

**Time and Date**

2.00 pm on Thursday, 18th July, 2024

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 Strategic Lead for Planning, be declared before the application is considered.

4. **Minutes of the meeting held on 20 June 2024** (Pages 3 - 6)

5. **Late Representations**

To be circulated at the meeting.

6. **Application PL/2024/0000566/ADV - A444 Northbound Adjacent to The Bridge at The Junction with Leaf Lane** (Pages 7 - 18)

Report of the Strategic Lead for Planning

7. **Application PL/2023/0002572/FUL - Pond Farm House, Upper Eastern Green Lane** (Pages 19 - 54)

Report of the Strategic Lead for Planning

8. **Application PL/2024/0000825/FUL - 2 Grasscroft Drive** (Pages 55 - 68)

Report of the Strategic Lead for Planning

9. **Application PL/2024/0000853/HHA - 107 Blackwatch Road** (Pages 69 - 84)

Report of the Strategic Lead for Planning

10. **Outstanding Issues**

There are no outstanding issues.

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

Julie Newman, Director of Law and Governance, Council House, Coventry

Wednesday, 10 July 2024

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

Membership: Councillors N Akhtar, P Akhtar, R Bailey, J Gardiner, L Harvard (Chair), T Jandu, G Lewis, G Lloyd, K Maton, C Miks, D Toulson and D Welsh (By Invitation)

Carolyn Sinclair / Usha Patel
carolyn.sinclair@coventry.gov.uk / usha.patel@coventry.gov.uk

The Minutes of the Meeting held on 23 May 2024 were agreed and signed as a true record.

17. **Late Representations**

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

Application	Site	Minute
PL/2023/0000197/FUL	Garage Block rear of 152-174 Dillotford Avenue	18

18. **Application PL/2023/0000197/FUL - Garage Block Rear of 152 to 174 Dillotford Avenue,**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the demolition of existing garages and erection of two new dwellings with associated access, parking and landscaping. The application was recommended for approval subject to conditions.

The late representations document tabled at the meeting clarified that the application was for one 3 bed property and one 4 bed property rather than two 3 bed properties as initially stated within the report. The document also provided an update on revisions to Condition 2 (drawing numbers) and minor changes to the site layout plan.

The Committee considered a petition bearing 39 signatures submitted by Councillor R Brown, a Cheylesmore Ward Councillor. Councillor Brown and a registered speaker attended the meeting and spoke in respect of their objections to the application. A statement supporting the application was read on behalf of the Applicant's representative.

RESOLVED that planning permission be granted in respect of Application PL/2023/0000197/FUL, subject to conditions.

19. **Application PL/2023/0001594/HHA - 6 Rochester Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for a loft conversion with a dormer window which was recommended for approval subject to conditions.

The application was called in by Councillor L Kelly, an Earlsdon Ward Councillor. Councillor Kelly and two registered speakers attended the meeting and spoke in respect of their objections to the application. The Applicant also attended the meeting and spoke in support of the application.

RESOLVED that planning permission be granted in respect of Application PL/2023/0001594/HHA, subject to conditions.

20. **Application PL/2024/0000669/HHA - 32 Macaulay Road**

The Committee considered a report of the Strategic Lead for Planning detailing the above application for the erection of single storey rear extension which was recommended for approval, subject to conditions.

RESOLVED that planning permission be granted in respect of Application PI/2024/0000669/HHA, subject to conditions.

21. **Outstanding Issues**

There were no outstanding issues.

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 public business.

(Meeting closed at 3.30 pm)

This page is intentionally left blank

Planning Committee Report	
Planning Ref:	PL/2024/0000566/ADV
Site:	A444 Northbound Adjacent to The Bridge at The Junction with Leaf Lane, Coventry, CV3 5AS
Ward:	Cheylesmore
Proposal:	Advertisement consent for one free standing digital screen measuring 3.5m x 6.4m x 1.7m, on a bespoke base approx. 2m high
Case Officer:	Grace Goodman

SUMMARY

The application as submitted is for a changing digital display screen for advertisement and notice purposes to be sited adjacent to the A444. Since the original submission a Road Safety Audit has been undertaken which makes a series of recommendations to ensure the impact of the siting of the screen will be acceptable, which has been discussed in consultation with highways, and is now secured via a series of conditions as set out within this report.

BACKGROUND

The application is recommended for approval. There have been 3 representations objecting to the proposal along with a 119-signature petition which indicates a wider public interest in the application.

KEY FACTS

Reason for report to committee:	Councillor sponsored petition that has resulted in a wider interest in the community
Current use of site:	Roadside verge
Proposed use of site:	Roadside verge with advertisement hoarding

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 makes provision for necessary developer contributions.
- The proposal accords with Policies: DE1 of the Coventry Local Plan 2017, together with the aims of the NPPF.

SITE DESCRIPTION

The application site is an area of banked verge adjacent to the A444 northbound travelling into the city, just next to the bridge serving Leaf Lane and the Jaguar Whitely Junction

APPLICATION PROPOSAL

Advertisement consent is sought for one digital advertisement screen located on the A444 travelling northbound towards the city. The screen will measure 3.5m high by 6.4m wide by 1.7m deep, on a bespoke base approximately 2m high. The application forms state that the screen will be constructed of pressed metal and plastic with a steel surround and will provide static images. Illumination varies between day and night and is dealt with in the report below.

PLANNING HISTORY

There has been one planning applications on this site that is relevant:

Application Number	Description of Development	Decision and Date
PL/2024/0000062/ADV	Advertisement consent for digital free standing display measuring 3m in height by 6m in width, on a bespoke base approx. 2m high	Withdrawn

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2023. The NPPF 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 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) adds further context to the NPPF and it is intended that the two documents are read together.

The display of advertisements is subject to a separate consent process within the planning system. This is principally set out in The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

Regulation 3 requires that local planning authorities control the display of advertisements in the interests of amenity and public safety, taking into account the provisions of the development plan, in so far as they are material, and any other relevant factors.

Local Policy Guidance

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

Policy DE1 Ensuring High Quality Design

CONSULTATION

Statutory

No Objections subject to conditions have been received from Highways.

Non-statutory

No objections subject to conditions have been received from Environmental Protection.

Neighbour consultation

Immediate neighbours have been notified; a site notice was posted on 11th April 2024.

One petition has been received bearing 119 signatures, raising concern about spoiling of countryside and issues of highway safety.

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

- Eyesore
- Distracting to traffic
- Detract from the area

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are amenity and public safety.

Factors relevant to amenity include;

- the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

Factors relevant to public safety include;

- the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
- Whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Amenity

The signs are large but in context with the bridge structure and surrounding infrastructure they will appear well-proportioned. The screen is aimed at drivers of vehicles passing underneath the bridge deck, being located on the banked verge below the level of the bridge deck itself. The digital screens will not be readily visible from the bridge or from any of the nearby residential properties due to the level changes around the junction, with the nearest property being more than 80 metres away from the screen. Given the limited views of the screen other than to road users travelling under the bridge, the proposed signs are considered to be acceptable in terms of amenity.

Public Safety

Due to their location within the road junction at a point where there is no pedestrian access, the screens will not affect pedestrian movement. A Stage 1 Road Safety Audit (RSA) has been undertaken to support the proposals. Highways advise that this is accepted and recommend conditions in relation to levels of illumination and ensuring that the display is static.

A condition is recommended to secure the submission of a lighting assessment to ensure appropriate illumination of the application site. Although the luminance levels of the digital screen within the application form is said to be 300cd/m², it is important that the signs illuminance will be no greater than 200cd/m² in darkness as 300cd/m² relates to sites that are well lit within a town/city and this site is not considered as a well lit town/city site due to its location towards the urban fringe.

During the daylight hours the luminance will need to be controlled by sensors and/or timers to reflect ambient light conditions. At all times the display must operate within that are recommended by the Institution of Lighting Professionals in its Professional Lighting Guide 05 (PLG 05) Brightness of Illuminated Advertisements (or its equivalent in a replacement guide). The screen will also need to be off between the hours of 2300hrs and 0600hrs, which is recognised as an industry standard and agreed with the applicant and conditions are recommended to secure this

With regard to what is actually displayed, the advertisements must remain static and there can be no animation, moving video images, fading, swiping or merging effect and no directional symbols or any images that resemble road traffic signs in order to ensure that the sign is not a distraction to drivers. Subject to conditions in respect of these matters, the proposed signs are considered acceptable in terms of public safety.

The applicants will be required to enter into a Section 278 Agreement to gain highways technical approval prior to undertaking any work on the highway.

It is therefore considered that the proposals are satisfactory in terms of public safety, subject to the recommended planning conditions.

.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) 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, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policy DE1 of the Coventry Local Plan 2017, together with the aims of the NPPF.

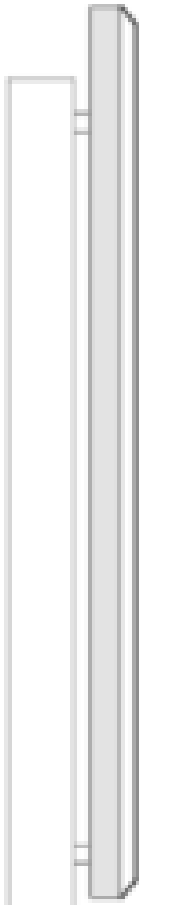
CONDITIONS / REASON

1.	The consent shall remain valid for a period of 5 years from the date of consent.
Reason	<i>In compliance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</i>
2.	<p>The advertisement(s) hereby approved shall be displayed in accordance with the following approved plans:</p> <p>Location Plan Proposed View Existing View D48 Digital Display</p> <p>Stage 1 Road Safety Audit Digital Screen Project A444 Jaguar Whitley Bridge</p>
Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>
3.	No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
Reason	<i>In accordance with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</i>
4.	No advertisement shall be sited or displayed so as

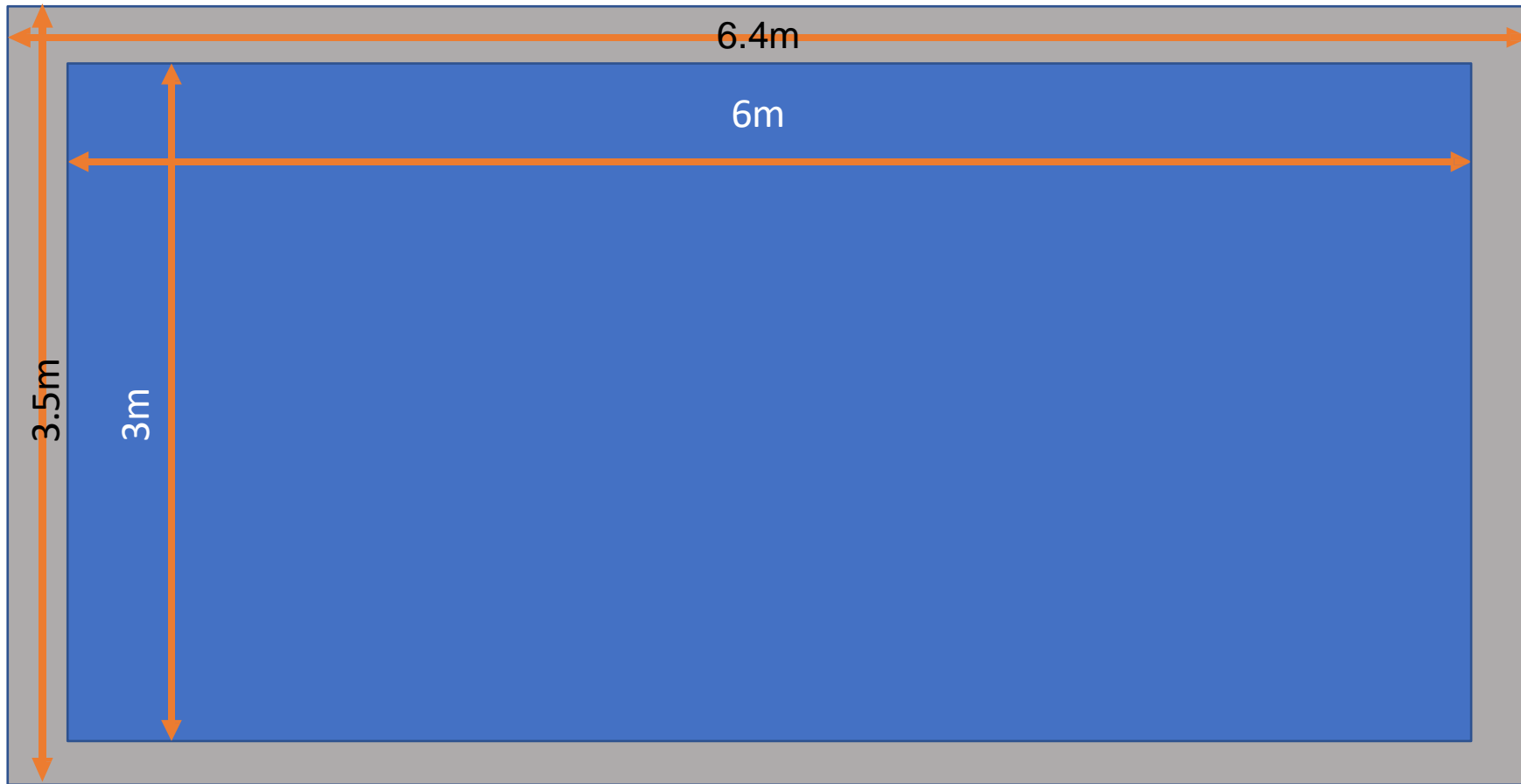
	<p>i. Endanger persons using the highway, railway, waterway, dock harbour or aerodrome (civil or military);</p> <p>ii. obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or</p> <p>iii. hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of a vehicle.</p>
Reason	<i>In accordance with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</i>
5.	Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
Reason	<i>In accordance with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</i>
6.	Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
Reason	<i>In accordance with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</i>
7.	Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
Reason	<i>In accordance with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</i>
8.	The display of advertisements on the digital screens hereby approved must adhere to the following requirements: The minimum display time for each advertisement shall be no less than 10 seconds. Changes between advertisements must take place instantly with no other sequencing, fading, swiping or merging effects. No advertisements shall at any time contain moving images, animation, intermittent or full motion video images, audio, directional symbols, or any images that resemble road signs or traffic signals.
Reason	<i>In the interests of amenity and public safety in accordance with Policy DE1 of the Coventry Local Plan 2017 and the aims and objectives of the NPPF.</i>
9.	Prior to the first use of the digital screen hereby approved the following information shall be submitted to and approved in writing by the Local Planning Authority: A lighting assessment to assess the appropriate intensity

	<p>of illumination of the digital screen. Unless otherwise agreed in writing, at all times the display shall operate within that recommended by the Institution of Lighting Professionals in its Professional Lighting Guide 05 (PLG 05) Brightness of Illuminated Advertisements (or its equivalent in any replacement guide), in darkness the signs illuminance shall be no greater than 200cd/m², during the daylight hours the luminance shall be controlled by sensors and/or timers to reflect ambient light conditions, and the digital screen will be 'off' between the hours of 2300hrs and 0600hrs. Thereafter the development shall proceed only in accordance with the approved details.</p>
Reason	<p><i>In the interests of amenity and public safety in accordance with Policy DE1 of the Coventry Local Plan 2017 and the aims and objectives of the NPPF.</i></p>
10.	<p>Prior to their incorporation into the development, full details of the digital screen support structure mounting brackets and colour coating/finish shall be submitted to and approved in writing by the Local Planning Authority. The support structure shall be installed only in full accordance with the approved details and thereafter shall be retained and shall not be removed or altered in any way.</p>
Reason	<p><i>In the interests of amenity in accordance with Policy DE1 of the Coventry Local Plan 2017 and the aims and objectives of the NPPF.</i></p>

This page is intentionally left blank



170mm



D48 DIGITAL DISPLAY





This page is intentionally left blank

Planning Committee Report	
Planning Ref:	PL/2023/0002572/FUL
Site:	Pond Farm House Upper Eastern Green Lane, Coventry, CV5 7DP
Ward:	Woodlands
Proposal:	Demolition of existing garage and outbuilding and erection of 8 new build dwellings including associated access, car parking and landscaping. Demolition and re-building of brick wall fronting 6 Pond Farm Mews [232 Upper Eastern Green Lane].
Case Officer:	Ayesha Saleem

SUMMARY

This application proposes the demolition of existing garage and outbuilding and erection of eight new residential dwellings and associated works and demolition and re-building of brick wall fronting 6 Pond Farm Mews [232 Upper Eastern Green Lane]. The principle of development is acceptable, and the proposal comprises sustainable development.

