was updated in February 2019 and sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The new NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

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 of Design
- Policy DS3 Sustainable Development Policy
- Policy H5 Managing existing housing stock
- Policy H11 Homes in Multiple Occupation (HiMO's)
- Policy AC1 Accessible Transport Network

Policy AC3 Demand Management
Policy AC4 Walking and Cycling
Appendix for Policies AC3 and AC4 Car and Cycle Parking Standards for New Development:
Appendix 5.

Supplementary Planning Guidance/ Documents (SPG/ SPD):
SPD Delivering a More Sustainable City
SPD Coventry Connected

CONSULTATION

No Objections/Comments received from:
Domestic Waste and Housing Enforcement

No objections subject to conditions have been received from:
Highways; Environmental Protection

Immediate neighbours and local councillors have been notified; a site notice was posted on 29 November 2019. An objection has been received from Cllr Sawdon stating that the proposal is an overdevelopment of the site. He also considers that the parking provision for the proposed 7 persons' HIMO is inadequate.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, the impact upon neighbouring amenities and the amenities of future occupiers, the impact upon the character of the area, the impact on local services and highway considerations.

Principle of development and Neighbouring amenities

The main policy in assessing this application is Policy H11. Policy H11 states that the conversion of properties to large houses in multiple occupation (HIMO's) will not be permitted in areas where the proposals would materially harm: the amenity of occupiers of nearby properties (including the provision of suitable parking provisions); the appearance or character of an area; local services; and the amenity value and living standards of future occupants.

It is acknowledged that the use of a property as a HIMO can differ from how a traditional family house is occupied. For example, the general level of activity associated with a HIMO can be greater than a typical family house and therefore the potential for noise and disturbance originating from such a property can increase. However, in this case the property is an extended large detached property on larger plot of land. The extended property itself or any bedrooms do not share any party wall with the adjoining houses. Therefore, it is considered that the application property is capable of accommodating 1 more additional resident (up to 6 residents are permitted development) and impact in terms of noise and disturbance would not be expected any more than that which would have been expected from 6 persons house in multiple occupation. Environmental Protection have no objection to the proposal in terms of noise and disturbance. It is not considered that the additional residents (up to 7 persons) are likely to have a detrimental impact on residential amenities. However, it is considered justifiable to condition the maximum number of residents to 7 to ensure the residential activities/uses within the property remain at a reasonable level and do not affect the neighbouring occupiers and their amenities. It is not

considered such a small increase in occupancy level would have any significant impact on local services.

It is considered that the size of the bedrooms and the kitchen/dining are all reasonable and appears to have retained a satisfactory standard of living accommodation. Entrance to all 7 bedrooms is through the main entrance door of the property. The rear garden is available to all the occupiers of property which appears satisfactory in terms of amenity space. The bin storage area and cycle storage provisions would be provided in the rear garden which has direct access from the front without going through the property. On the front drive, at least three cars can be parked without affecting the landscaped front garden. On street parking is restricted in the area; however, the property is adjacent to bus stops on De Montfort Way and benefits from easy access to the City Centre and the surrounding area. The Cannon Park District Centre and Warwick University are within walking distance. The site is therefore in a highly sustainable location with no direct conflict to the NPPF's presumption in favour of sustainable development. It is considered that the lack of off-street parking is not a constraint in this instance and a condition will be imposed to ensure the proposal includes cycle storage within the site as well as the existing off-street parking spaces are retained and maintained appropriately. This arrangement would assist in meeting the aims of Policies DS3 and AC4 which promote sustainability and encourage provision of cycling and walking.

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.

The National Planning Policy Framework, paragraph 127 states that "Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 130) "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not

materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

Policy H4 of the Local Plan requires proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city.

The application is for a change of use within the residential use and includes conversion of the garage into a bedroom. The visible external alteration would be the replacement of the garage door with a window. The front drive and hardstanding area for parking in front of the property as well the landscaped area at the front and at the side would remain unaltered. Therefore, the visual amenity of the street scene would not be affected adversely. The bin storage will be located within the rear garden. This area is directly accessed via a pedestrian gate by the side of the house and via the rear access gate. An appropriate condition has been recommended to ensure bins are stored within the storage area approved at all times unless it is bin collection day. This arrangement is considered satisfactory in terms retaining the visual amenity and character of the area and complies with the Policies DE1 and H11.

Highway considerations

Policy AC2 of Local Plan 2016 recognises that the provision of car parking for a new development can influence the traffic generation. It goes on to state that the 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 Local Plan states that proposals for the provision of car parking associated with new development will be assessed on the basis of maximum parking standards set out in Appendix 5.

As per Appendix 5, the proposed parking requirement is 0.75 off road parking spaces per 1no. bedroom, making a maximum requirement of 6 spaces for the 7no. bedroomed HMO. The existing dwelling has 3 no. spaces; therefore, an additional 3 spaces would be required for the proposal to meet the maximum parking standard as per Appendix 5.

However, at the same time, Policy related to parking standard recognises that in exceptional circumstances there may be occasions when it could be appropriate to have a lower or higher level of parking depending on the specific details of the application. In all cases, any departures from the standards should be fully and appropriately justified with detailed supporting evidence.

- Surveys of parking capacity and occupancy levels on surrounding streets and parking areas.
- Consideration of likely trip generation and parking accumulations for the proposed development with supporting evidence.
- Details of how the parking will be managed and how that will mitigate any under or over provision.

The application proposes a large HMO in an established residential area which is in a highly sustainable location.

Despite the application site being unable to provide 6 parking spaces, the Highways Authority does not object to the proposal. The Highways Authority considers that the

Planning Inspectorate has provided an appeal decision that warrants strong material consideration in this instance. This includes the Appeal reference APP/U4610/W/17/3191248 - 89 Poppleton Close, Coventry CV1 3BN, a proposed House in Multiple Occupation (HMO) case which shares comparable characteristics within a location proximate to a university campus, which provides the following guidance:

“Coventry Local Plan Policy AC3 sets out that car parking provision associated with new development will be assessed based on the standards set out as Appendix 5. That identifies a standard of 0.75 spaces per bedroom for C4 HMO’s in ‘outer city’ locations such as this. However, it continues that accessibility will influence the need for car parking; and that standards should be considered as maxima, although any departure from them should be fully justified with detailed supporting evidence.”

Although the parking provision for this development is outside of that required to meet Policy AC3 of the CLP, the applicant has supplied a parking survey which demonstrates that around 90% of the 53 on-street parking spaces (47 spaces) are available within the vicinity of the site.

This site also benefits from access to the parking provision located at the nearby established Cannon Park major retail centre.

On this basis, due to the sustainable location, with close links to the University of Warwick, Cannon Park District Centre and the availability of on street parking, demonstrated by the parking survey; the proposed change of use, in this instance, will not cause additional parking stress in an area where parking is at a premium to the detriment of the more settled residents in the area. Furthermore, due to the availability of on street parking together with the enforcement of the Residents Parking Scheme, the change of use will not cause harm to highway safety or the free flow of traffic.

In addition, the site is located within a highly sustainable location. The property is adjacent to bus stops on De Montfort Way and benefits from easy access to the City Centre and the surrounding area. The Cannon Park District Centre and Warwick University are within walking distance. This specific site is not therefore a location where the occupants, regardless of whether they are students, young professionals or any individuals need to be reliant on a private car for their day-to-day requirements.

On this basis, due to the sustainable location, with close links to Warwick University, Cannon Park District Centre and the availability of limited on-site parking, the proposed change of use, in this instance, would not cause additional parking stress in an area where parking is at a premium to the detriment of the more settled residents in the area.

The application accords with Policy AC3 of the Coventry Local Plan 2016 and accords with the policy H11.

Air Quality

The application site is within Council’s Air Quality Management Area declared for NOx. Therefore, to minimise impact on the air quality of the area, the Environmental Protection team have recommended a condition to use specific gas boilers if new or replacement gas boilers are required within the property.

Other Issues

The proposal does not involve any significant external alteration or extension apart from the garage conversion and provision of cycle and refuse bin storage in the rear garden. Using a family dwellinghouse as a house in multiple occupation for up to 6 residents, is allowed under current planning legislation (permitted development) and therefore, occupation of another resident, particularly within a detached property on a larger plot, would not in this instance be considered an overdevelopment. The bedroom size varies from 9.71m² to 24.85m² together with a generous size kitchen/dining area on ground floor in addition to a communal lounge and conservatory. The bedroom sizes are reasonable and satisfactory compared to the minimum bedroom sizes (for one person, age over 10 years) under HMO licensing rules which is 6.51m².