BACKGROUND

The site comprises field parcels within the grounds of Pond Farm, which is a locally listed building to the north of Upper Eastern Green Lane. The site lies outside of, but immediately adjacent to the allocated Eastern Green Sustainable Urban Extension.

KEY FACTS

Reason for report to committee:	The application has been referred to planning committee as more than 5 objections have been received
Current use of site:	Residential curtilage of Pond Farm House
Proposed use of site:	Residential
Proposed no of units	8
Parking provision	18 (16x Allocated, 2x Visitor)

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 will not cause any harm to the setting of the locally listed building
- The proposal accords with Policies: DS1, DS3, H1, H3, H4, H9, GE1, GE3, GE4, DE1, HE2, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5 and EM7. of the Coventry Local Plan 2017, together with the aims of the NPPF.

SITE DESCRIPTION

The application site equates to an area of 0.44Ha and relates to the grounds of the property known as Pond Farm House; located on the northern side of Upper Eastern Green Lane.

Pond Farm House is a locally listed building. The property is a traditional farmhouse that is thought to have been built in the 16th or 17th Century. The dwelling has an H shaped floor plan with two flank feature gables, dentilled details to the eaves, a plain tile gable roof with low eaves and a traditional pitched roof dormer. The property is set within a substantial plot of land with a

modern, detached, triple garage, greenhouse and a large area of hardstanding used for parking and turning. The site is relatively flat, it is laid to lawn and bounded by hedgerows.

Pond farm House is set behind frontage development at Nos. 240 to 244 Upper Eastern Green Lane and Pond Farm Mews. To the north of the site is the Eastern Green SUE. A public right of way traverses the site on its Eastern edge in a north-south direction.

APPLICATION PROPOSAL

The application proposes demolition of existing garage and outbuilding. The application proposes the erection of eight residential dwellings, together with associated works including access, parking, landscaping and boundary treatments.

The application proposes to deliver 4 pairs of semi-detached dwellings all of which would be two storeys high. The dwellings are to have rear amenity spaces and allocated two parking for each plot.

A new access drive is proposed to serve the new development and existing Pond Farm House. The new access drive is located between the frontage properties at Nos 240 Upper Eastern Green Lane and No 6 Pond Farm Mews. To provide improved visibility, as part of the proposals, the frontage boundary wall to No 6 Pond Farm Mews is to be re-built and set back from the kerbside of the adopted highway.

PLANNING HISTORY

The historic planning applications on this site are as follows:

Application Number	Description of Development	Decision and Date
S/1987/1477	Erection of one bungalow	Granted 23/07/1987
L/1954/0107	Use of site for dwellinghouse	Granted 21/12/1954

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2023. The NPPF 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 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) 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 H1: Housing Land Requirements

Policy H3: Provision of New Housing

Policy H4: Securing a Mix of Housing

Policy H9: Residential Density

Policy GE1 Green Infrastructure

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

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

Supplementary Planning Guidance/ Documents (SPG/ SPD):

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

CONSULTATION

No objections received from:-

- Public Rights of Way Officer
- West Midlands Police Service (subject to informatives)
- Urban Design Officer

No objections subject to conditions received from:-

- Archaeology
- Conservation
- Ecology
- Tree Officer
- Environmental Protection
- Highways:
- Lead Local Flood Authority

Neighbour consultation

Notification letters were initially sent out to neighbouring houses and two site notices were displayed on the 21st December 2023.

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

- Concerns regarding proposed access
- Traffic
- Highway safety concerns
- More coming and goings
- Harmful overlooking
- Loss of privacy
- Concerns regarding loss of trees and hedgerows
- Trees and Hedge should be retained.

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

- Devalue properties.
- Loss of view

A further 10-day re-notification period was carried out on the amended plans. Five letters of objection have been received, raising the following material planning considerations:

- Overbearing due to height
- Loss of privacy
- Harmful overlooking causing unsatisfactory residential environment
- Window to window separation distance should be increased given the level changes
- Loss of view
- Out of character
- Impact upon the setting of the locally listed building
- Impact upon highway safety
- Concerns regarding parking
- Increased traffic
- Increase in noise levels.
- Concerns regarding flooding

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

- Devalue properties.

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 heritage assets, the impact upon neighbouring amenity, highway considerations, flood risk, noise, contaminated land, air quality, ecology and trees.

Principle of Development

The National Planning Policy Framework, paragraph 11, states that “Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means:-

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.” Footnote 8 to paragraph 11 confirms that this includes situations where the local authority cannot demonstrate a five year supply of deliverable housing sites.

The Coventry Local Plan was formally adopted on 6th December 2017. Since it was adopted, the Government introduced the Standard Method, a standardised way of calculating minimum housing need. As the Local Plan is now more than five years old the Standard Method is now the determining factor when considering local housing need. When using the Standard Method the Council is not able to demonstrate a five year housing land supply. As such, the tilted balance is engaged and therefore planning permission should be granted, unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits” when assessed against the policies of the NPPF taken as a whole.

Currently, the Council considers that it can demonstrate a supply of 2.12 years. As such for decision making, inclusive of this application as none of the criterion/exceptions set out under footnote 7 apply, that 11d of the NPPF is engaged whereby development proposals should be approved unless; 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'.

It is noted that within the consultation period a number of residents have objected to the planning application as the site is not allocated within the adopted Local Plan for housing. However, the absence of an allocation does not necessarily preclude developments for housing being acceptable. Indeed, within the housing trajectory, it is noted that windfall sites comprising primarily smaller parcels of land coming forward for development are anticipated over the plan period and will make a modest contribution to the housing supply to the city. In this case, the site lies within an established residential setting and is directly adjacent to residential dwellings to all sides.

Policy H3 of the adopted Local Plan also relates to the provision of new housing and requires sites and developments to provide a quality living environment for future occupiers which does not have contaminants, noise and air quality issues. H3 also sets out a criterion that developments should wherever possible be located;

- a. within 2km radius of local medical services;
- b. within 1.5km of a designated centre within the city hierarchy (policy R3);
- c. within 1km radius of a primary school;
- d. within 1km of indoor and outdoor sports facilities;
- e. within 400m of a bus stop; and
- f. within 400m of publicly accessible green space.

The site meets the criterion set out in H3, taking all of the above into account, the presumption in favour of sustainable development does apply in this case, and the site is located in an existing urban area bound on all sides by residential dwellings. There is no designations on the site which would otherwise preclude the principle of residential development being acceptable, subject to compliance with the relevant policies set out within this report in this case.

Design, Character and Impact on Heritage Asset

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 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The National Planning Policy Framework, paragraph 135 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 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

The massing of the proposed development will predominantly be delivered with two storey dwellings with a number of units demonstrating a one and half storey form utilising dormers to further bring down the perceived height. This is a positive reflection of the scale established within the locality.

The design of the dwellings has made positive reference to the forms found within the Ancient Arden Character Area offering simple gable forms. The proposed style and appearance of the properties is appropriate to their farm setting, having the appearance of a courtyard of barns, giving the impression the buildings would have been historically associated to the farm, which is considered to be acceptable.

The layout is largely positive offering a farmyard format which is coherent with that of Pond Farm itself and provides further benefits to framing the locally listed asset on site which would be supported by Policy DE1.

Overall, in design terms it is considered that the design of the dwellings as proposed are of high quality which will complement the setting of the locally listed building, the retention of landscape features and continuation of hard landscaping, the materials of which will be secured by condition, will create a high-quality residential scheme.

There is not considered to be harm caused to the heritage asset, and there are also public benefits of the scheme insofar as a high-quality scheme will be created to enhance the setting of the locally listed building. The scheme will also add eight quality homes which will contribute to the city’s housing stock at a time where the council cannot demonstrate a five-year housing land supply.

Archaeology

Policy HE2 of the adopted Local Plan seeks to ensure that development proposals do not cause harm to heritage assets in the form of archaeology, this is consistent with Paragraph 200 of the NPPF (2023).

The application site is adjacent to a building of potentially 16th or 17th century origins. The Allesley Tithe Map also indicates that structures extend into the area of proposed development. This is within the access road, although it is understood this is already constructed. It is not known if these also date to the 16th-17th centuries. The remaining plot to the east is devoid of structures during the mid-19th century.

The 1946 aerial photo suggests that the plot of land within which the main focus of development is concentrated has been subdivided, potentially into paddocks or for other agricultural use. However, some more substantive activity cannot be ruled out and therefore it is advised that should the development be consented, that an archaeological condition for monitoring and a desk-based assessment is required.

Residential Amenity

Policies H3, H5 and DE1 of the adopted Local Plan seek to ensure that development proposals provide a suitable living environment for future occupiers, whilst also not resulting in a detrimental impact to existing/neighbouring residential occupiers, the NPPF reaffirms the importance of quality design.

Whilst the visual appearance and impact of the development proposal is set out in the preceding section of this report, regard has also duly been given to the living environment for existing and future occupiers.

Considering the prospective occupiers of the dwellings, the Nationally Described Space Standards (NDSS) (2016), assists in providing an indication of the dimensions of dwellings. CCC's New Residential Design Guide SPD, adopted 2023, also sets out the expectation for amenity space for residential dwellings. In this case all eight units far exceed the internal dimensions for dwellings, the provision of amenity space also meets and exceeds the local requirements set out in the SPD. The quality of the development and the layout is also deemed conducive to providing quality living accommodation which will make a positive, and modest contribution to the city's market housing stock.

A number of objections have been received from surrounding residents indicating the development of the site will give rise to noise and disturbance, together with overlooking and overbearing issues. The Council's adopted Residential Design Guide adopted a 12m separation distance (rear to side), and 20m (rear to rear) at first floor window level.

Nos 240 and 242 Upper Eastern Green Lane are bungalows and Nos 244 and 252 Upper Eastern Green Lane are two storey dwellings. These four neighbouring dwellings are located south to the application site. Plots 1-4 are at a minimum separation distance of circa 20.6 metres away. There are slight level changes, and the plots will be at a slightly higher level. However, it is considered that there is sufficient separation distance to not have an adverse impact upon these neighbouring dwellings with regards to loss of outlook which could give rise to conflict between habitable room windows and loss of privacy. The proposed dwellings are not considered to overbear the amenity of these neighbouring occupiers as the proposed plots are to exceed the 10.0 metres rear garden depths and the nearest proposed dwellings have been designed to appear as one and a half storey properties with relatively low eaves / ridge heights.

Pond Farm is a two-storey detached dwelling located west to the application site. Plot 1 is to be located north east to this property at a separation distance of circa 11.4 metres and set to the rear side of the existing dwelling. Plot 1 is located south east to this property at separation distance of circa 12.5 metres and set to the front side of the existing dwellings. Given the siting of the plots and the separation distances the plots are not considered that there will be a negative impact in terms of loss of outlook which could give rise to conflict between habitable room windows.

Nos 1 and 2 Pond Farm Mews are located west to the application site. Plot 1 is the closest plot at a separation distance of circa at 29.3 metres which is considered to be acceptable, and the proposal is not to have a detrimental impact upon the amenity of these occupiers.

No 6 Pond Farm Mews is a detached two storey dwelling located south west to the application site. The proposed plot is located at separation distance of circa 49.6 metres. Given the significant separation distance the proposed dwellings are not considered to have a detrimental impact upon the amenity of this occupant. To provide improved visibility, as part of the proposals, the frontage boundary wall to No 6 Pond Farm Mews is to be re-built and set back from the kerbside of the adopted highway. These alterations are not considered to have a detrimental impact upon these occupiers.

To the north of the site is the Eastern Green SUE planned to deliver a mixed allocation of residential development (up to 2,400 houses), extra care accommodation, 15 Ha of employment land, District and Local Centres and a new primary school. The closest dwelling is expected to be located at a separation distance of circa 33.0 metres away, therefore the proposal is not considered to have a detrimental impact upon future occupiers from the dwellings within the Eastern Green SUE.

Highways

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 AC2 seeks to ensure that development proposals do not have a detrimental impact upon the road network and where required suitable mitigation should be provided as part of any approval, i.e. through obligations.

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.

Parking provision for development proposals is expected to meet the Council's adopted parking standards as set out within Appendix 5 of the Coventry Connected SPD. Policy AC4 seeks to ensure that development proposals incorporate walking any cycle infrastructure.

The applicants, in support of the application, have undertaken a transport assessment, which demonstrates that the impact upon the highway network and proposed access to the site is deemed to be acceptable. Whilst it is acknowledged that there will be a short-term impact during the phase of the works which will be required to develop the site, it is considered that this can be adequately mitigated with a Construction and Environmental Management Plan which will detail how the site is to operate inclusive of deliveries, together with suitable storage areas, which is deemed acceptable and proportionate.

A new access drive is proposed to serve the new development and existing Pond Farm House. The new access drive is located between the frontage properties at Nos 240 Upper Eastern Green Lane and No 6 Pond Farm Mews. To provide improved visibility, as part of the proposals, the frontage boundary wall to No 6 Pond Farm Mews is to be re-built and set back from the kerbside of the adopted highway. The access is proposed to be 4.8 metres wide, and the new driveway would include a turning area for a large refuse wagon. A bin collection point is provided at the turning area for the convenience of residents and operatives.

The visibility splays have been assessed and Highway officers have confirmed that they have no objection in relation to this and therefore the visibility splays are acceptable.

Two parking spaces per dwellings are proposed which is a total of 16 parking spaces plus two visitor spaces, the proposed car parking is acceptable and complies with the Appendix 5 of the Coventry Connected SPD. Two parking spaces will also be retained for the existing Farmhouse.

A Stage 1 Road Safety Audit has been submitted by the applicant also and assessed by Highway Officers.

Highways officers have no objections to the proposal subject to conditions in relation to construction management plan, cycle parking, full constructional detail of the access and surfacing and s278 Agreement informative.

Public Right of Way:

There is a public right of way east to the application site leading the Eastern Green SUE.

Initially there were 9 dwellings, and the plans were amended removing plot 5 on the initial drawings allowing the remaining properties to be shifted eastwards away from Pond Farm and enabling views from the public right of way to Pond Farm. Furthermore, plots 4 and 5 have been redesigned to offer dual aspects, providing passive surveillance along the core pedestrian route to the adjacent Eastern Green SUE. A link is provided to the right of way from the development.

The Public Rights of Way Officer has no objections to the proposals.

Ecology/Biodiversity

Paragraph 180 of the NPPF (2023) states that planning decisions should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures within the site.

Policy GE1 of the adopted Local Plan expects new development proposals to make provision for green infrastructure to ensure that such development is integrated into the landscape and contributes to improvements in connectivity and public access, biodiversity, landscape conservation, design, archaeology and recreation. Whilst also maintaining the quality and quantity of existing green infrastructure, and where the quantity is not retained, enhancement to quality is expected.