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:- A public authority must, in the exercise of its functions, have due regard to the need to: eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; foster good relations between persons who share a relevant protected characteristic and persons who do not share it. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application. There are no known equality implications arising directly from this development.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity and highway safety, subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies H11, DE1, AC2, AC3 and AC4 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: Parking Survey; Existing and Proposed Plan DWG:01 A.

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

3. For the garage conversion, no facing materials shall be used other than materials similar in appearance to those used in the construction of the exterior of the existing building.

Reason: *To ensure 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. Details of the proposed cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking details shall include the siting, design, appearance and type of stands/shelter and should accord with Cycle Parking Standards within Appendix 5 Coventry Local Plan 2016. Then prior to use of the property as a house in multiple occupation, the approved cycle storage shall be implemented, retained therein after and kept available for this 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 AC4 of the Coventry Local Plan 2016.*

5. The bin storage facilities shall be provided as per approved drawings and must be stored within the bin storage area as shown in the approved drawings and not positioned on the public highway, unless on bin collection days.

Reason: *In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2016.*

6. The proposed House in Multiple Occupation hereby permitted shall not be occupied by more than 7 residents at any time.

Reason: *To ensure the premises are not used in an over intensive manner and to protect the amenities of occupants of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2016.*

7. Any gas boilers or Combined Heat and Power systems serving the development must meet a dry NOx emissions rate of 40mg/kWh

Reason: *Any gas boilers or Combined Heat and Power systems serving the development must meet a dry NOx emissions rate of 40mg/kWh*

8. The parking and manoeuvring areas indicated on the approved drawings shall be retained and available for parking motor vehicles at all times.

Reason: *To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan 2016.*

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REFEREMNCE NUMBER
FUL/2019/2/2641

SITE:
10 BRILL CLOSE

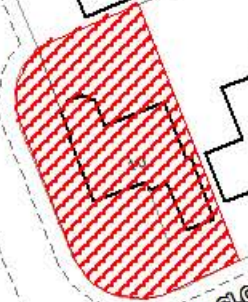
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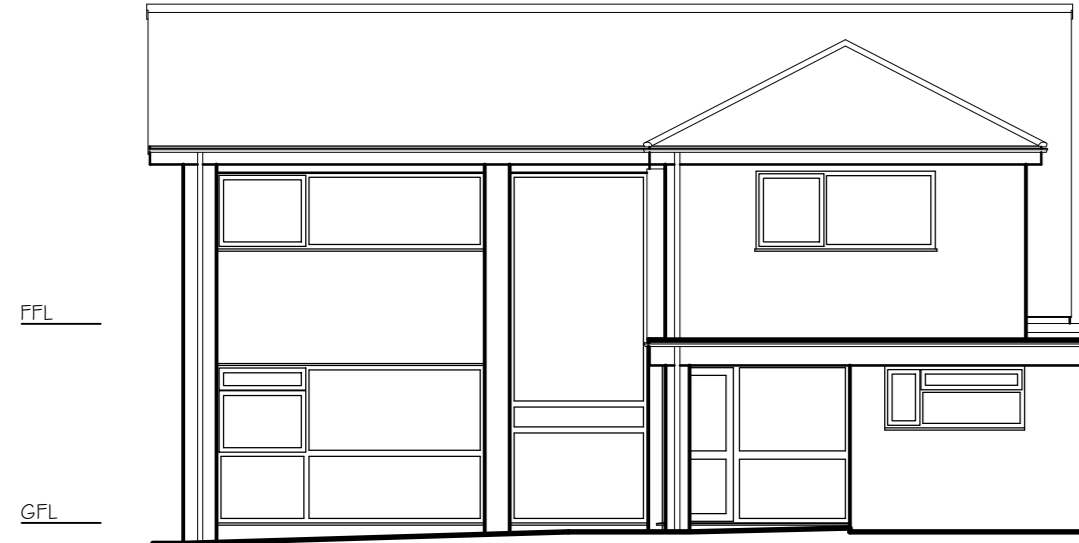
CHGATE ROAD

LEEMING CLOSE

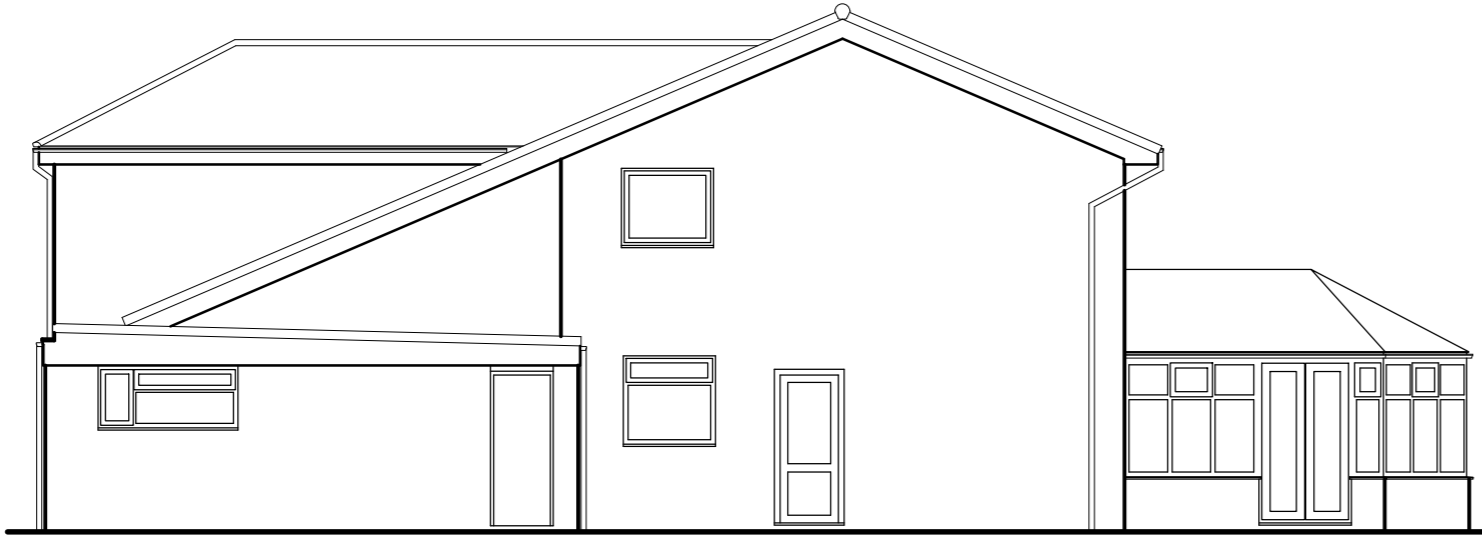
SQUIRES WAY

BRILL CLOSE

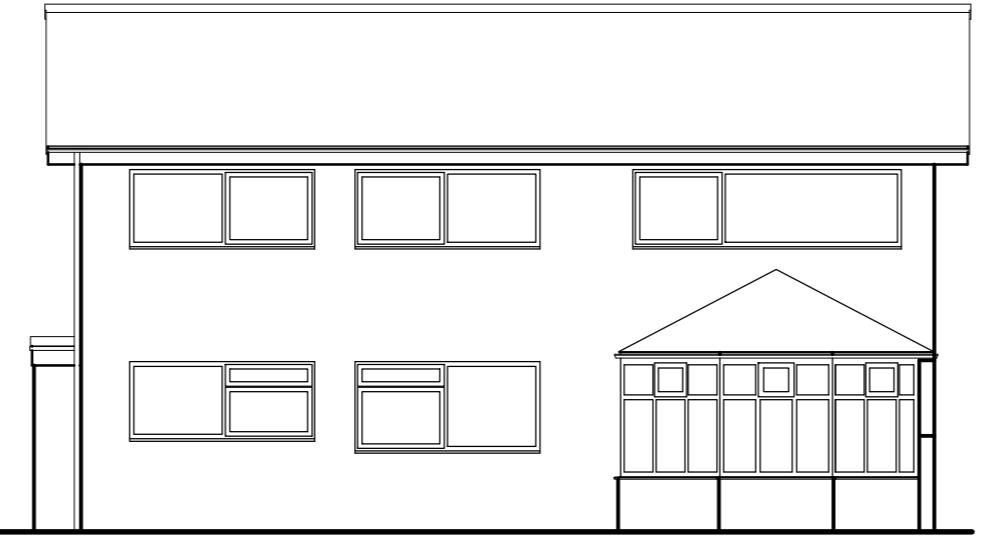




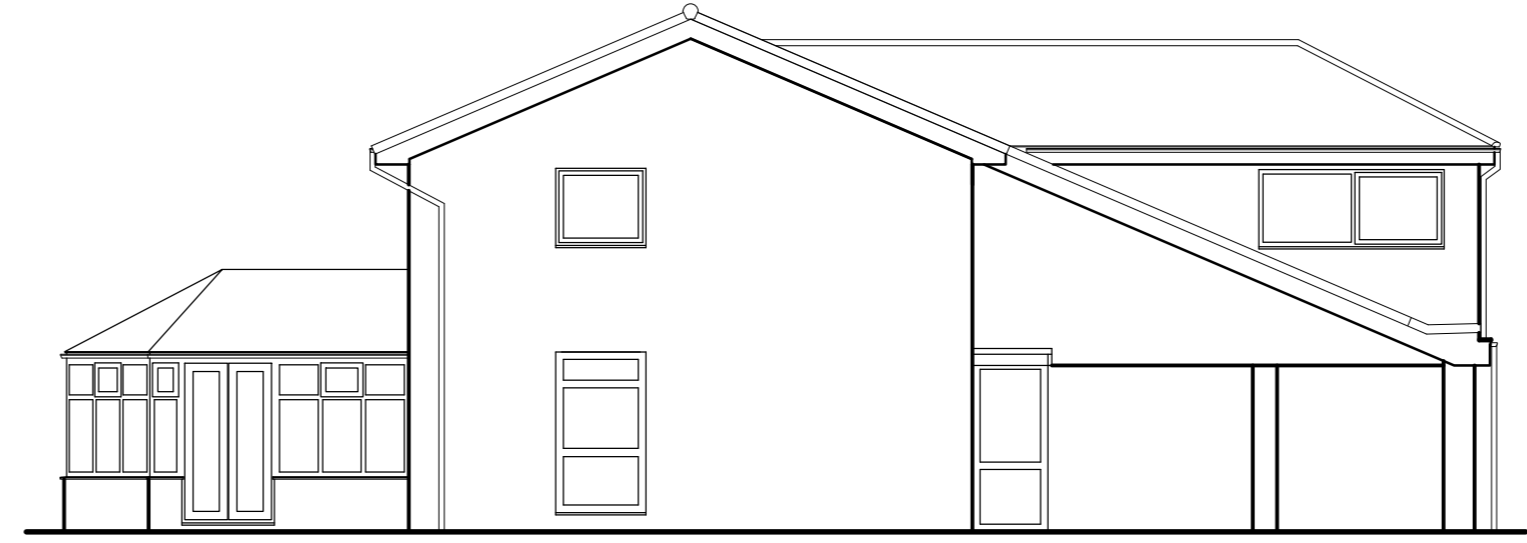
PROPOSED FRONT ELEVATION



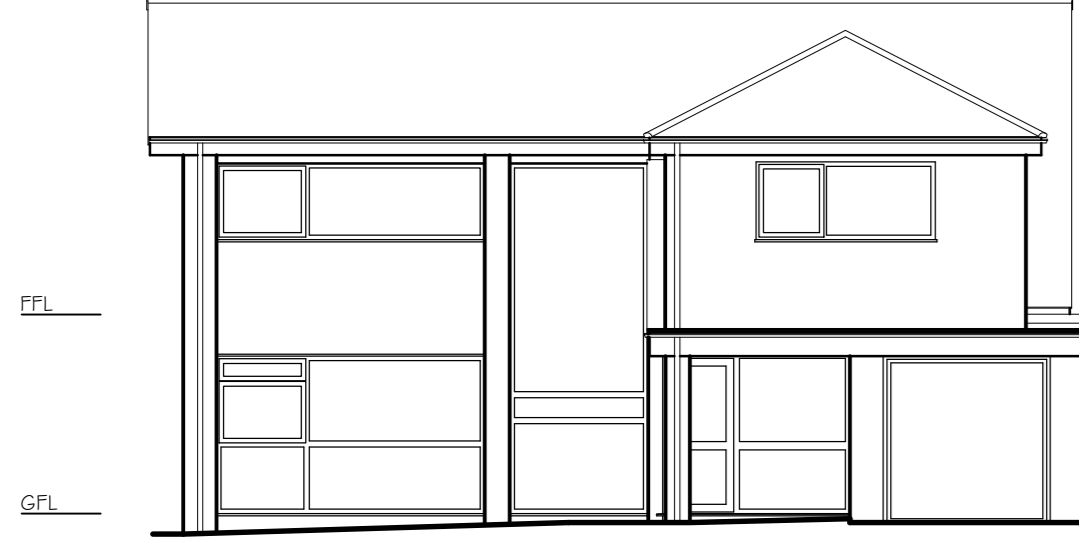
PROPOSED SIDE ELEVATION



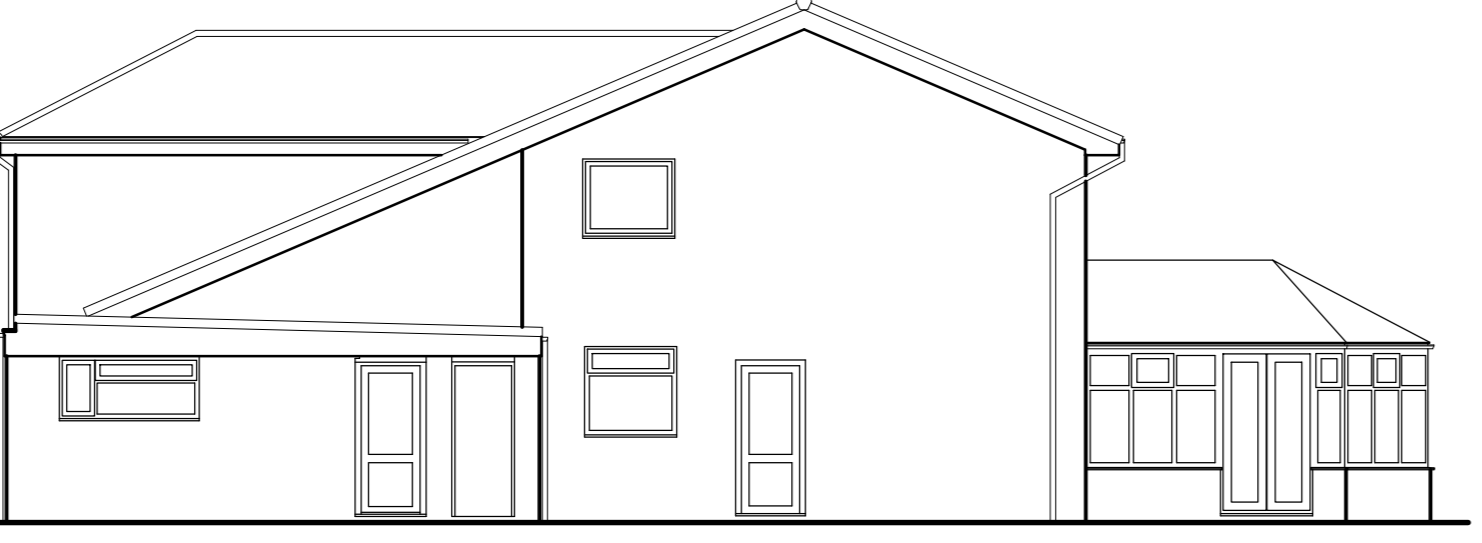
PROPOSED REAR ELEVATION



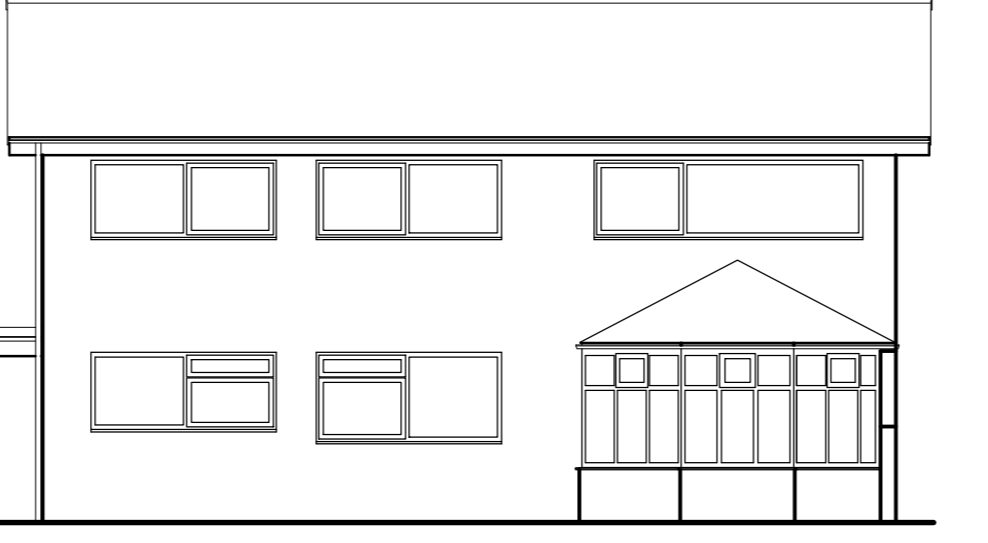
PROPOSED SIDE ELEVATION



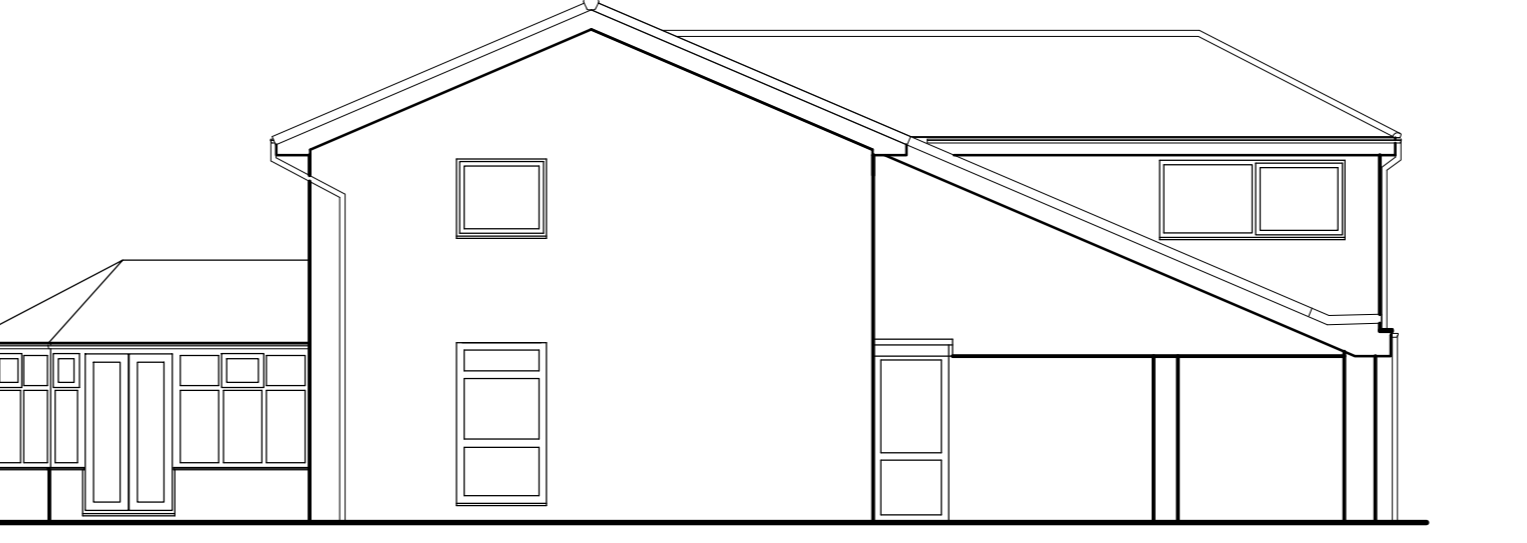