Policy GE3 of the Local Plan states proposals for development will be permitted provided that they protect, enhance and/or restore habitat biodiversity. Development proposals will be expected to ensure that they:

- Lead to a net gain of biodiversity, where appropriate, by means of an approved ecological assessment of existing site features and development impacts.
- Protect or enhance biodiversity assets and secure their long-term management and maintenance.
- Avoid negative impacts on existing biodiversity; and
- Preserve species which are legally protected, in decline, are rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans.

In this case the site is not located within, or in proximity of, a statutory or non-statutory wildlife site. The site consists of close mown lawns of amenity grass, across which there are scattered broadleaved and coniferous trees, flower and shrub beds, and hedgerows.

A total of 70 m of hedgerow will be lost, but this will be replaced with 234 m of new species rich hedgerow across the site, and a total 106 m of new ornamental hedgerows between the plots. This represents a replacement ratio of 4.8:1.0, with the species rich hedgerow providing a significant enhancement of botanical diversity. Species in the mix will include Hawthorn, Blackthorn, Bullace (damson) *P. insititia*, Hazel *Corylus avellana*, Field Maple *Acer campestre*, Guelder Rose *Viburnum opulus*, Crab Apple, and Wild Pear *Pyrus communis*.

The Council's Ecologist has been consulted and raise no objections to the proposed development and with the planting and habitat improvements proposed will result in a net gain in biodiversity 25% gain in habitat units and a 203% in hedgerow units. A series of conditions have been appended to the decision in relation to native planting, nesting birds, construction environmental management plan and landscape and ecological management plan.

Overall, with the conditions securing the mitigation against the loss of biodiversity, and the result of biodiversity net gain within the site it is considered that the application accords with the aforementioned policies and is therefore acceptable.

Trees

Paragraph 136 of the NPPF (2023) attributes trees to making an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. As such the NPPF is clear in that planning decisions should ensure that new streets are tree-lined and that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

Policy GE4 of the Local Plan states the development proposals will be positively considered provided that:

- a) there is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development, any loss should be supported by a tree survey.
- b) trees not to be retained as a result of the development are replaced with new trees as part of a well-designed landscape scheme; and
- c) existing trees worthy of retention are sympathetically incorporated into the overall design of the scheme including all necessary measures taken to ensure their continued protection and survival during construction

In this case the applicants submitted an arboricultural report. There are seven trees in the site and these a mixture of broadleaves and nonnative conifers. T5 (Cypress species) will be removed as it is in poor structural condition.

There are several section hedgerows across the site, totalling 240 m in length. With the exception of the eastern boundary hedge, all of the remaining hedgerows are species poor, and none have been categorised as 'important' as defined by the Hedgerow Regulations 1997.

The eastern boundary hedge is not affected by the proposed scheme. A total of 70 m of hedgerow will be lost, but this will be replaced with 234 m of new species rich hedgerow across the site, and a total 106 m of new ornamental hedgerows (i.e. species poor) between the plots.

The Tree officers have no objections subject to conditions in relation to tree protection.

Drainage and Flood Risk

Policy EM4 for the Local Plan states that all major developments must be assessed in respect of the level of flood risk from all sources and that all opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage. Furthermore, Policy EM5 states that all development must apply SUDs and should ensure that surface water runoff is managed as close to its source as possible.

When determining planning applications, Local Planning Authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- Within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

Within the consultation, it was suggested that the site is liable to an increased flood risk, the site lies entirely within Flood Zone 1 and is deemed to be at a low risk of flooding.

Therefore, the LLFA raise no objections subject to a condition being appended to the decision securing full details of the proposed drainage system. As such the proposed development, with this condition attached accords with Policies EM4 and EM5 of the Local Plan.

Air Quality

Policy EM7 requires new developments to ensure that there is not an increase in air quality issues, this is supported and consistent with Paragraph 192 of the NPPF (2023) which states that planning decisions will have due regard for Air Quality Management Areas, of which the site and the rest of the city lies within.

Environmental Protection have requested conditions be appended to the decision in regard to low emission boilers be used in each of the dwellings, together with the provision of electric vehicle charging points and a construction environmental management plan. The development falls below the threshold for when an air quality assessment is required to be submitted.

Contamination

There is no evidence of previous development on the site however given the use as a farm officers cannot rule out the possibility of contamination. Therefore, Environmental Protection officers have requested a condition be appended to the decision in regard to contamination.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) 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 to the Locally Listed heritage asset, neighbour amenity, highway safety, ecology, or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, DS3, H1, H3, H4, H9, GE1, GE3, GE4, DE1, HE2, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM4, EM5 and EM7. of the Coventry Local Plan 2017, together with the aims of the NPPF.

Given that there is also no identified harm upon a designated heritage asset, the tilted balance under 11d of the NPPF is engaged in that there is a presumption in favour of the development, and in the absence of any adverse impacts identified in the granting planning permission that significantly and demonstrably outweigh the benefits of the scheme it is therefore recommended that planning permission is granted, subject to conditions.

CONDITIONS/REASONS

1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Location and block plans DWG PL-01A Existing site plan DWG PL-02A Proposed site plan DWG PL-10B Proposed site plan DWG PL-11B Proposed site floor plan DWG PL-12B Proposed compliance plan DWG PL-13C Proposed waste management plan DWG PL-14B Proposed access site plan DWG PL-15A Proposed planting (BNG) and communal areas plan DWG PL-16B Proposed sustainability site plan DWG PL-17B Proposed building heights plan DWG PL-19B Proposed plans and elevations - Plots 1-2 DWG PL-20A Proposed plans and elevations - Plots 3-4 DWG PL-21A Proposed plans and elevations - Plots 5-6 DWG PL-23B Proposed plans and elevations - Plots 7-8 DWG PL-24B Proposed site sections DWG PL-25A Proposed Site Sections DWG 273_PL-26C Planning statement- November 2023 Heritage statement- November 2023 Design and access statement Drainage statement – 30th November 2023 Preliminary ecological appraisal- November 2023 Copy of Bio Metric 4 0 Calc Pond Farm </p>

	Tree survey report- April 2024 Transport statement- Version 2 Road Safety Audit Stage 1
Reason	<i>For the avoidance of doubt and in the interests of proper planning</i>
3.	Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
Reason	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017.</i>
4.	Prior to the first occupation of the development hereby permitted, details of both hard and soft landscaping works (in broad accordance with drawing number PL 16B) 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, specifying the type of bricks and 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 strict accordance with the approved details within three months of the first occupation of the dwellings hereby permitted; and all planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of ten 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. 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	<i>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 and DE1 of the Coventry Local Plan 2017.</i>
5.	The residential accommodation hereby permitted shall not be occupied unless and until the bin storage areas have been provided in full accordance with the details shown on the approved plans and thereafter they shall remain available for use at all times and shall not be removed or altered in any way.

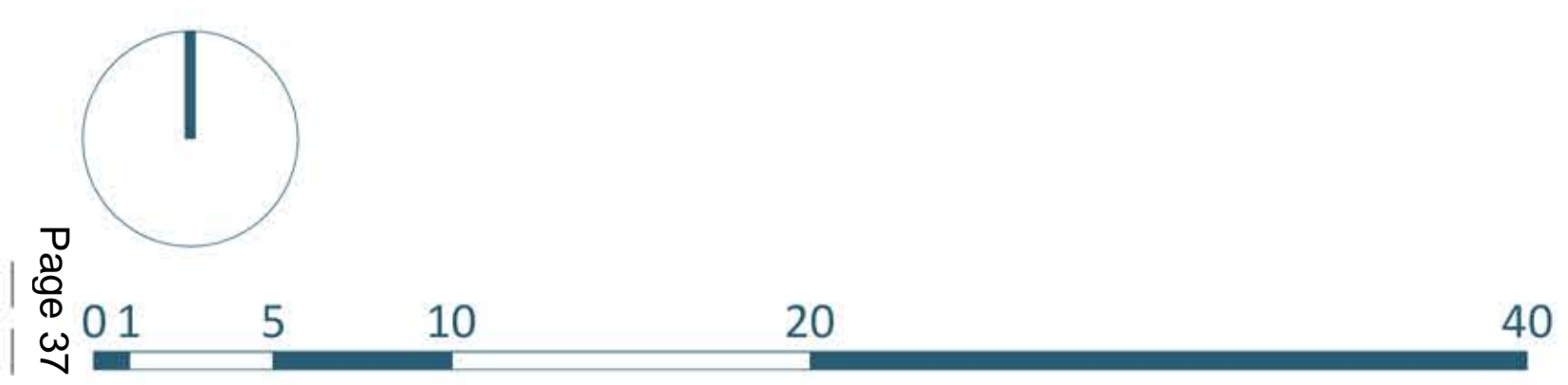
Reason	<i>In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2017.</i>
6.	No development (including any demolition or preparatory works) shall take place unless and until an archaeological desk-based assessment is submitted, which shall include a detailed programme of archaeological monitoring works, has been submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in full accordance with these approved details.
Reason	<i>The submission of these details prior to the commencement of development is fundamental to mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for this and future generations in accordance with Policy HE2 of the Coventry Local Plan 2017</i>
7.	Prior to occupation of the dwellings hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation of the building and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<i>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 DS3, AC3 and AC4 of the Coventry Local 2017.</i>
8.	No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of: - hours of work; - hours of deliveries to the site; - the parking of vehicles of site operatives and visitors during the demolition/construction phase; - the delivery access point; - the loading and unloading of plant and materials; - anticipated size and frequency of vehicles moving to/from the site; - 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 demolition and construction; - measures to control the presence of asbestos; - measures to minimise noise disturbance to neighbouring properties during demolition and construction; - details of any piling together with details of how any associated vibration will be monitored and controlled; and - a scheme for recycling / disposing of waste resulting from demolition and construction works. Thereafter, the approved details

	within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.
Reason	<i>The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2017.</i>
9.	Prior to commencement of the development hereby approved, full constructional details of the proposed shared surface street and pedestrian link to the east shall be submitted to and approved in writing by the local planning authority and no dwellings shall be occupied until the shared surface street has been constructed to at least binder in accordance with the approved details. If the final surfacing is not provided at this stage then prior to occupation of the final dwelling the street and footpath link shall be completed to final surface material in accordance with the approved details.
Reason	<i>In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2017.</i>
10.	Prior to commencement of the development hereby approved, full constructional details of the proposed access including visibility splays on Upper Eastern Green Lane shall be submitted to and approved in writing by the local planning authority and no dwellings shall be occupied until the access has been completed to the written satisfaction of the local planning authority in accordance with the approved details
Reason	<i>In the interests of highway safety in accordance with Policies AC1 and AC2 of the Coventry Local Plan 2017.</i>
11.	No development (including any demolition or preparatory works) shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following: (a) a risk assessment of potentially damaging construction activities;(b) identification of biodiversity protection zones (e.g. buffers to trees and hedges or to protected wildlife habitat); (c) practical measures (both physical measures and sensitive working practices, such as protective fencing, exclusion barriers and warning signs) to avoid or reduce impacts during construction (particularly in relation to works within canopy and root protection areas for hedgerows or protected trees); (d) the location and timing of sensitive works to avoid harm to biodiversity features (in relation to breeding birds in particular); (e) the times during construction when specialist ecologists need to be present on site to oversee works (as required); (f) responsible persons and lines of communication; and (g) the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as necessary). The

	approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.
Reason	<i>In order to safeguard protected and/or priority species from undue disturbance and impacts, noting that initial preparatory works could have unacceptable impacts; and in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017.</i>
12.	Prior to the first occupation of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed (including all landscape areas other than domestic gardens); b) Ecological trends and constraints on site that might influence management; c) Aims and objectives of management, including mitigation and enhancement for species identified on site; d) Appropriate management option for achieving aims and objectives; e) Prescriptions for management actions; f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period); g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation; h) Ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met. The LEMP plan shall be implemented in strict accordance with the approved details within three months of the first occupation of the development and thereafter shall not be withdrawn or amended in any way.
Reason	<i>In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017.</i>
13.	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 for submission to and approval in writing of the Local Planning Authority. Following completion of the measures identified within the approved remediation scheme, a verification report must be prepared for submission to and approval of the Local Planning Authority.
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017 and the aims and objectives of the NPPF</i>
14.	Any gas boilers installed on site shall have a dry NOx emission rate of no more than 40mg/kWh. One electric vehicle recharging point per dwelling shall be provided prior to occupation and shall not be removed or altered in any way and shall be kept available for such use by residents at all times.

Reason	<i>To mitigate the impacts of development on air quality in accordance with Policy DS3 of the Coventry Local Plan 2017 and the aims and objectives of the NPPF.</i>
15.	<p>Prior to the occupation of the development hereby permitted the following drainage details shall be submitted to and approved in writing by the Local Planning Authority:</p> <p>a) Provision 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, particularly with respect to the planned demolition/construction works and the deposition of silts and cementitious materials.</p> <p>b) Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.</p> <p>c) Where new or redevelopment site levels result in the severance, diversion or reception of natural (or engineered) 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.</p> <p>d) The Demolition Management Plan should identify the risks to underground drainage and other buried services and should provide a management strategy to reduce damage and prevent blockage.</p> <p>e) Any remaining drainage should be marked on a plan and at the ground surface and should be capped to prevent the ingress of surface materials remaining in the vicinity.</p> <p>f) Upon completion of demolition works, the buried drainage in the vicinity of the site should be inspected by CCTV to ensure that the services have not been damaged and that the drains are not blocked.</p> <p>g) The applicant must carry out a CCTV survey covering the existing site drainage regime including the point of discharge. The survey should record the size and current condition of all relevant pipework and the location of all chambers.</p> <p>The drainage details shall be installed in full accordance with the approved documentation prior to occupation of the development and thereafter shall be maintained and shall not be removed or altered in any way</p>
Reason	<i>To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policies EM1, EM4 and EM5 of the Coventry Local Plan 2017 and Coventry City Councils adopted Supplementary Planning Document for Delivering a More</i>

	<i>Sustainable City.</i>
16.	No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until the tree and hedge protection measures identified in the approved application documentation have been put into place in strict accordance with the approved details and thereafter they shall remain in place during all construction work. In addition no excavations, site works, stock piling, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy or root protection area of any protected tree(s); no equipment, machinery or structure shall be located within this zone; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).
Reason	<i>To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2017.</i>
17.	None of the dwellings hereby permitted shall be occupied unless and until the car parking provision for that dwelling has been constructed or laid out and made available for use by the occupants and / or visitors to the dwellings and thereafter those spaces shall be retained for parking purposes at all time and shall not be removed or altered in any way.
Reason	<i>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 2017.</i>



Disclaimer

© This drawing is the copyright of Lawrence & Finley Architects Ltd. and may not be reproduced or used except by written permission.
 Figured dimensions to have precedence over scaling.
 Please read this drawing in conjunction with the specification.
 Check all site dimensions prior to any construction.
 Refer any discrepancies found to the Architects.

Revisions

A	Revised In Line With Planners Comments	07/02/2024
B	Revised In Line With Planners Comments	08/04/2024

Contact + Location

T 07974 834305
 E kristian@lfarchitects.co.uk
 Lawrence & Finley Architects Ltd.
 27 Templar Road,
 Ashby-De-La-Zouch,
 Leicestershire, LE65 2AD

Details

Client	Kingswood Homes [West Midlands] Ltd.
Job Title	Pond Farm, Upper Eastern Green Lane
Job Type	New Residential Development
Drawing Title	Proposed Site Floor Plan
Job Number	273
Drawing Number	PL-12B
Scale	1:200 A1
Status	PLANNING





Disclaimer

© This drawing is the copyright of Lawrence & Finley Architects Ltd. and may not be reproduced or used except by written permission.
 Figured dimensions to have precedence over scaling.
 Please read this drawing in conjunction with the specification.
 Check all site dimensions prior to any construction.
 Refer any discrepancies found to the Architects.

Revisions

A	Revised In Line With Planners Comments	07/02/2024
B	Revised In Line With Planners Comments	24/06/2024

Contact + Location

T 07974 834305
 E kristian@lfarchitects.co.uk

Lawrence & Finley Architects Ltd.
 27 Templar Road,
 Ashby-De-La-Zouch,
 Leicestershire, LE65 2AD

Details

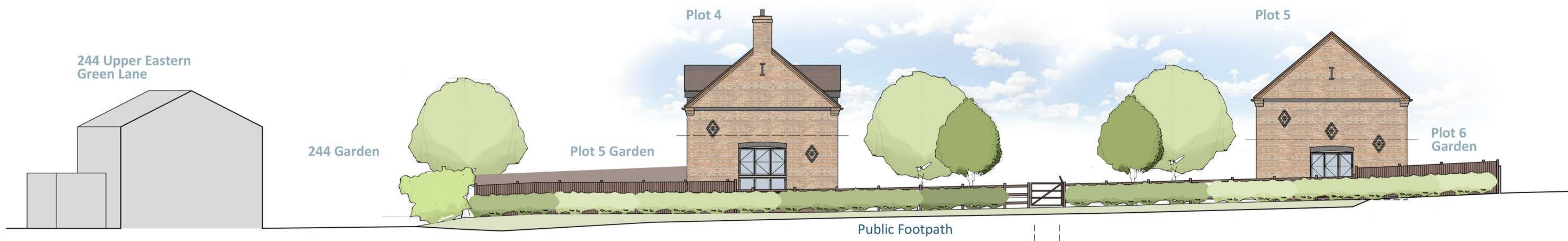
Client	Kingswood Homes [West Midlands] Ltd.
Job Title	Pond Farm, Upper Eastern Green Lane
Job Type	New Residential Development
Drawing Title	Proposed Block Plan + Site Allocation
Job Number	273
Drawing Number	PL-188
Scale	1:1250 A1
Status	PLANNING



LAWRENCE | FINLEY ARCHITECTS



Proposed Site Section [Facing Courtyard - Plots 1-9]
Scale 1:100



Proposed Site Section [Along Public Footpath]
Scale 1:100

Disclaimer

© This drawing is the copyright of Lawrence & Finley Architects Ltd. and may not be reproduced or used except by written permission.
Figured dimensions to have precedence over scaling.
Please read this drawing in conjunction with the specification.
Check all site dimensions prior to any construction.
Refer any discrepancies found to the Architects.

Revisions

A	Revised In Line With Planners Comments	07/02/2024
B	Revised In Line With Planners Comments	08/04/2024
C	Revised In Line With Planners Comments	24/06/2024

Contact + Location

T 07974 834305
E kristian@lfaarchitects.co.uk

Lawrence & Finley Architects Ltd.
27 Templar Road,
Ashby-De-La-Zouch,
Leicestershire, LE65 2AD

Details

Client	Kingswood Homes [West Midlands] Ltd.
Job Title	Pond Farm, Upper Eastern Green Lane
Job Type	New Residential Development
Drawing Title	Proposed Site Sections
Job Number	273
Drawing Number	PL-26C
Scale	1:100 A1
Status	PLANNING



Ordnance Survey, (c) Crown Copyright 2023. All rights reserved. Licence number 100022432

Location Plan
Scale 1:1250



Ordnance Survey, (c) Crown Copyright 2023. All rights reserved. Licence number 100022432

Block Plan
Scale 1:500



Disclaimer

© This drawing is the copyright of Lawrence & Finley Architects Ltd. and may not be reproduced or used except by written permission.
Figured dimensions to have precedence over scaling.
Please read this drawing in conjunction with the specification.
Check all site dimensions prior to any construction.
Refer any discrepancies found to the Architects.

Revisions

A	Revised In Line With Planners Comments	07/02/2024
---	--	------------

Contact + Location

T 07974 834305
E kristian@lfarchitects.co.uk

Lawrence & Finley Architects Ltd.
27 Templar Road,
Ashby-De-La-Zouch,
Leicestershire, LE65 2AD

Details

Client	Kingswood Homes [West Midlands] Ltd.
Job Title	Pond Farm, Upper Eastern Green Lane
Job Type	New Residential Development
Drawing Title	Location + Block Plan
Job Number	273
Drawing Number	PL-01A
Scale	1:1250 + 1:500 A1
Status	PLANNING



LAWRENCE | FINLEY
ARCHITECTS



Disclaimer

© This drawing is the copyright of Lawrence & Finley Architects Ltd. and may not be reproduced or used except by written permission.
 Figured dimensions to have precedence over scaling.
 Please read this drawing in conjunction with the specification.
 Check all site dimensions prior to any construction.
 Refer any discrepancies found to the Architects.

Revisions

A	Revised In Line With Planners Comments	07/02/2024
B	Revised In Line With Planners Comments	08/04/2024

Contact + Location

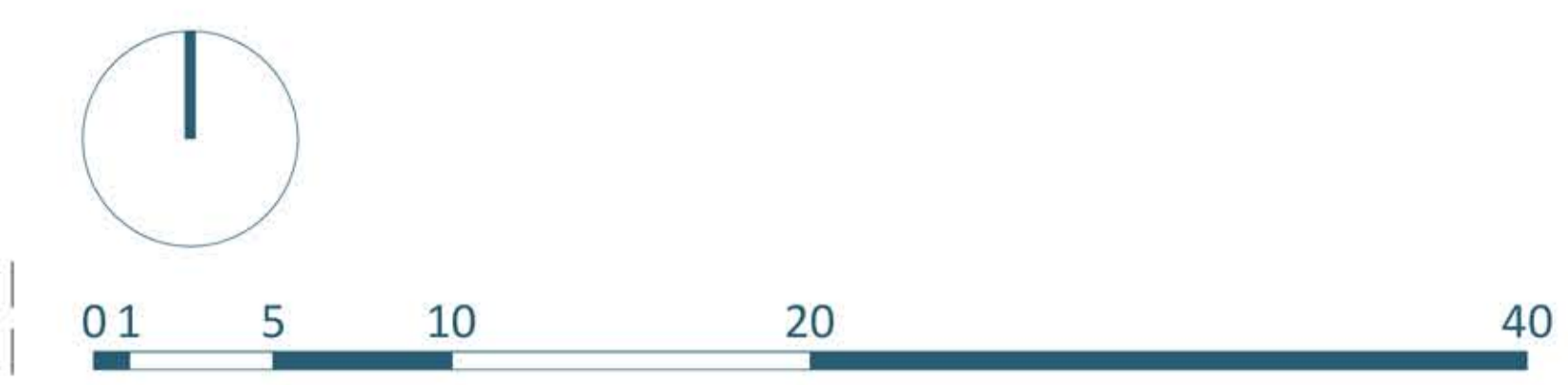
T 07974 834305
E kristian@lfaarchitects.co.uk

 Lawrence & Finley Architects Ltd.
 27 Templar Road,
 Ashby-De-La-Zouch,
 Leicestershire, LE65 2AD

Details

Client	Kingswood Homes [West Midlands] Ltd.
Job Title	Pond Farm, Upper Eastern Green Lane
Job Type	New Residential Development
Drawing Title	Proposed Site Plan
Job Number	273
Drawing Number	PL-11B
Scale	1:500 A1
Status	PLANNING





Disclaimer

© This drawing is the copyright of Lawrence & Finley Architects Ltd. and may not be reproduced or used except by written permission.
 Figured dimensions to have precedence over scaling.
 Please read this drawing in conjunction with the specification.
 Check all site dimensions prior to any construction.
 Refer any discrepancies found to the Architects.

Revisions

A	Tree Canopies Revised	08/04/2024
---	-----------------------	------------

Contact + Location

T 07974 834305
 E kristian@lfarchitects.co.uk

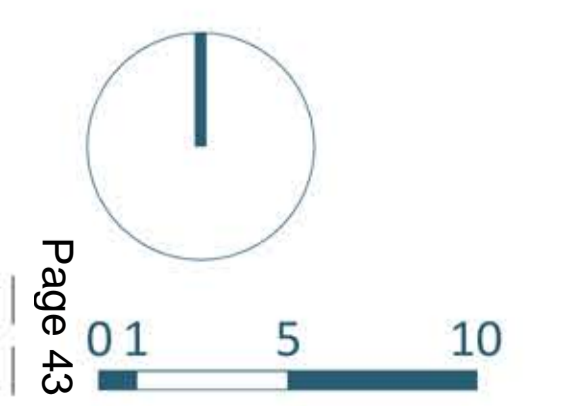
Lawrence & Finley Architects Ltd.
 27 Templar Road,
 Ashby-De-La-Zouch,
 Leicestershire, LE65 2AD

Details

Client	Kingswood Homes [West Midlands] Ltd.
Job Title	Pond Farm, Upper Eastern Green Lane
Job Type	New Residential Development
Drawing Title	Existing Site Plan
Job Number	273
Drawing Number	PL-02A
Scale	1:200 A1
Status	PLANNING



LAWRENCE | FINLEY
ARCHITECTS



Legend

--- Boundary Retained As Existing	Bin Storage
--- 1.8m High Timber Fence	Garden Access
--- 1.1m High Post + Rail Fence	House + Garage Access
--- 1.5m High Timber Fence	Bin Collection Point
E/V Charging Point	Cycle/Garden Storage

Disclaimer

© This drawing is the copyright of Lawrence & Finley Architects Ltd. and may not be reproduced or used except by written permission.
 Figured dimensions to have precedence over scaling.
 Please read this drawing in conjunction with the specification.
 Check all site dimensions prior to any construction.
 Refer any discrepancies found to the Architects.

Revisions

A	Revised In Line With Planners Comments	07/02/2024
B	Revised In Line With Planners Comments	08/04/2024
C	Revised In Line With Planners Comments	20/06/2024

Contact + Location

T 07974 834305
E kristian@lfaarchitects.co.uk

Lawrence & Finley Architects Ltd.
 27 Templar Road,
 Ashby-De-La-Zouch,
 Leicestershire, LE65 2AD

Details

Client	Kingswood Homes [West Midlands] Ltd.
Job Title	Pond Farm, Upper Eastern Green Lane
Job Type	New Residential Development
Drawing Title	Proposed Compliance Plan
Job Number	273
Drawing Number	PL-13C
Scale	1:200 A1
Status	PLANNING





- Legend**
- Bin Storage
 - ▲ Garden Access
 - ▲ House + Garage Access
 - Bin Collection Point

Disclaimer

© This drawing is the copyright of Lawrence & Finley Architects Ltd. and may not be reproduced or used except by written permission.
 Figured dimensions to have precedence over scaling.
 Please read this drawing in conjunction with the specification.
 Check all site dimensions prior to any construction.
 Refer any discrepancies found to the Architects.

Revisions

A	Revised In Line With Planners Comments	07/02/2024
B	Revised In Line With Planners Comments	08/04/2024

Contact + Location

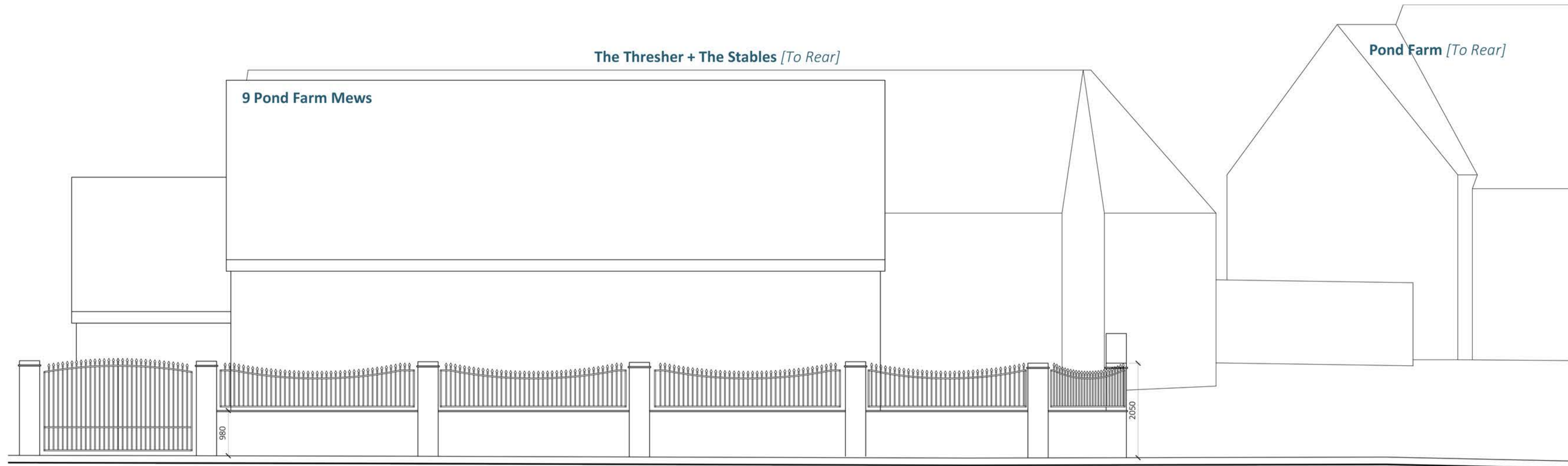
T 07974 834305
 E kristian@lfarchitects.co.uk

Lawrence & Finley Architects Ltd.
 27 Templar Road,
 Ashby-De-La-Zouch,
 Leicestershire, LE65 2AD

Details

Client	Kingswood Homes [West Midlands] Ltd.
Job Title	Pond Farm, Upper Eastern Green Lane
Job Type	New Residential Development
Drawing Title	Proposed Waste Management Plan
Job Number	273
Drawing Number	PL-14B
Scale	1:200 A1
Status	PLANNING



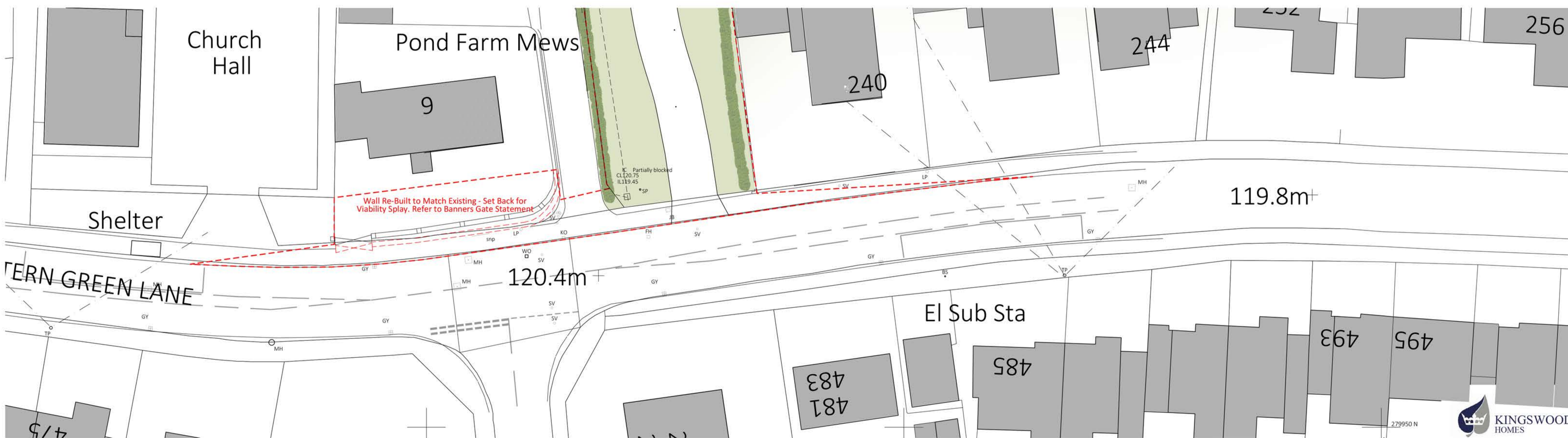


Wall Re-Built to Match Existing - Set Back for Viability Splay. Refer to Banners Gate Statement