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

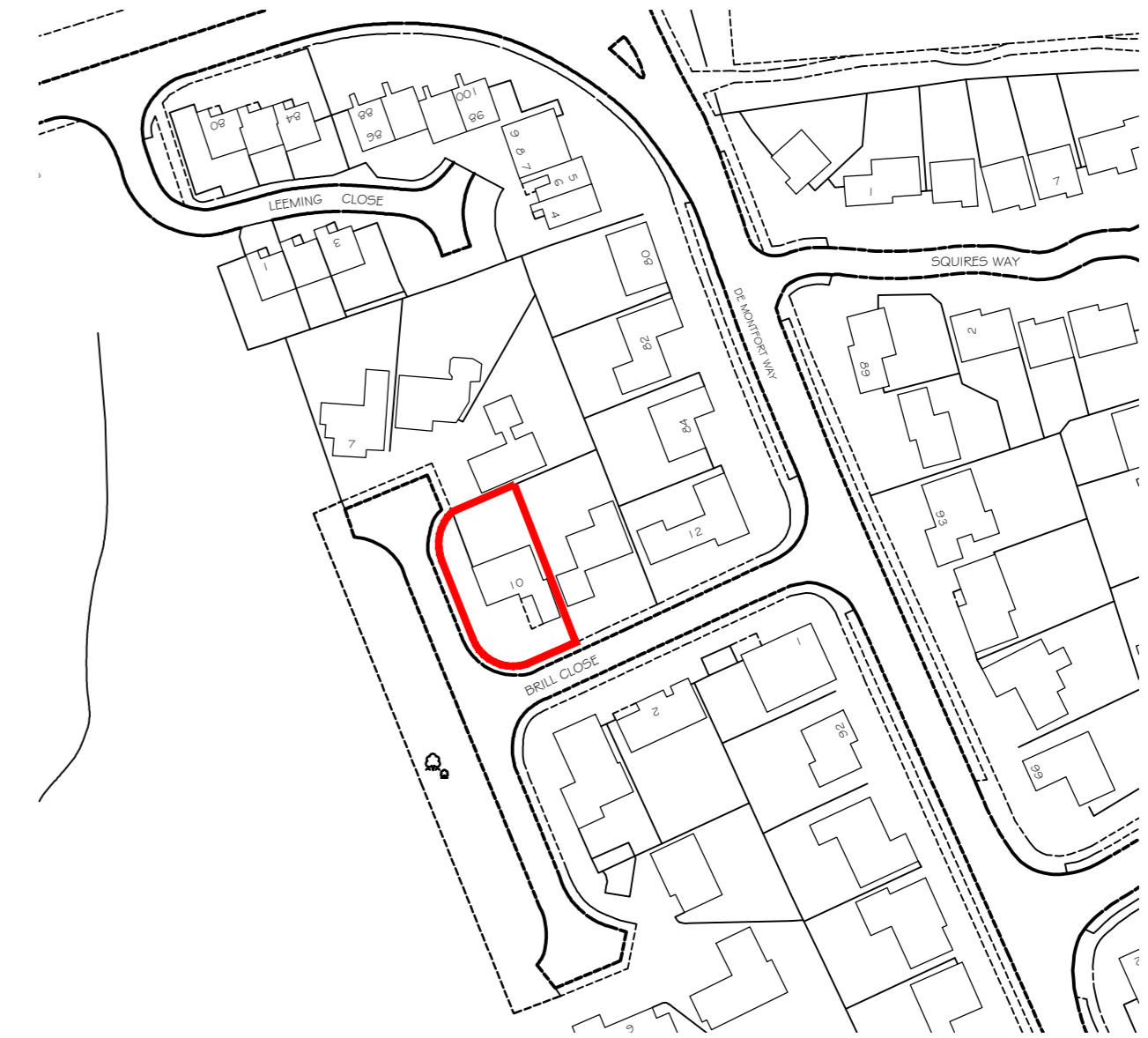


EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

Note:
All roofing works are to be carried out by a specialist contractor.
Roof tile colour to match existing main roof. Roof tiles suitable for roof pitch see section
Roof pitch to be 48°
Rainwater goods 105 half round uPVC gutter with 68mm Ø downpipe's
DPC (min 150mm above GL)
Ground Level

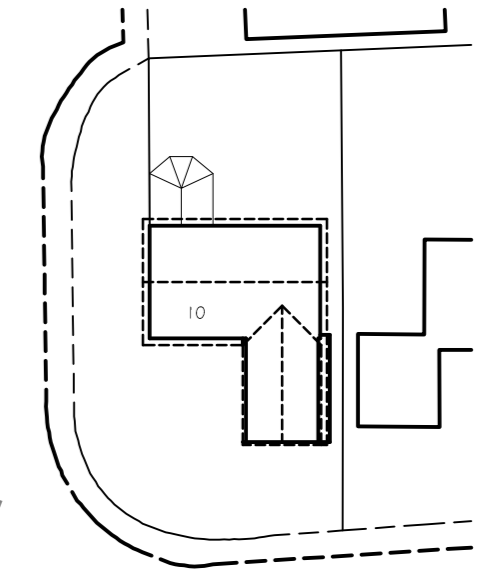


SITE LOCATION PLAN
SCALE 1/1250

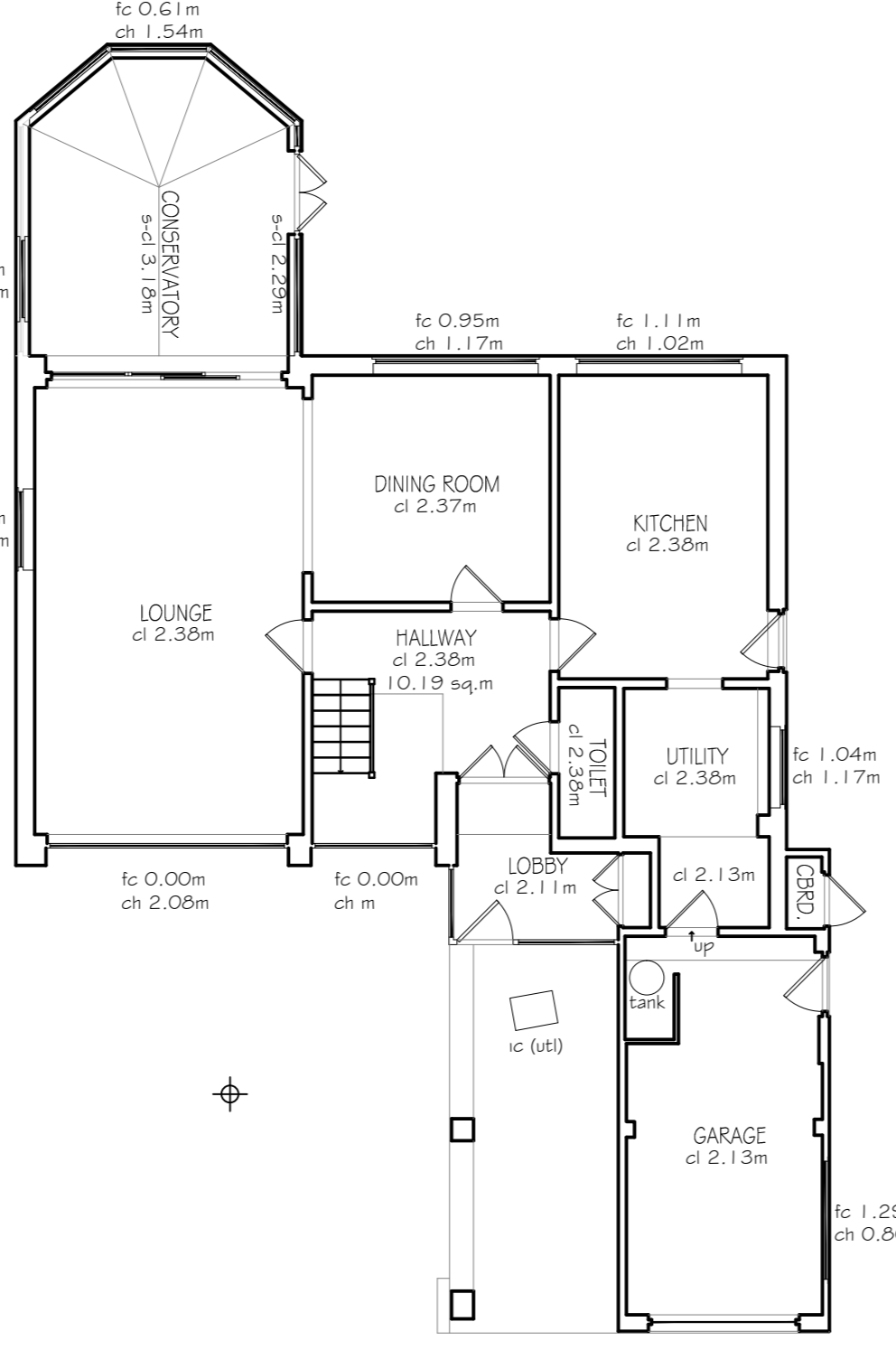
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Do not scale off this drawing - All dimensions and setting out to be verified on site. If in doubt contact the originator for clarification.

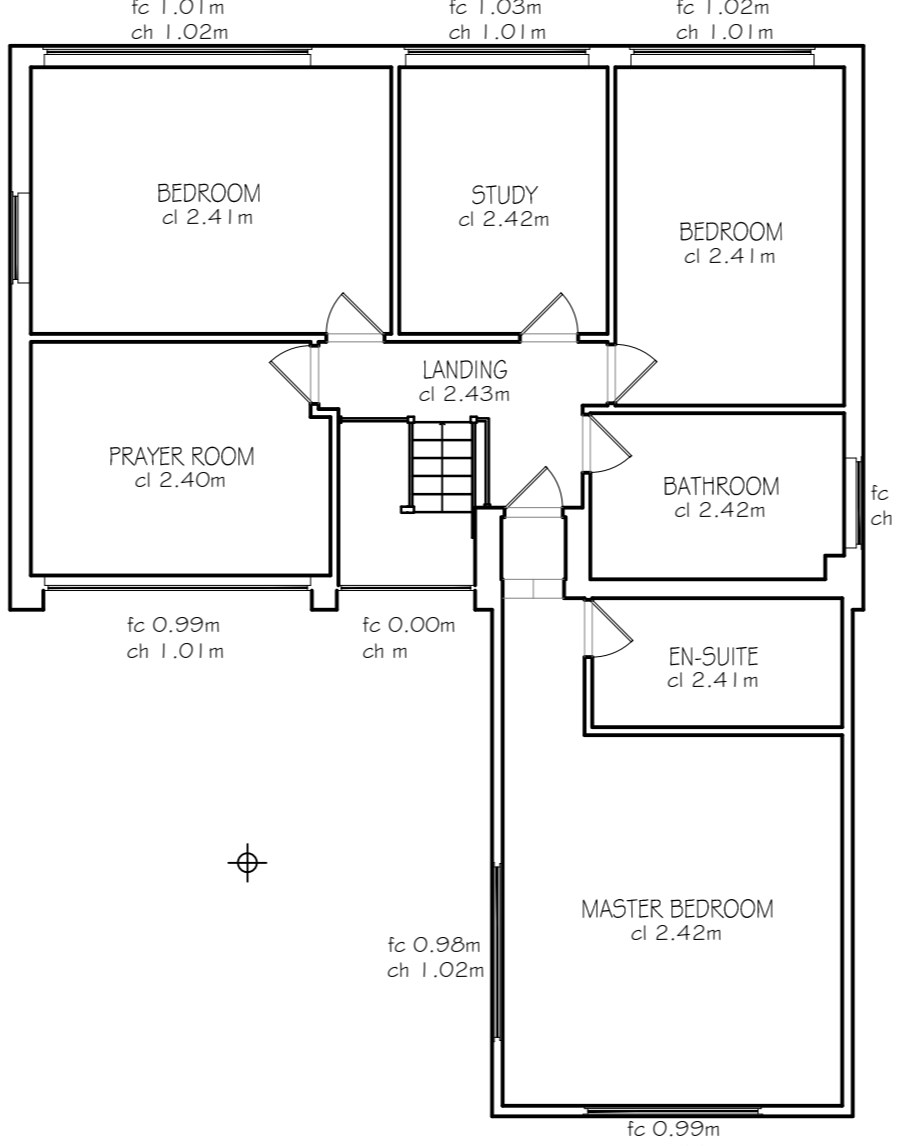
NOTES:



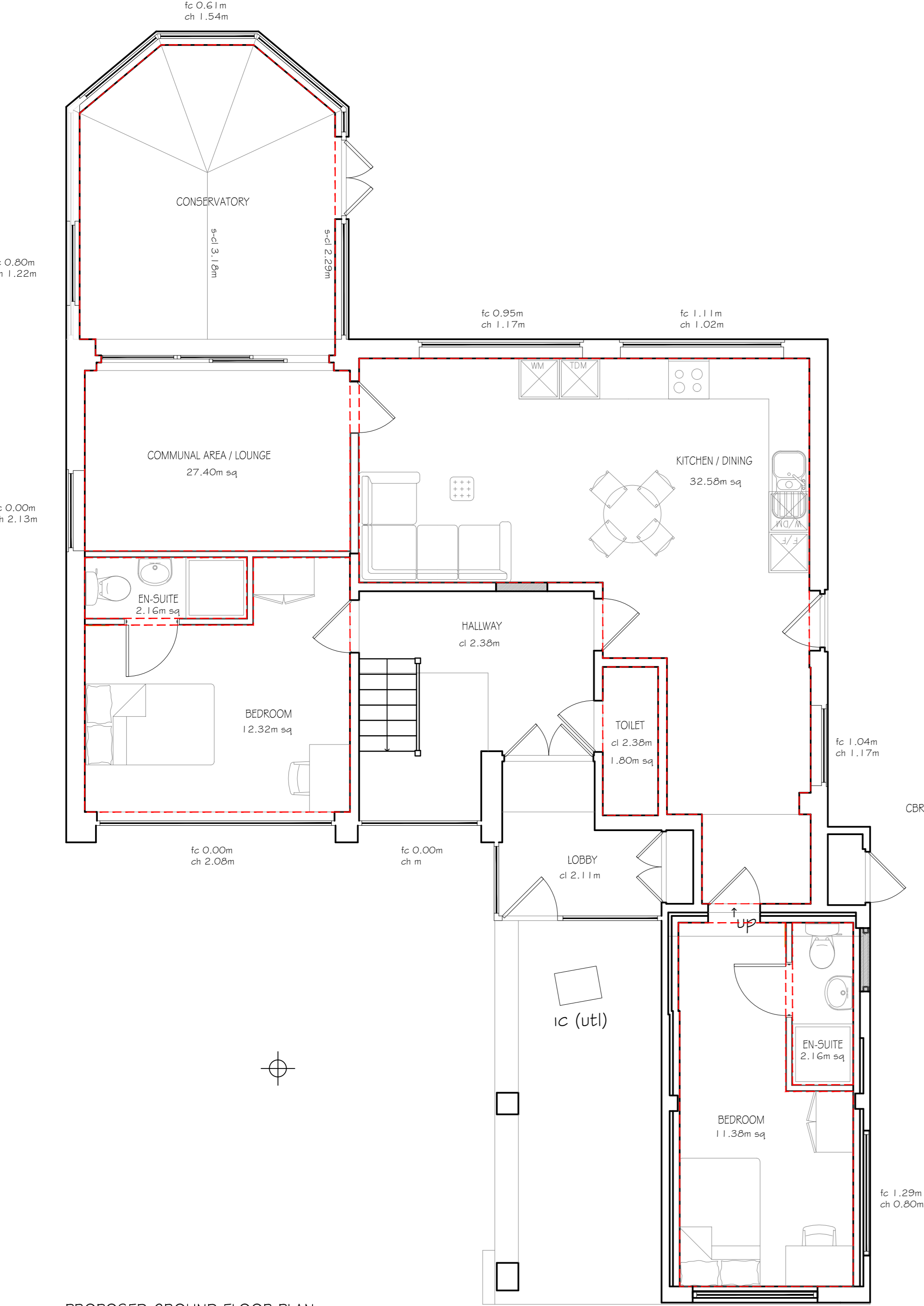
BLOCK PLAN
SCALE 1/500



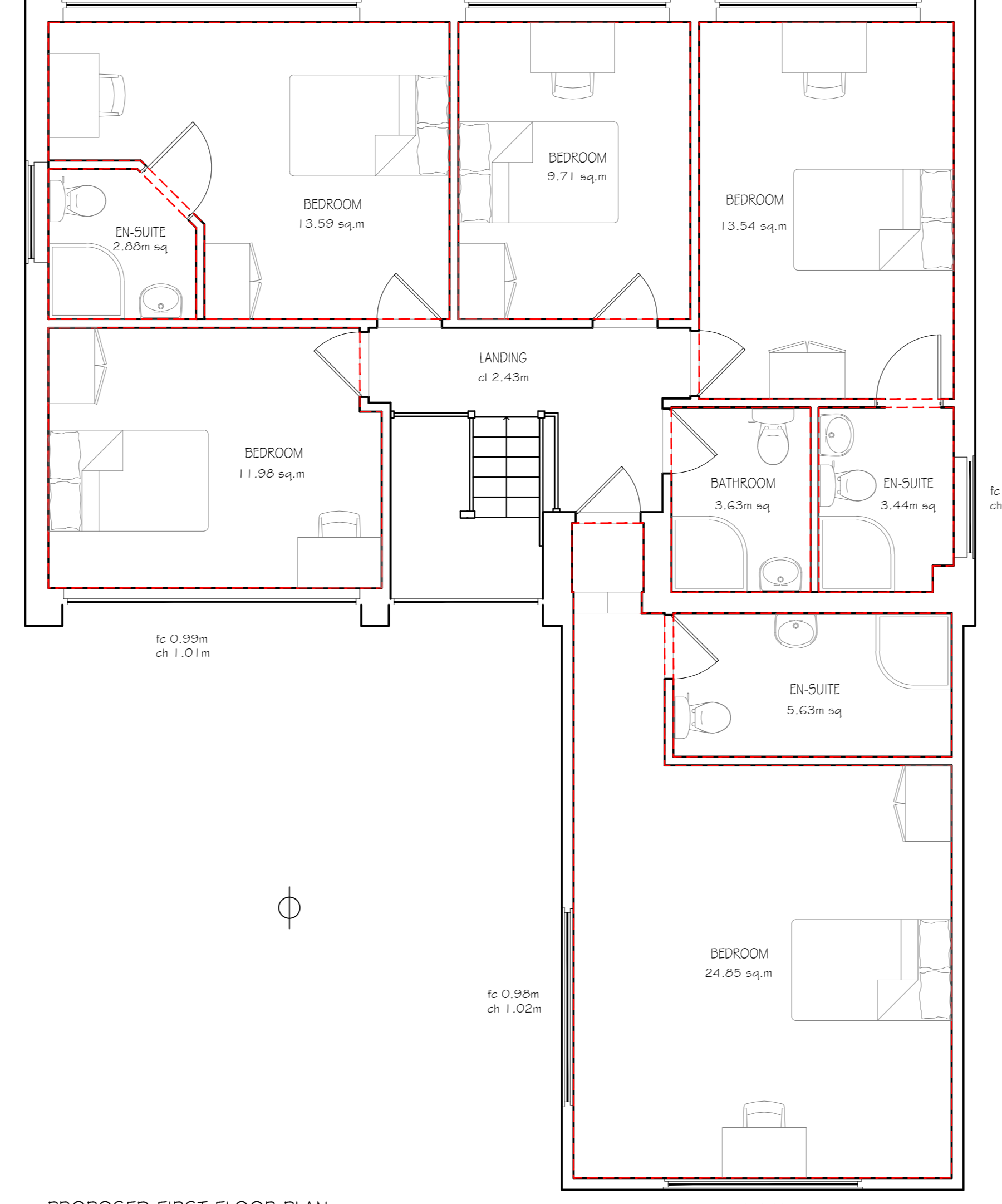
EXISTING GROUND FLOOR PLAN



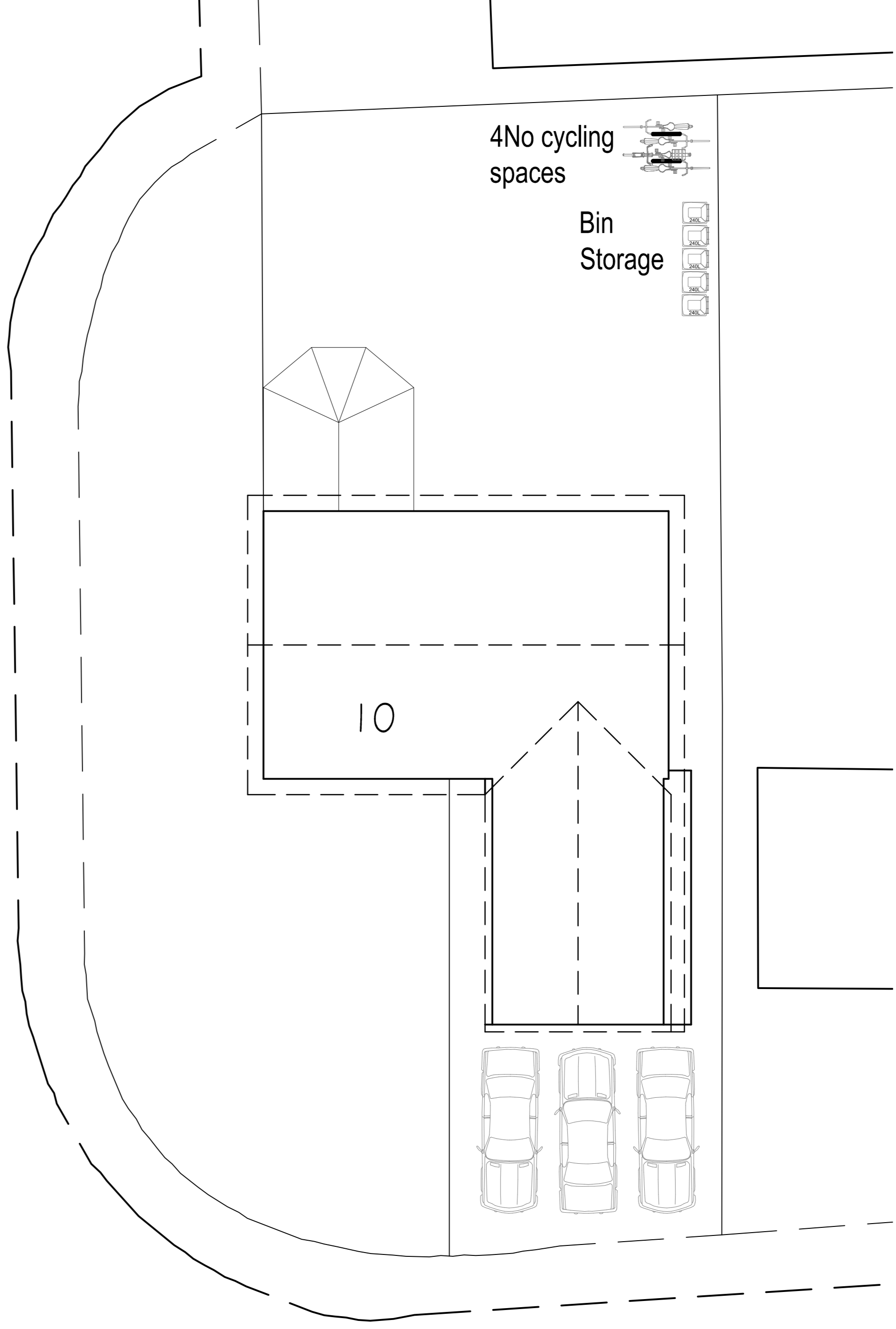
EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SITE BLOCK PLAN
SCALE 1/100

THERE ARE NO TREES BEING AFFECTED BY THE PROPOSAL AND THE PLANS SHOWS AN INDICATION OF THE BOUNDARY SHRUBS ON SITE.

| Rev | Date | Description | By | Chd |
|-----|----------|-------------------------------|----|-----|
| A | 19.11.19 | Revised proposal description. | | |

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

| | | | |
|--|---------------------------|-----------------|--|
| Consultant ARCHITECTURAL CONSULTANTS 125a The Winery Hill Ashley Coventry CV5 9FR t: 01676 54054 www.spg-design.com | | | |
| Site Location 10 Brill Close, Coventry CV4 7EE | | | |
| Project Title: HMO (7 Bedrooms) and Garage Conversion | | | |
| Drawing Title: Existing Details | | | |
| Project No: 8175 | Draw No: 01 | Revision: A | |
| Drawn: SG | Scale: 1:50 & 100 @ A0 | Date: Aug 19 | |

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| | |
|----------------------------------|---|
| Planning Committee Report | |
| Planning Ref: | S73/2019/2774 |
| Site: | 23 Innis Road |
| Ward: | Earlsdon |
| Proposal: | Variation of condition no.2 (drawing numbers to increase ridge height) imposed on planning permission FUL/2018/3439 for Demolition of existing dwelling and erection of a replacement dwelling and associated works granted on 14/3/19. |
| Case Officer: | Emma Spandley |

SUMMARY

The application seeks planning permission to amend the drawing number condition attached to planning permission FUL/2018/3439 which granted permission for the demolition of the existing house and the erection of a replacement dwelling.

The changes include an increase in the ridge height by 300mm.

BACKGROUND

Application FUL/2018/3439 granted permission for the demolition of the existing dwelling and to replace it with a contemporary designed detached dwelling with large expanses of glazing.

Several conditions were placed on the approved house, one of the conditions related to the approved drawing numbers. This application seeks to substitute the approved drawing numbers with some new drawings to enable some amendments to be made.

KEY FACTS

| | |
|--|------------------------------------|
| Reason for report to committee: | Over 5 objections received. |
| Current use of site: | Single house and large rear garden |
| Proposed use of site: | Single house and large rear garden |

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 the character of the area.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: DS3, DE1, EM5 & AC3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

FUL/2018/3439 granted permission for a replacement dwelling with a ridge height similar to that of the neighbouring property No.31 Innis Road of 7.6 metres. This was amended from 8.6 metres.

Due to the requirements of the Drainage & Flood Risk Team the finished floor levels of the ground floor level are required to be 300mm above the existing ground level. Due to the design of the property, there is no room for any claw back of height within the house, with regards to ceiling heights and therefore the proposal is to increase the ridge height by 300mm.