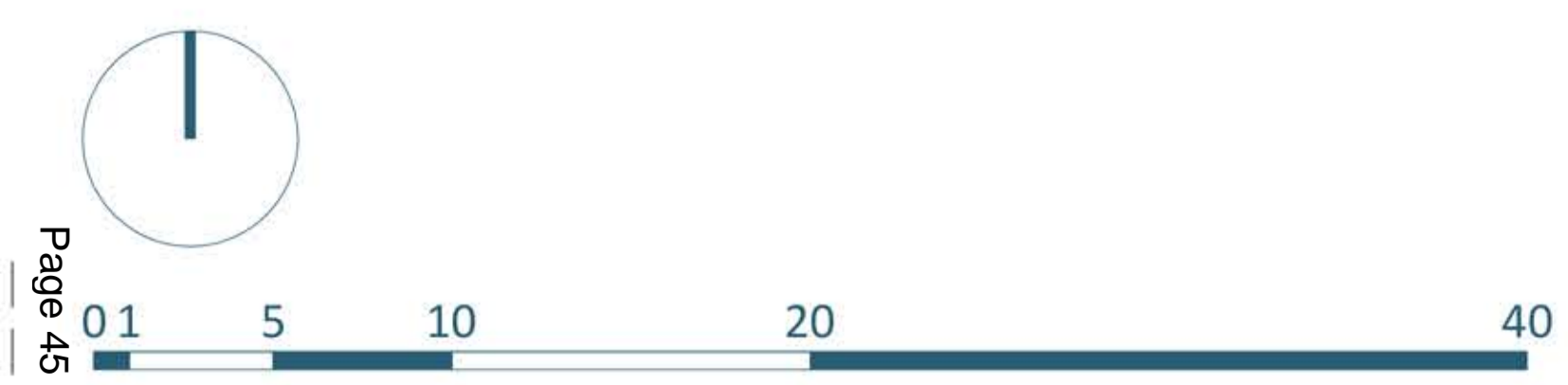
9 Pond Farm Mews Retained Access

Retained Access To Pond Farm Mews

Proposed Street Scene [Alterations to 9 Pond Farm Mews]
Scale 1:100



Wall Re-Built to Match Existing - Set Back for Viability Splay. Refer to Banners Gate Statement



Disclaimer

© This drawing is the copyright of Lawrence & Finley Architects Ltd. and may not be reproduced or used except by written permission.
Figured dimensions to have precedence over scaling.
Please read this drawing in conjunction with the specification.
Check all site dimensions prior to any construction.
Refer any discrepancies found to the Architects.

Revisions

A Revised In Line With Planners Comments 07/02/2024

Contact + Location

T 07974 834305
E kristian@lfarchitects.co.uk

Lawrence & Finley Architects Ltd.
27 Templar Road,
Ashby-De-La-Zouch,
Leicestershire, LE65 2AD

Details

Client	Kingswood Homes [West Midlands] Ltd.
Job Title	Pond Farm, Upper Eastern Green Lane
Job Type	New Residential Development
Drawing Title	Proposed Access Site Plan
Job Number	273
Drawing Number	PL-15A
Scale	1:200 A1
Status	PLANNING

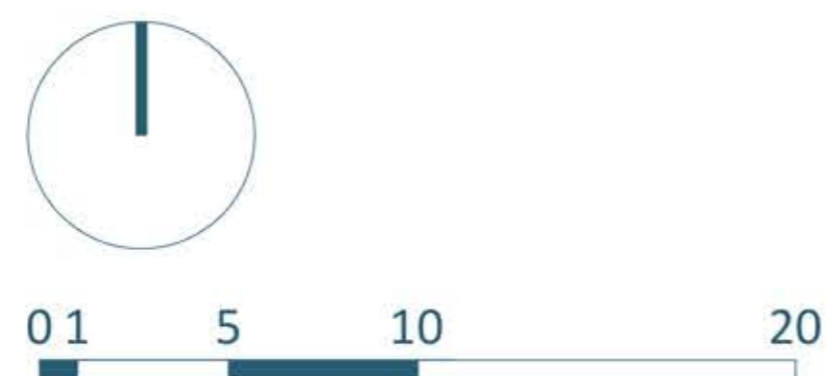


LAWRENCE | FINLEY ARCHITECTS



Legend

- Existing Hedgerows
- New Hornbeam Hedgerow
- New Native Mixed Species Rich Hedge
- Communal Area Under Management Company



Disclaimer

© This drawing is the copyright of Lawrence & Finley Architects Ltd. and may not be reproduced or used except by written permission. Figured dimensions to have precedence over scaling. Please read this drawing in conjunction with the specification. Check all site dimensions prior to any construction. Refer any discrepancies found to the Architects.

Revisions

A	Revised In Line With Planners Comments	07/02/2024
B	Revised In Line With Planners Comments	08/04/2024

Contact + Location

T 07974 834305
E kristian@lfaarchitects.co.uk

Lawrence & Finley Architects Ltd.
 27 Templar Road,
 Ashby-De-La-Zouch,
 Leicestershire, LE65 2AD

Details

Client	Kingswood Homes [West Midlands] Ltd.
Job Title	Pond Farm, Upper Eastern Green Lane
Job Type	New Residential Development
Drawing Title	Proposed Planting [BNG] + Communal Areas Plan
Job Number	273
Drawing Number	PL-16B
Scale	1:200 A1
Status	PLANNING





Building Heights Legend

- 1-Storey
- 2-Storey
- 2.5/3-Storey

Disclaimer

© This drawing is the copyright of Lawrence & Finley Architects Ltd. and may not be reproduced or used except by written permission.
 Figured dimensions to have precedence over scaling.
 Please read this drawing in conjunction with the specification.
 Check all site dimensions prior to any construction.
 Refer any discrepancies found to the Architects.

Revisions

A	Revised In Line With Planners Comments	07/02/2024
B	Revised In Line With Planners Comments	08/04/2024

Contact + Location

T 07974 834305
 E kristian@lfarchitects.co.uk

Lawrence & Finley Architects Ltd.
 27 Templar Road,
 Ashby-De-La-Zouch,
 Leicestershire, LE65 2AD

Details

Client
 Job Title
 Job Type
 Drawing Title

Job Number
 Drawing Number
 Scale
 Status

Kingswood Homes [West Midlands] Ltd.
 Pond Farm, Upper Eastern Green Lane
 New Residential Development
 Proposed Building Heights Plan

273
 PL-19B
 1:500 A1
 PLANNING



LAWRENCE | FINLEY
 ARCHITECTS



Disclaimer

© This drawing is the copyright of Lawrence & Finley Architects Ltd. and may not be reproduced or used except by written permission.
 Figured dimensions to have precedence over scaling.
 Please read this drawing in conjunction with the specification.
 Check all site dimensions prior to any construction.
 Refer any discrepancies found to the Architects.

Revisions

A	Revised In Line With Planners Comments	25/06/2024
---	--	------------

Contact + Location

T 07974 834305
E kristian@lfarchitects.co.uk

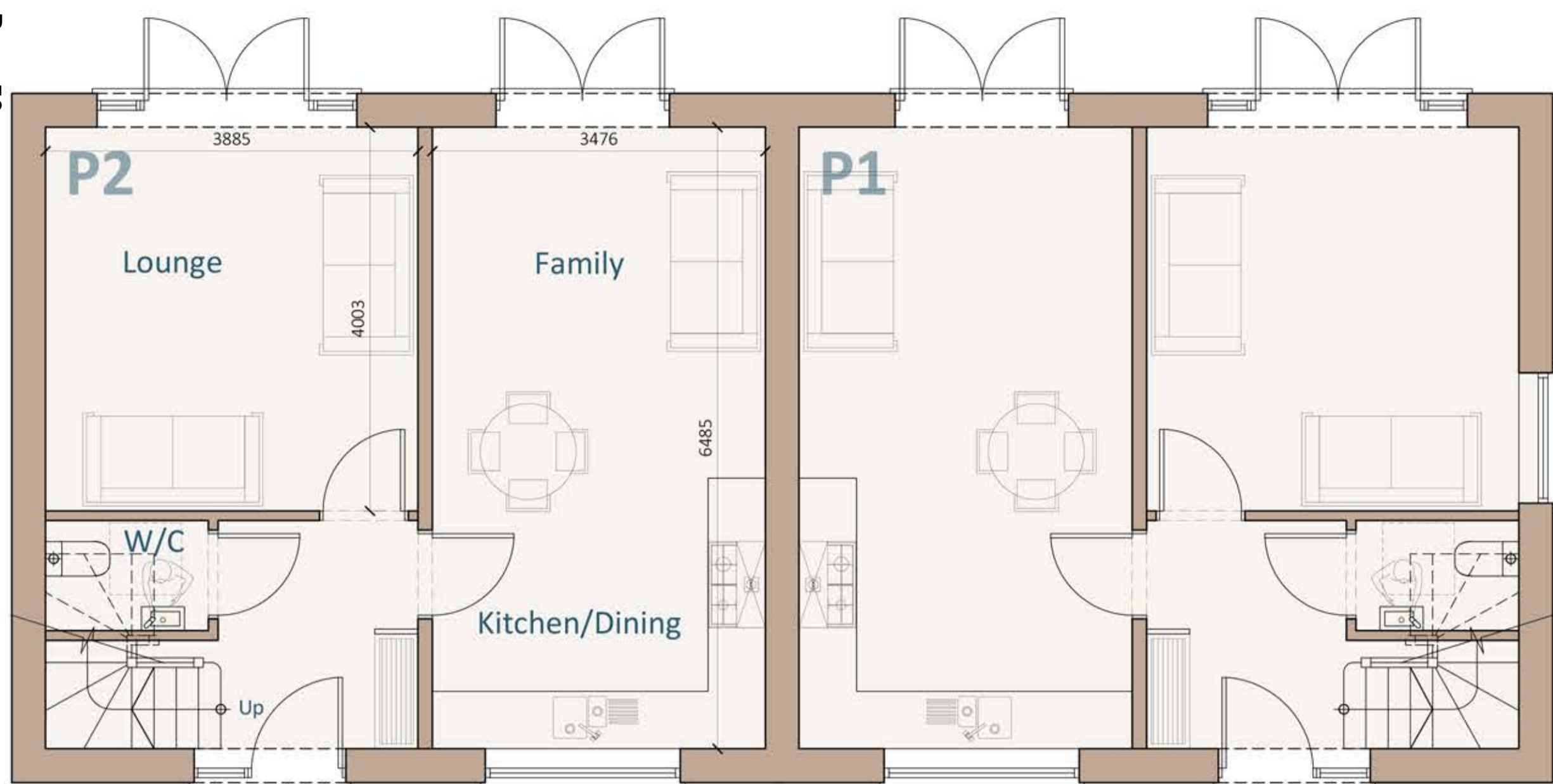
Lawrence & Finley Architects Ltd.
 27 Templar Road,
 Ashby-De-La-Zouch,
 Leicestershire, LE65 2AD

Details

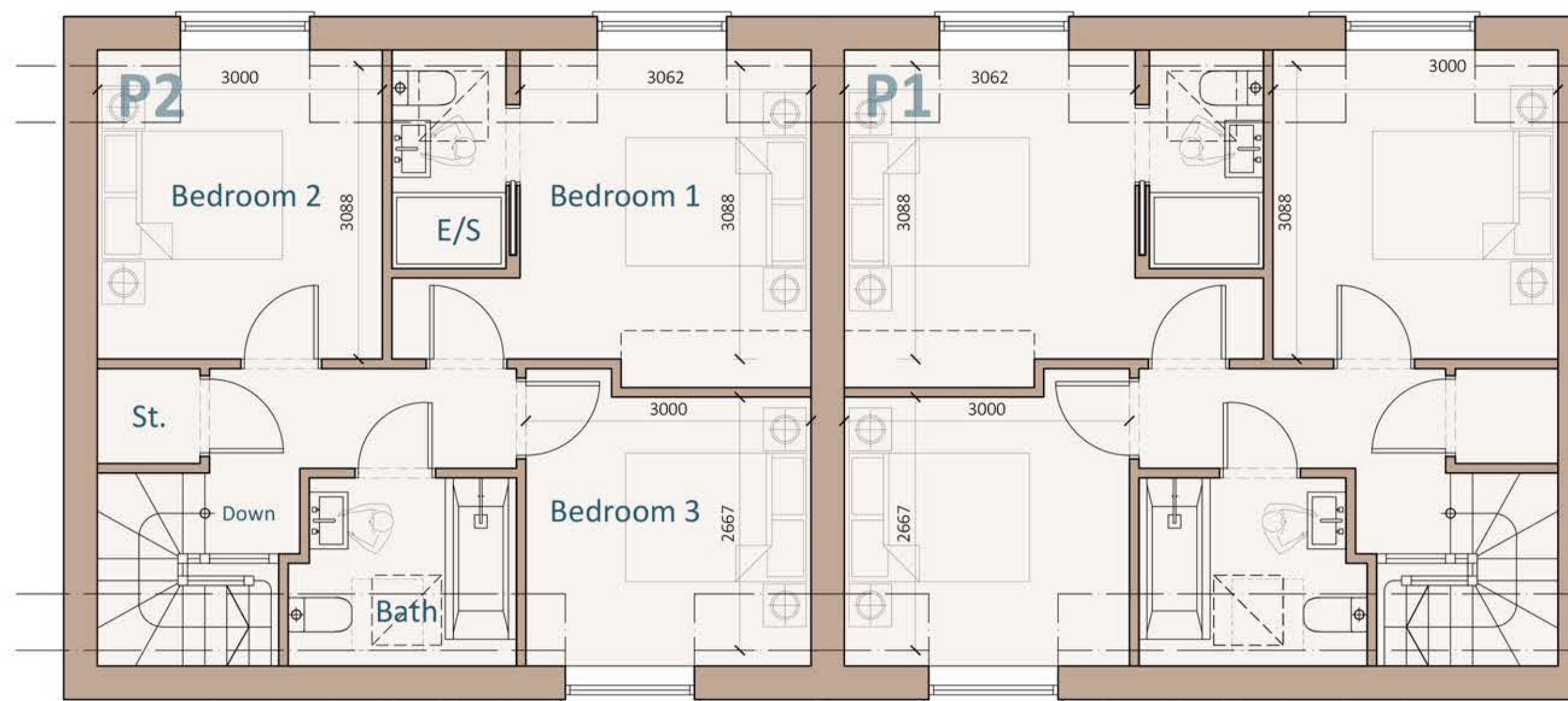
Client	Kingswood Homes [West Midlands] Ltd.
Job Title	Pond Farm, Upper Eastern Green Lane
Job Type	New Residential Development
Drawing Title	Indicative 3D Visual
Job Number	273
Drawing Number	PL-27A
Scale	NTS A1
Status	PLANNING



LAWRENCE | FINLEY
ARCHITECTS



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50

1500mm Head Height
2000mm Head Height
2000mm Head Height
1500mm Head Height



Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Front Elevation
Scale 1:50



Proposed Rear Elevation
Scale 1:50



0 0.5 1 2 5 10

Disclaimer

© This drawing is the copyright of Lawrence & Finley Architects Ltd. and may not be reproduced or used except by written permission. Figured dimensions to have precedence over scaling. Please read this drawing in conjunction with the specification. Check all site dimensions prior to any construction. Refer any discrepancies found to the Architects.

Revisions

A Revised In Line With Planners Comments 07/02/2024

Contact + Location

T 07974 834305
E kristian@lfarchitects.co.uk

Lawrence & Finley Architects Ltd.
27 Templar Road,
Ashby-De-La-Zouch,
Leicestershire, LE65 2AD

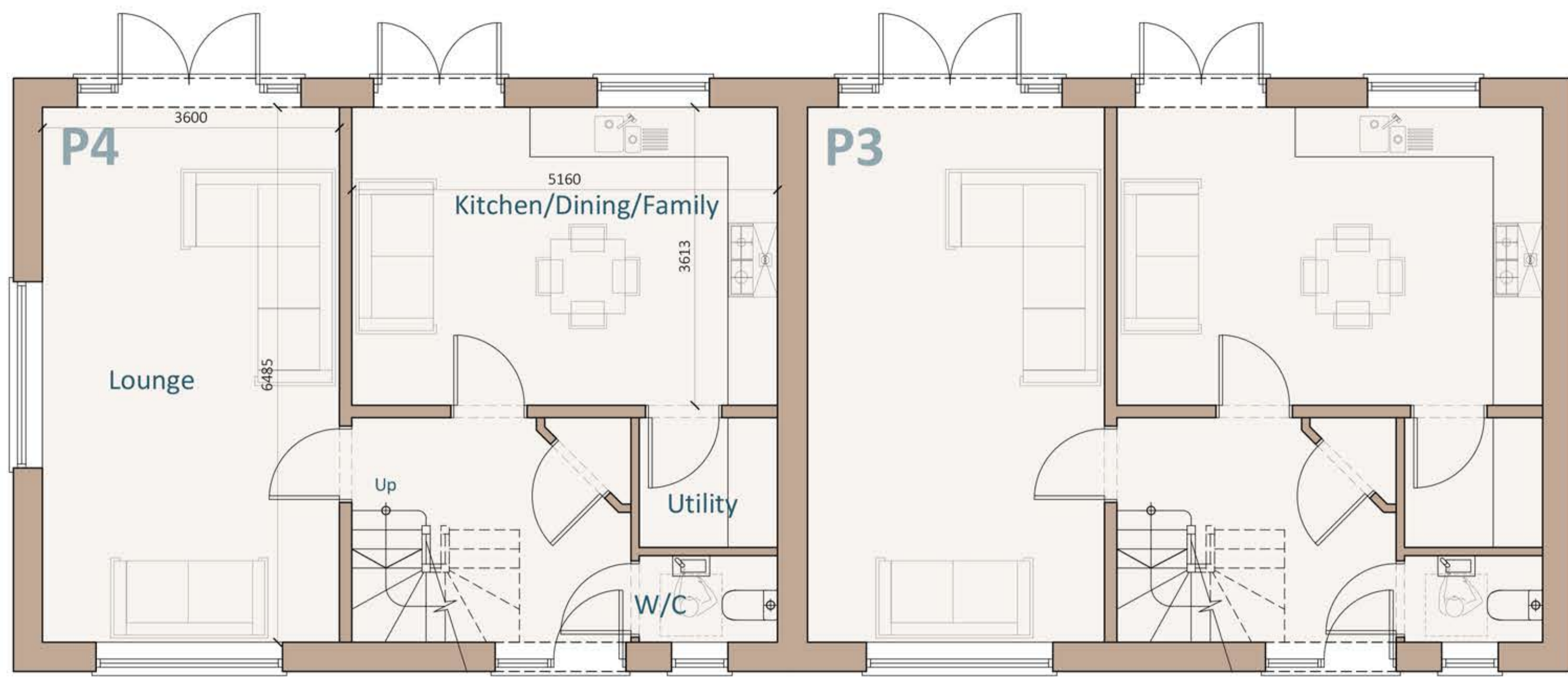
Details

Client Kingswood Homes [West Midlands] Ltd.
Job Title PL-20A
Job Type New Residential Development
Drawing Title Plots 1+2

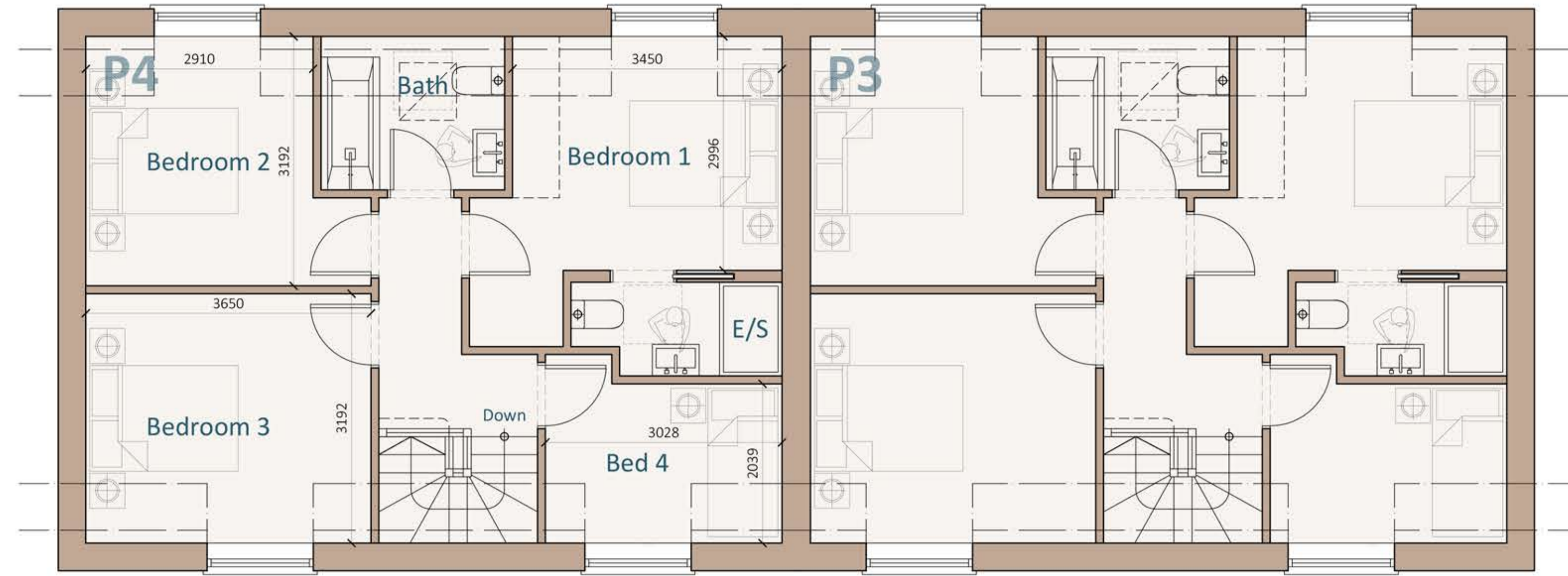
Job Number 273
Drawing Number PL-20A
Scale 1:50 A1
Status PLANNING



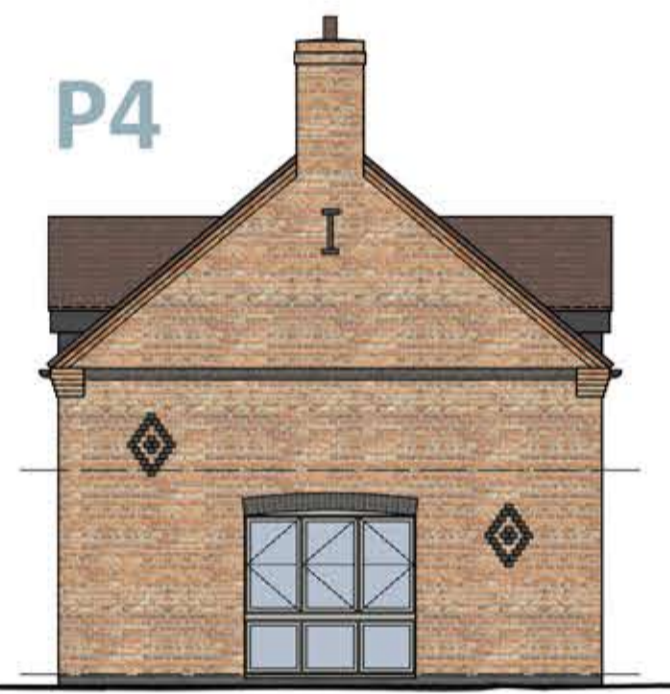
LAWRENCE | FINLEY
ARCHITECTS



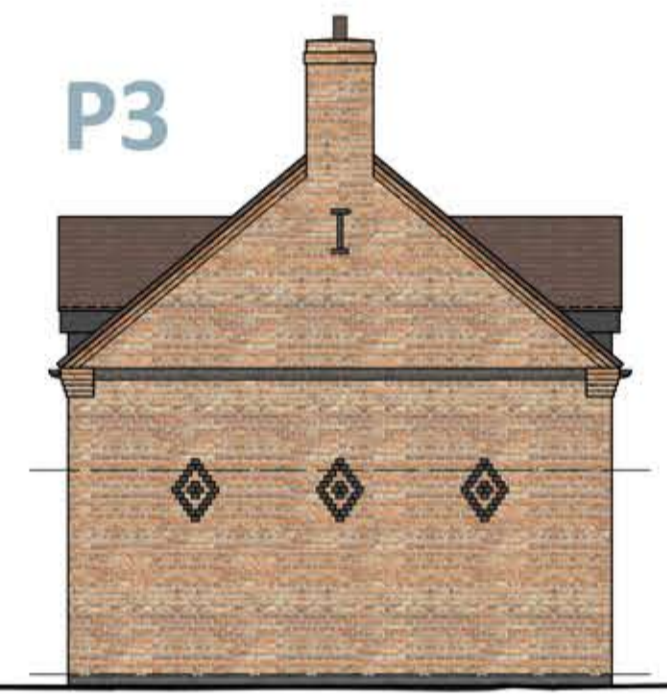
Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Front Elevation
Scale 1:50



Proposed Rear Elevation
Scale 1:50



Disclaimer

© This drawing is the copyright of Lawrence & Finley Architects Ltd. and may not be reproduced or used except by written permission.
Figured dimensions to have precedence over scaling.
Please read this drawing in conjunction with the specification.
Check all site dimensions prior to any construction.
Refer any discrepancies found to the Architects.

Revisions

A Revised In Line With Planners Comments 07/02/2024

Contact + Location

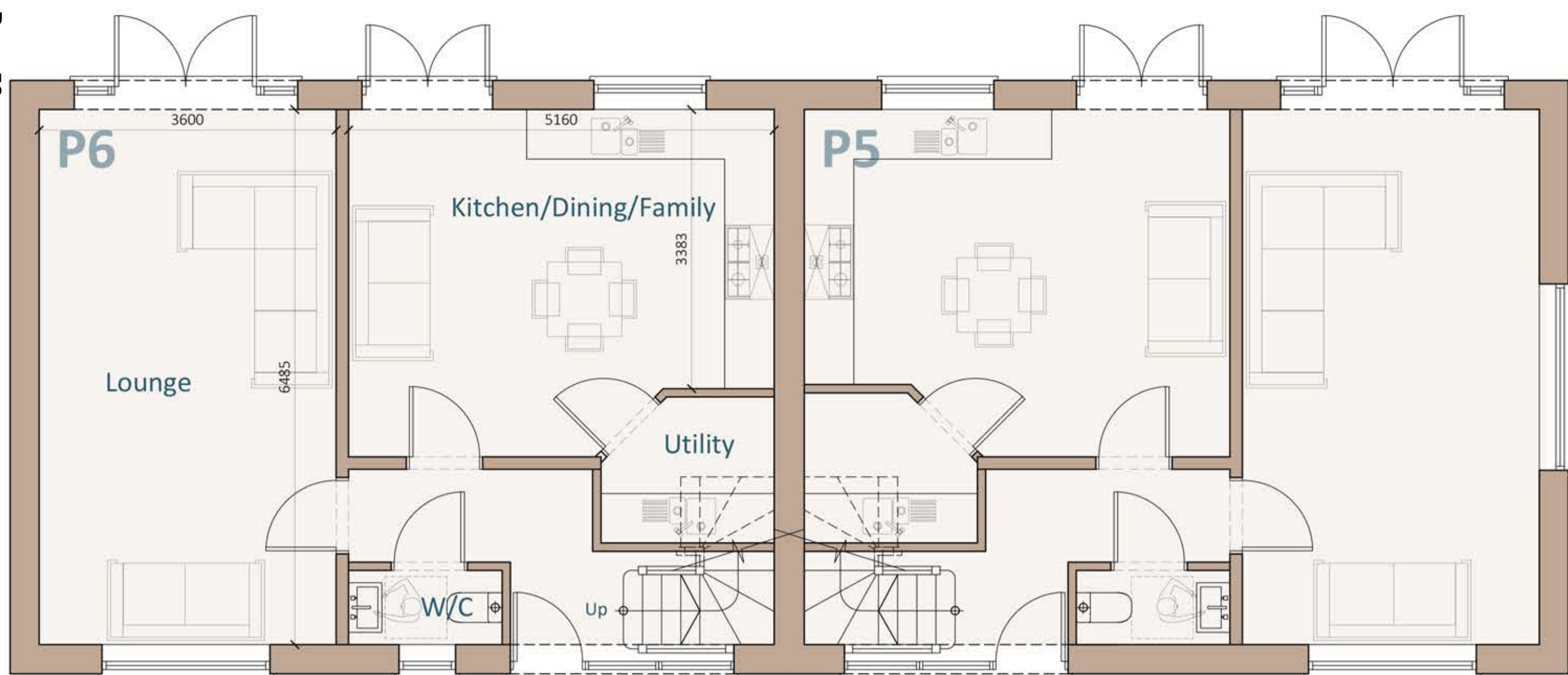
T 07974 834305
E kristian@lfarchitects.co.uk

Lawrence & Finley Architects Ltd.
27 Templar Road,
Ashby-De-La-Zouch,
Leicestershire, LE65 2AD