SITE DESCRIPTION

The site is a large plot in the Canley Gardens area of the City. Canley Gardens was developed as plot development after World War I and is typified by a mixture of individually designed bungalows and houses set within substantial but irregular shaped landscaped plots. The houses are served by narrow 'country lane' style roads with no markings or footways and bounded by hedgerows.

No.23 was developed in the latter half of the 20th century and was a two-storey dwelling with pale facing brick and plain detailing and set close to Innis Road, with a long garden to the south. To the west are 31 and 33 Innis Road, with 33 being a bungalow built in the garden of 31. To the east is a two-storey dwelling set well back from Innis Road and a large detached garage close to the common boundary.

The previous permission, which granted permission for the new house, (FUL/2018/3439) has already been started. The existing house has been demolished and the ground works have started on the new house.

PLANNING HISTORY

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

| Application Number | Description of Development | Decision and Date |
|---------------------------|--|---|
| OUT/2018/0448 | Demolition of existing dwelling and erection of a replacement dwelling (outline with access and layout submitted) | Refused 17 th May 2018 |
| FUL/2018/3439 | Demolition of the existing house and the erection of a replacement dwelling. | Approved by Planning Committee 14 th March 2019. |
| DC/2019/1659 | Submission of details to discharge condition: No.3, (Bat Survey); No.4, (Construction Method Statement (CMS); No.5, (facing materials); No.6, (SuDs); No.7,(hard & soft landscaping); No.12, (additional | Approved 29 th October 2019. |

| | | |
|--|---|--|
| | windows), imposed on planning permission FUL/2018/3439 for Demolition of existing dwelling and erection of a replacement dwelling and associated works, granted on 14th March 2019. | |
|--|---|--|

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The new NPPF published in February 2019 (as amended) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The new NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

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 DE1 Ensuring High Quality Design
 Policy AC3: Demand 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
 SPG Canley Gardens Control Plan

CONSULTATION

- None

DC/2019/1659 – Approved the drainage details and included consultation from the Drainage & Flood Risk Team and approved documents: -

- Condition No.6 - Report on a Flood Risk Assessment for the Residential Development at 23 Innis Road, Coventry, CV5 6AX - Report No.81527-02 Rev C;
- Condition No.6 - JP1218 Bridging detail for the foundation over an existing culvert, and
- Condition No.6 - Proposed Foundation Bridging Detail - Drawing No.JP1218, Sheet No.F, Rev B;
- Condition No.6 - Lintel Over Culvert - report JP1218 Sheet No.1, 2, 3 & 4;

Immediate neighbours and local councillors have been notified; a site notice was posted on 27th November 2019.