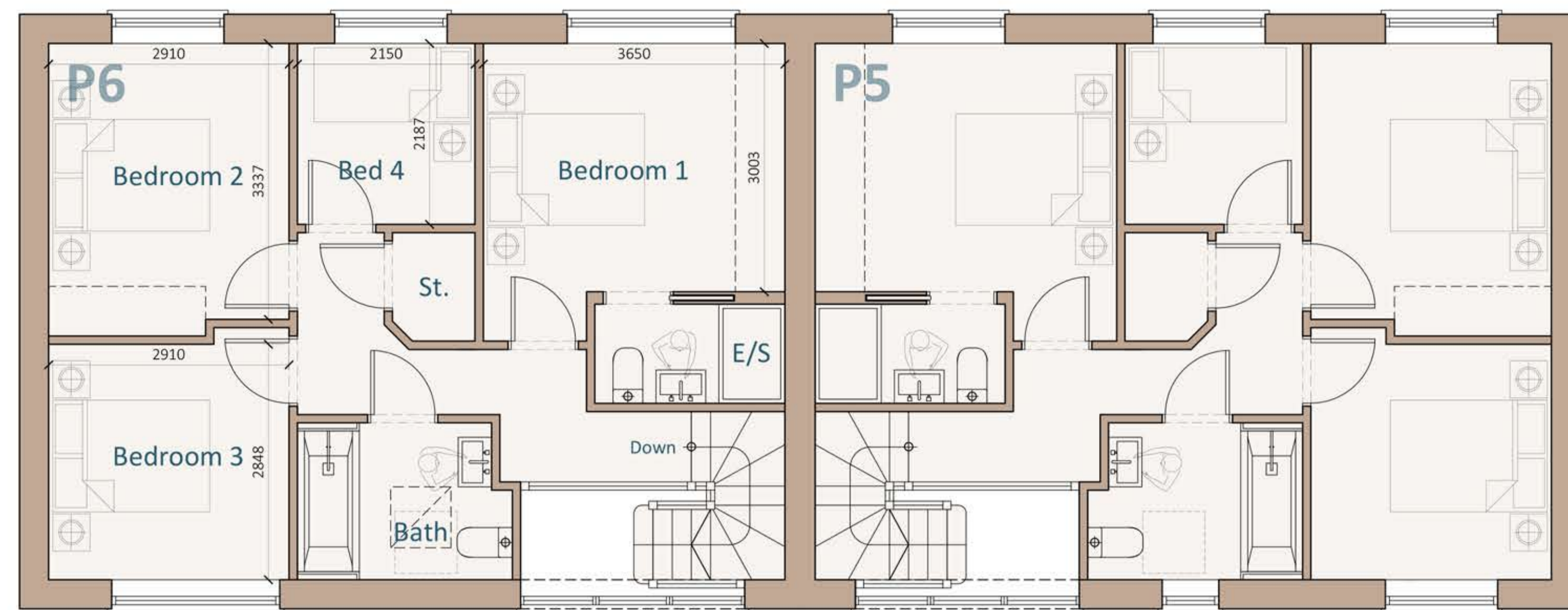
Details

Client	Kingswood Homes [West Midlands] Ltd.
Job Title	Pond Farm, Upper Eastern Green Lane
Job Type	New Residential Development
Drawing Title	Plots 3+4
Job Number	273
Drawing Number	PL-21A
Scale	1:50 A1
Status	PLANNING

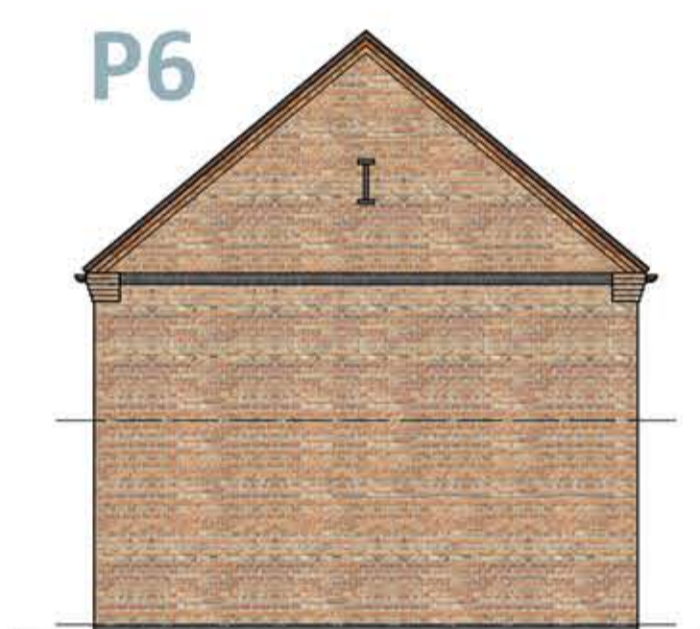




Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Front Elevation
Scale 1:50



Proposed Rear Elevation
Scale 1:50



Disclaimer

© This drawing is the copyright of Lawrence & Finley Architects Ltd. and may not be reproduced or used except by written permission.
Figured dimensions to have precedence over scaling.
Please read this drawing in conjunction with the specification.
Check all site dimensions prior to any construction.
Refer any discrepancies found to the Architects.

Revisions

A	Revised In Line With Planners Comments	07/02/2024
B	Revised In Line With Planners Comments	19/03/2024

Contact + Location

T 07974 834305
E kristian@lfarchitects.co.uk

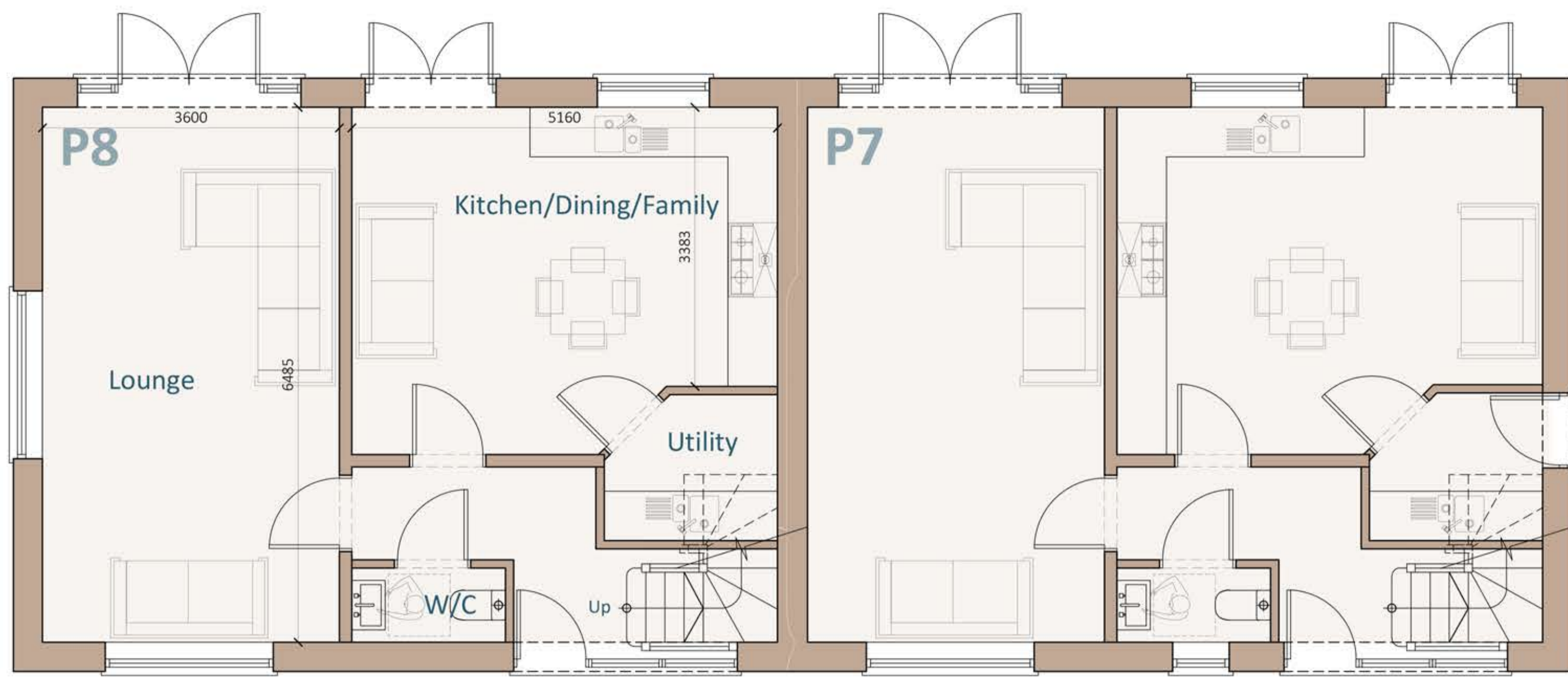
Lawrence & Finley Architects Ltd.
27 Templar Road,
Ashby-De-La-Zouch,
Leicestershire, LE65 2AD

Details

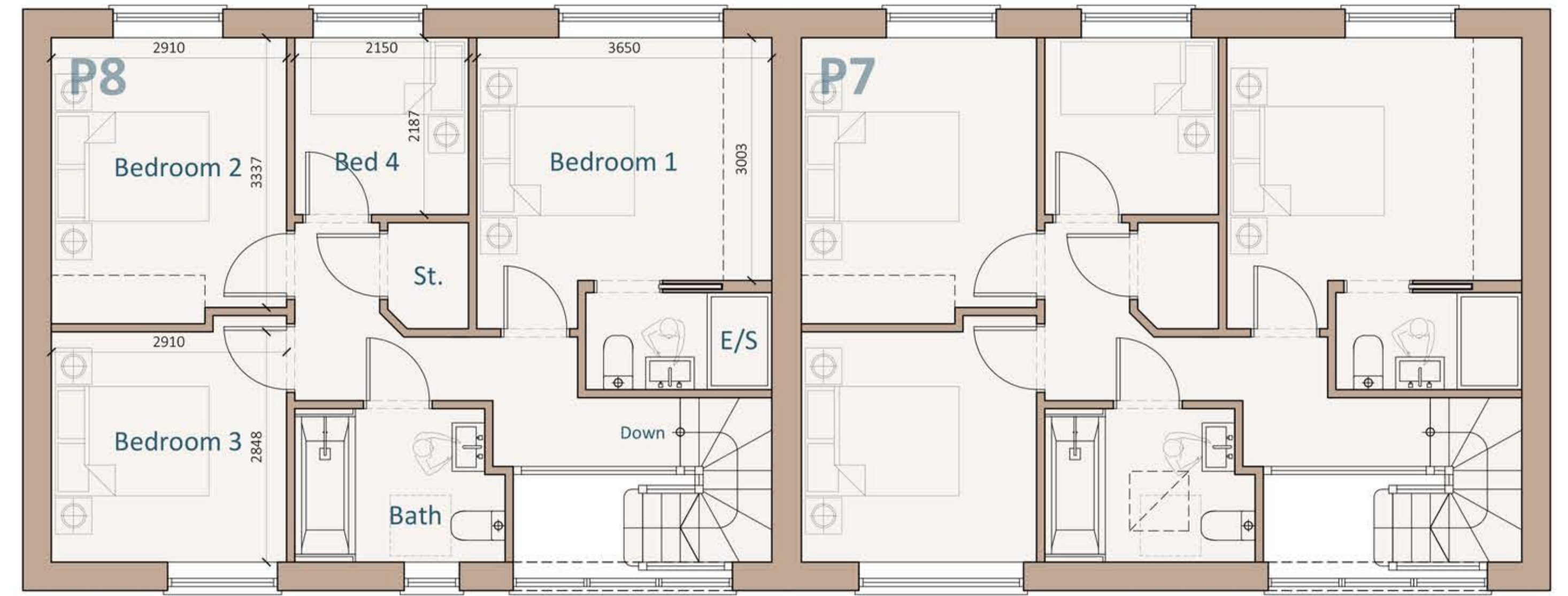
Client	Kingswood Homes [West Midlands] Ltd.
Job Title	Pond Farm, Upper Eastern Green Lane
Job Type	New Residential Development
Drawing Title	Plots 5+6
Job Number	273
Drawing Number	PL-23B
Scale	1:50 A1
Status	PLANNING



LAWRENCE | FINLEY
ARCHITECTS



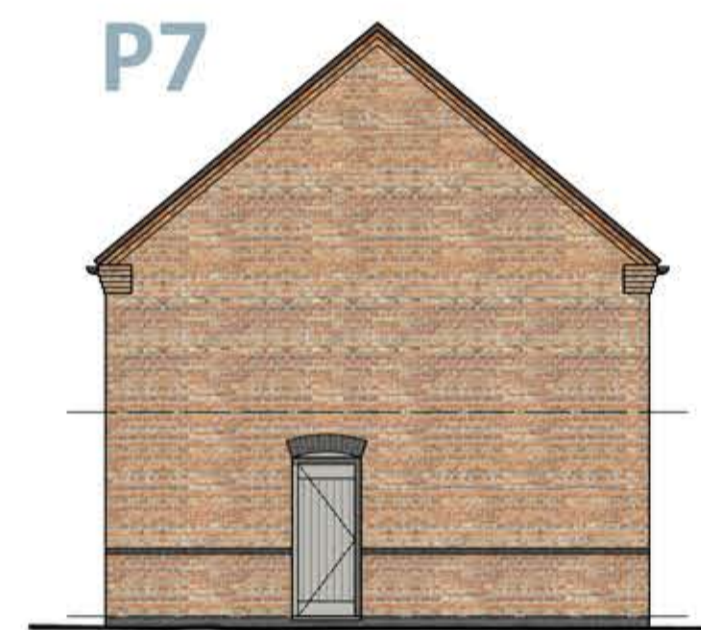
Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Front Elevation
Scale 1:50



Proposed Rear Elevation
Scale 1:50



Disclaimer

© This drawing is the copyright of Lawrence & Finley Architects Ltd. and may not be reproduced or used except by written permission.
Figured dimensions to have precedence over scaling.
Please read this drawing in conjunction with the specification.
Check all site dimensions prior to any construction.
Refer any discrepancies found to the Architects.

Revisions

A	Revised In Line With Planners Comments	07/02/2024
B	Revised In Line With Planners Comments	19/03/2024

Contact + Location

T 07974 834305
E kristian@lfarchitects.co.uk

Lawrence & Finley Architects Ltd.
27 Templar Road,
Ashby-De-La-Zouch,
Leicestershire, LE65 2AD

Details

Client	Kingswood Homes [West Midlands] Ltd.
Job Title	Pond Farm, Upper Eastern Green Lane
Job Type	New Residential Development
Drawing Title	Plots 7+8
Job Number	273
Drawing Number	PL-248
Scale	1:50 A1
Status	PLANNING



This page is intentionally left blank

Planning Committee Report	
Planning Ref:	PL/2024/0000825/FUL
Site:	2 Grasscroft Drive
Ward:	Cheylesmore
Proposal:	Two storey side and rear extensions, alterations and change of use from residential to 7 bedroom HIMO
Case Officer:	Grace Goodman

SUMMARY

The application proposes a two-storey side/rear extension and single storey rear extension, together with the associated change of use from a C3 residential dwelling house to a large (7-Bed) House in Multiple Occupation (Use Class Sui Generis).

BACKGROUND

The application has been recommended for approval. The application has received 5 public representations objecting to the proposal.

KEY FACTS

Reason for report to committee:	5 objections
Current use of site:	Residential dwelling
Proposed use of site:	House in multiple occupation
Proposed no of units	7-bed House in multiple occupation
Parking provision	2 spaces proposed

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: DE1, DS3, H5, H11 and AC3 of the Coventry Local Plan 2017, the emerging Houses in Multiple Occupation DPD, together with the aims of the NPPF (2023).

SITE DESCRIPTION

The application site relates to a detached dwelling sitting on the corner of Grasscroft Drive and Poitiers Road opposite Cheylesmore community centre. The site is of a triangular shape and benefits from some rear amenity space. There is currently one off-street parking space accessed from Poitiers Road.

APPLICATION PROPOSAL

The application seeks consent to create a two-storey side extension 4m in width that extends 3.3m past the rear elevation. The first floor would be set back from the front elevation by 1m and the ridge set down accordingly. At the rear would be a single storey rear extension, 3.3m in depth.

The proposal would also convert the property into a 7 bed HMO with the extensions. The property may have been used as a small HMO in the past but most recently used as a single dwelling and therefore we consider this application to be a conversion from a single dwelling to an HMO.

Since the original submission of the application, amendments have been requested by officers in order to make the development acceptable in officer's view, subject to conditions. These amendments which now form the considered plans before committee include;

- The width of the side extension being reduced to 4m from 4.3m;
- The first floor rear facing window being obscurely glazed, and;
- A reduction in the number of bedrooms from 8 to 7.

PLANNING HISTORY

There is no relevant planning history.