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

- a) Not in keeping & out of Character of the area;
- b) Overshadowing
- c) Loss of privacy

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

- d) Health & Safety of the workers.
- e) Want the applicants to keep original approval.

Any further comments received will be reported within late representations.

APPRAISAL

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

Principle of development

The principle of the demolition of the existing house on the site and the replacement with a new house has previously been approved and is an extant permission. Furthermore, the previous permission which granted the replacement house, has already been implemented. Ground works are ongoing.

Therefore, the principle of development has already been deemed acceptable. This application deals only with the changes being sought, which is an increase in the ridge height of the approved house from 7.6 metres to 7.9 metres, which is an increase in ridge height by 300mm.

The increase in ridge height is required due to the request from the City Council's Drainage & Flood Risk Team.

"The City Councils records indicate that the site is at high risk of surface water flooding, associated with a culverted tributary of the Canley Brook, which passes through the site. The Environment Agency's Risk of Flooding from Surface Water map predicts flood depths of up to 300mm, flowing at a velocity of up to 2 metres per second for the 1% Annual Probability event, which represents a flood hazard classification of 'significant - danger for most', which includes the general public."

To minimise the extent of flood damage, The Drainage & Flood Risk Team required the applicant to implement the guidelines on Flood resilient construction.

The Guidelines state that there is a requirement to calculate a 'design flood depth'. This is done from knowledge of the predicted flood level together with the ground level and then a design floor level is set. If the floor level is below the predicted flood level, then mitigation is required to be installed and this is dependant on a number of factors.

Turning to the proposal, the predicted flood level is 300mm, therefore the ground floor level cannot be below this figure, it must be the same as or above the 300mm level.

The comments are noted with regards to the height and impact of the existing house on the surrounding area and why the ridge height is required to be raised.

The existing house (permitted under application FUL/2018/3439) had already been amended to reduce the ridge height so that it was similar to that of No.31, the neighbouring property to the east; the house had been amended to the minimum tolerances for ceiling heights etc. Therefore, there is no space inside the property to gain the 300mm finished floor level above the predicted flood depth. The only option left to the applicant is to increase the ridge height by 300mm.

Therefore, the principle of the development has already been agreed, however, whether the changes are acceptable with regards to visual and neighbour amenity is discussed in more detail below.

Impact on visual amenity & Flooding

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.

The National Planning Policy Framework, paragraph 127 states that “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 130) “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of

approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

The Canley Gardens area is characterised by individually designed dwellings in substantial plots. The style of dwellings is varied with some bungalows and some two storeys high.

The design of the approved dwelling is modern with large areas of glazing, the new house will sit on a similar building line to that of No.31 (immediate next-door neighbour), which was slightly further back in the plot than the property to be developed under application number FUL/2018/3439.

Canley Gardens is characterised by individually designed dwellings, therefore there is no one set design criteria to be adhered to, nor is there a consistency with regards to ridge heights, or even roof shapes. There is an eclectic mix of dwelling types, sizes and heights.

Nevertheless, the dwelling is well designed and has architectural interest with two fronting gables creating an ‘H’ shaped floor plan. It will be finished in white render, similar to some properties located within Canley Gardens, accentuated with stone sections to break up the façade with dark grey windows. The increase in ridge height will have no discernible effect on the wider character and appearance of the area due to the wide-ranging built form in and around Canley Gardens.

Impact on residential amenity

Policy H5 requires new development to be designed and positioned so it does not adversely affect the amenities of the occupiers of neighbouring properties. The Supplementary Planning Guidance ‘Extending your Home’ states new buildings should not breach a 45-degree sightline taken from the middle of the nearest habitable room windows taken from the neighbouring property.

The comments are noted with regards to loss of privacy, overshadowing & loss of light however, the principle of the new house has already been agreed and is extant and in progress.

The footprint of the built form, albeit the increase in ridge height, will be similar to that as the approved house under FUL/2018/3439

The proposed increase in ridge height will not have a detrimental impact on the occupiers of the neighbouring properties through increased visual intrusion, loss of light and increased loss of privacy and overlooking due to the highest part of the roof being set further into the plot and with the increase only being 30cm.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity and / or the character of the area. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, DE1 & EM5 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 the original permission FUL/2018/3439.

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

2. The development hereby permitted shall be carried out in accordance with the following approved documents:
Location Plan - Drawing No. 1082.012 - submitted under S73/2018/3439;
Amended existing and proposed site plans, drawing no. 1082.011A - submitted under S73/2018/3439;
Amended proposed ground floor plans, drawing no. 1082.06A - submitted under S73/2018/3439;
Amended proposed first floor plans, drawing no. 1082.08A - submitted under S73/2018/3439;
Proposed Elevations 1 - Drawing No. 1082.108C;
Preliminary Ecological Appraisal (PEA) by Martin Ecology, dated February 2019 - submitted under S73/2018/3439;
Design and Access Statement - Reference 1082 - submitted under S73/2018/3439.

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.*

3. The development hereby permitted shall be undertaken in accordance with the details submitted under DC/2019/1659 in respect of bat survey works.

Reason: *To safeguard the presence and population of a protected species in line with UK and European Law, The Conservation of Habitats and Species Regulations 2010 and Policy GE3 of the Coventry Local Plan 2016.*

4. The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which has been approved under DC/2019/1659.

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.*

5. The development shall be carried out only in full accordance with details of the external facing and roofing materials which have been submitted under

DC/2019/1659.

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.*

6. The development hereby permitted shall be carried out only in strict accordance with details submitted under DC/2019/1659 with regards to the provision of surface water drainage incorporating infiltration SuDS or attenuation techniques.

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 DS3 of the Coventry Local Plan 2016.*

7. The development hereby permitted shall only be undertaken in strict accordance with details of the hard and soft landscaping works which have been approved under DC/2019/1659.

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 GE1 & DE1 of the Coventry Local Plan 2016.*

8. The existing tree(s) and shrub(s) indicated on the approved plans to be retained shall not be cut down, grubbed out, topped, lopped or uprooted without the written consent of the local planning authority. Any tree(s) or shrub(s) removed without such consent or dying, or being severely damaged or diseased or becomes, in the opinion of the local planning authority, seriously damaged or defective, within five years from the substantial completion of development shall be replaced, as soon as practicable with tree(s) and shrub(s) of such size and species details of which must be submitted to and approved by the local planning authority. All tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations (excluding hard surfaces).

Reason: *To protect those trees and shrubs which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DE1, DS3 GE1, GE3 & GE4 of the Coventry Local Plan 2016.*

9. The existing hedge(s) indicated on the approved plans to be retained shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height of the hedge(s) falls below 1m at any point without the written consent of the local planning authority. Any hedge(s) removed without consent or dying, or being severely damaged or diseased or becomes, in the opinion of the local planning authority, seriously damaged or defective, within five years from the substantial

completion of development shall be replaced within the next planting season with hedging, tree(s) and/or shrub(s) of such size and species details of which must be submitted to and approved by the local planning authority. 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 (excluding hard surfaces).

Reason: *To protect that hedging which is of significant amenity value to the area in accordance with Policies DS3, DE1, GE1 & GE3 of the Coventry Local Plan 2016.*

10. The hard surface in relation to the off-street car parking within the curtilage of the property shall be made of permeable materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the house and such provision shall be retained 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 DS3 of the Coventry Local Plan 2016.*

11. The dwellinghouse shall not be occupied unless and until the 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 unless otherwise agreed in writing by the local planning authority.

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

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) no windows or openings (apart from any shown on the approved drawings) shall be formed in the west (side) facing elevation of the dwellinghouse hereby approved without the written approval of the local planning authority and if any additional windows are subsequently approved they shall only be glazed or re-glazed in accordance with such approved details 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 Policy DS3 & DE1 of the Coventry Development Plan 2016.*

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REFERENCE NUMBER
S73/2019/2774

SITE:
23 INNIS ROAD

SCALE 1:1250



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