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2023. The NPPF 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 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) 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 H5: Managing Existing Housing Stock
- Policy H11: Homes in Multiple Occupation
- Policy DE1 Ensuring High Quality Design

Policy AC3: Demand Management

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Coventry Connected

SPD Householder Design Guide

DPD Houses in Multiple Occupation (Draft)

CONSULTATION

Statutory

None

Non-statutory

No objections subject to conditions have been received from:

- Highways

Neighbour consultation

Immediate neighbours have been notified; a site notice was posted on 22nd May 2024.

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

- Loss of privacy
- Noise
- Overlooking
- Anti-social behaviour
- Increase in traffic
- Out of keeping with the area

10 letters of support have been received raising the following material planning considerations:

Good design

Meets need for housing

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 amenity, impact upon visual amenity and highway considerations.

Principle of development

The National Planning Policy Framework, paragraph 11, states that “Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means:-

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of

particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

Policy H11 allows for the provision of HMO's where:

- a. the amenities of occupiers of nearby properties (including the provision of suitable parking provisions);
- b. the appearance or character of an area;
- c. local services; and
- d. The amenity value and living standards of future occupants of the property, having specific regard to internal space and garden/amenity space.

The emerging HMO DPD is also a material consideration in this case, of which sets out further policies and considerations pertinent to the assessment as to whether such a change of use is acceptable from a C3 residential dwelling to a House in Multiple Occupation (Use Class Sui Generis). It should be noted that this area of the city is subject to the article 4 direction which removes the permitted development rights to change the use from a C3 residential dwelling to C4 HMO (Up to 6-Bed). As the proposal is for a seven bed HMO, this would be classed as a sui generis (large HMO) and would need consent in any case.

Considering the requirements of the DPD further, HMO1 sets out the sustainability of the location of the HMO. In this case No. 2 Grasscroft Drive is located a short 3-to-4-minute walking distance from bus stops on Black Prince Avenue as well as being within a 10 minute walk from local shops and amenities. The application site is considered to be in a sustainable location with good accessibility to local amenities and public transport, in accordance with policy HMO1 of the Homes in Multiple Occupation DPD 2023.

Policy HMO2 of the Homes in Multiple Occupation DPD 2023 states that, "Where there is an existing HMO concentration of 10% or more of all dwellings within 100 metres radius of the centre point of the application property, HMO applications will not be supported."

Policy HMO3 of the Homes in Multiple Occupation DPD 2023 states that "proposals for the provision of HMOs must not result in a non-HMO dwelling being sandwiched between two HMOs and must not lead to a continuous frontage of three or more HMOs."

The concentration of HMO's is very low within the vicinity of the application site, with only 2 other HMO's in a 100m radius, as such the 10% concentration is not reached. The site, No. 2 Grasscroft Drive is located a fair distance away from both of these HMO's as such it is considered to comply with Policy HMO2 and HMO3 of the Homes in Multiple Occupation DPD in that there will not be a sandwiching effect in which a residential dwelling will be sited between two dwellings in use as a HMO. The Development Plan Document (DPD) aims to ensure that such development preserves the residential amenity and character of an area, and that any potential harmful concentrations do not arise.

The proposals are therefore considered acceptable in terms of meeting Policies HMO1, HMO2 and HMO3 as well as policy H11

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 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The National Planning Policy Framework, paragraph 135 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 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

The extensions have been amended to reduce the width of the side extension by 0.3m and the first-floor front elevation has been set back from the front elevation in accordance with the Householder Design Guide SPD and to create subservience. Other amendments include ensuring the first-floor rear facing window will be obscure glazed to reduce the impact of the extensions upon the neighbours.

Impact on residential amenity

The extension to the house will not have any adverse impact upon the neighbouring properties. The rear window on the first-floor extension will be obscure glazed to prevent overlooking to any of the neighbours to the rear of the property. Furthermore, the

extension as a whole will be obscured from view from any of the neighbours to the rear by the existing conifers along the side and rear boundary of No. 2 Grasscroft Drive.

The proposed extension accords with the Householder Design Guidance SPD. The SPD states that a single storey rear extension can breach the 45-degree rule as long as it does not exceed a projection of 4m along the boundary. Therefore, there will not be a greater impact upon No. 4 Grasscroft Drive or any of the other neighbours.

There will be an increase in occupancy as a result of the proposal however given location at the end of residential row, opposite a community centre rather than dwellings as well as being a detached property, it is considered that there would only be a minimal i Use will not adversely affect neighbours.

Highway considerations

Policy AC2 of the adopted Local Plan requires development proposals to not have a detrimental impact upon the road network, and where any impact is identified, suitable and proportionate mitigation should be sought within any planning approval. Policy AC3 requires development proposals to meet the council's adopted parking standards for cars and bicycles as set out in Appendix 5 of the Coventry Connected SPD. Policy AC4 supports the provision of enhancements to cycle and pedestrian infrastructure. In this case the development seeks consent for the change of use from a dwelling house to a seven bed HMO. The modest scale of development does not give rise to a likely impact on the existing road network.

As proposed 0.75 spaces are required per bedroom, there is a requirement therefore of 6 spaces in total. There is considered to be 1 space in front of the garage currently with an additional space proposed adjacent to this, thus providing 2 spaces for the proposed development. Therefore, there is a shortfall of 4 parking spaces associated with the proposed use on the basis of the maximum parking standards set out within appendix 5 of the Local Plan.

The parking survey suggests the use of parking at the site frontage, but as this does not have a dropped kerb is not considered to be a formal parking space and is not in a location where a dropped kerb access would be considered appropriate on the junction. Notwithstanding this, the parking survey does demonstrate that the surrounding roads can easily accommodate any overflow parking that a development of this size could generate as there is sufficient on-street parking available in the vicinity of the site.

A parking survey has been submitted with the application demonstrating that on average 61% of the spaces within 200m of the site were available at any one time. Highways have not objected to the application, subject to cycle storage provision. The location of the site is deemed to be sustainable with easy access on foot to the local centre and bus routes towards the city centre. A condition is recommended to ensure provision of cycle storage.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) 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 DE1, H5, H11 and AC3 of the Coventry Local Plan 2017, together with the aims of the NPPF.

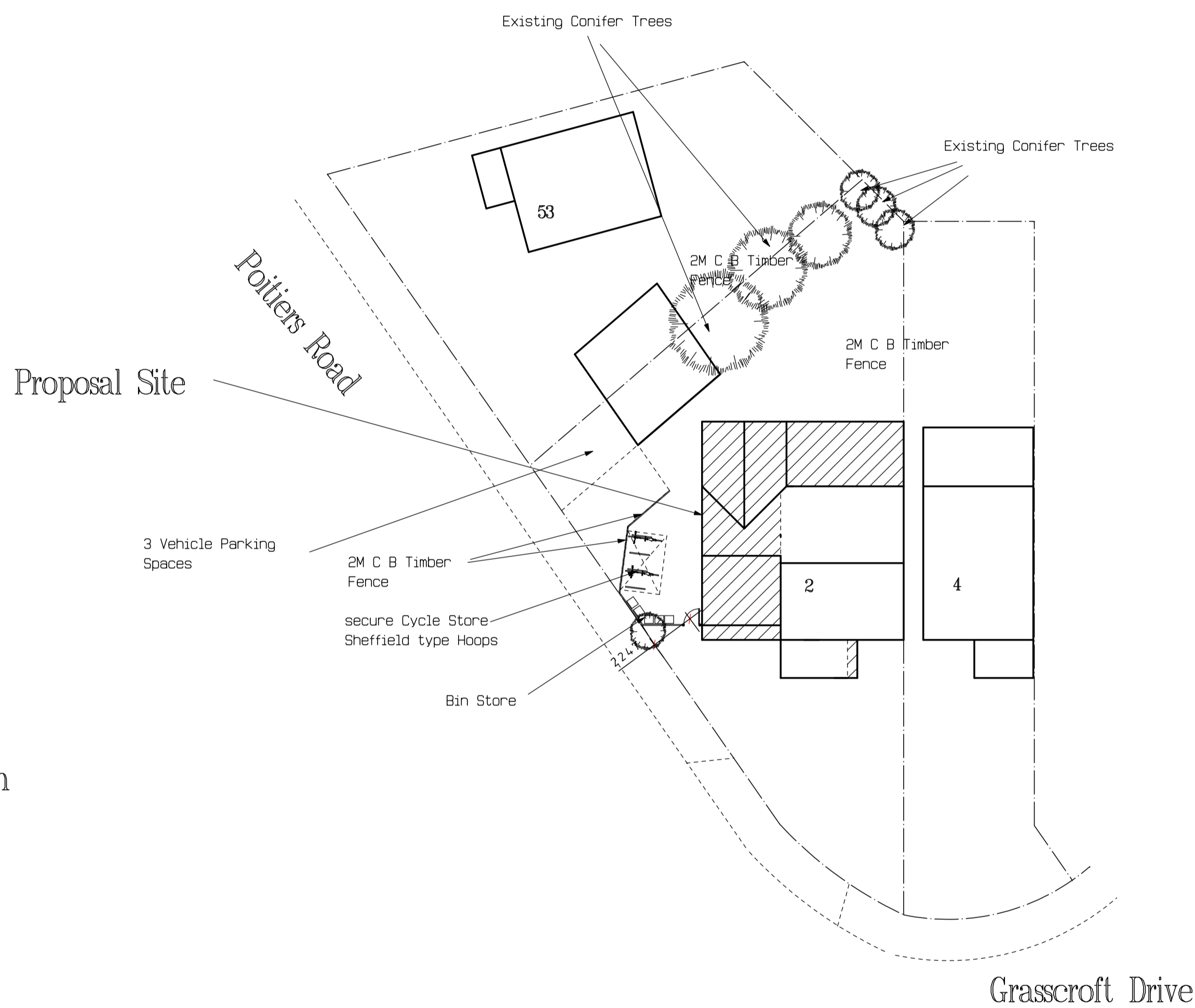
CONDITIONS / REASON

1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>
2.	The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan Site Plan DWG 9699-03 A Existing and Proposed Elevations DWG 9699-01 A Existing and Proposed Floor Plans DWG 9699-01A
Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>
3.	Other than where specified on the approved plans, no facing and roofing materials shall be used other than materials similar in appearance to those used predominantly in the construction of the exterior of the existing building.
Reason	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in</i>

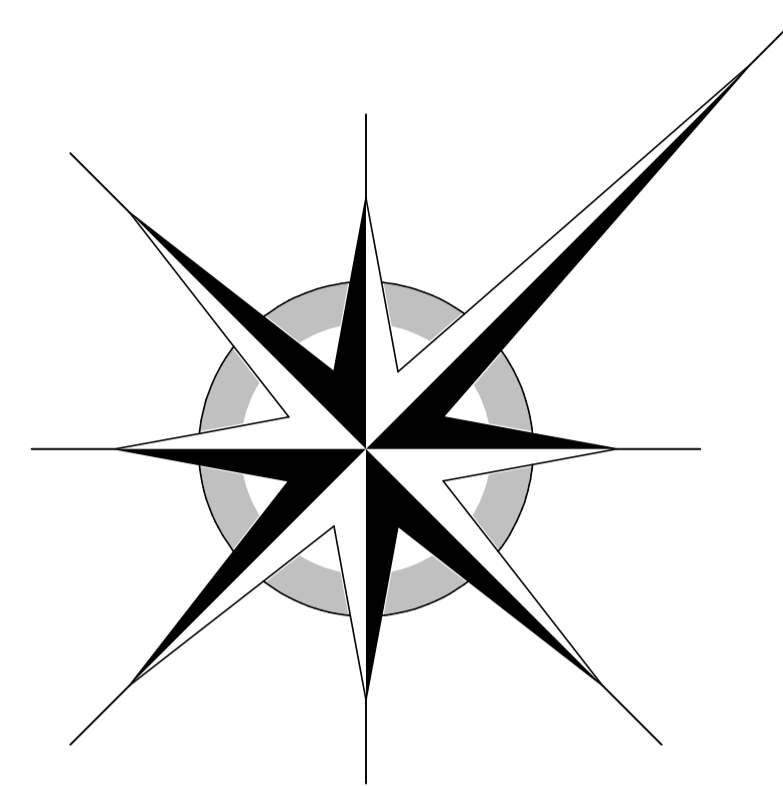
	<i>accordance with Policy DE1 of the Coventry Local Plan 2017.</i>
4.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, the first floor window to be formed in the north-west facing elevation of the extension hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window will be at least 1.7m above the floor of any room in which the window is installed
Reason	<i>In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2017.</i>
5.	The HMO hereby permitted shall not be occupied unless and until the bin storage areas have been provided in full accordance with the details shown on the approved plans and thereafter they shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<i>In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2017.</i>
6.	The HMO hereby permitted shall not be occupied unless and until the car parking provision has been constructed and / or laid out in accordance with the approved plans and made available for use by the occupants and / or visitors and thereafter those spaces shall be retained for parking purposes at all times and shall not be removed or altered in any way.
Reason	<i>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 2017.</i>
7.	Prior to occupation of the HMO hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation of the building and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<i>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 DS3, AC3 and AC4 of the Coventry Local 2017.</i>
8.	Any gas boilers installed on site shall have a dry NOx emission rate of no more than 40mg/kWh. One electric vehicle recharging point per dwelling shall

	be provided prior to occupation and shall not be removed or altered in any way and shall be kept available for such use by residents at all times.
Reason	<i>To mitigate the impacts of development on air quality in accordance with Policy DS3 of the Coventry Local Plan 2017 and the aims and objectives of the NPPF.</i>

This page is intentionally left blank



Site/Block Plan
Scale 1:200



Issue A Amendments following email from Planning Department June 2024 ARP

CDM Regulations 2015 :
Nothing in our appointment or provision of drawings shall be deemed to create any appointments as or obligations as a duty holder to Regulation 7 of the CDM Regulations 2015.

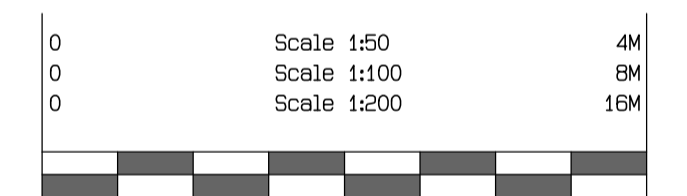
Smoke Detection to BS5839 Pt 6 2019 Min L3 standard. Smoke Detection to be mains operated with battery back-up. Smoke heads to be Max 7M from any kitchen and Living Room doors and 3M from any bedroom doors. A separate Conformance Certificate is to be provided by the Installation Contractor

TRUSS: If truss' form part of this drawing and the pitch is shown to match the existing roof pitch, then it is the responsibility of the CONTRACTOR to check on-site the exact pitch and wallplate to wallplate dimension prior to placing any order and to contact this office for confirmation as the exact pitch of the roof members can only be verified once the roof has been opened up. No responsibility will be accepted for orders being placed incorrectly.

NOTE
In the absence of detailed ground condition information the foundations assume satisfactory ground bearing conditions, which must be verified on site and agreed suitable with L.A. Officer. Further consideration to detail may have to be given either before or during construction. Building Contractor to ensure that work is carried out only to the officially APPROVED plans. IF IN DOUBT ASK.
THIS DRAWING IS NOT A CONTRACTUAL DRAWING and is principally prepared to obtain Local Authority Approvals. Nor does it constitute a production drawing. Further consideration may have to be give to details on site either before or during the contract period.

CLIENT TO NOTE
You as the Employer have a responsibility under the PARTY WALL ACT 1996 to ensure that all aspects of the said act are adhered to. Your attention is drawn to your responsibilities under the afore mentioned act, namely that you should inform your neighbours in writing that you intend to carry out works to a Party Wall and that he may have certain requirements of his own. You may wish to consult a solicitor or Party Wall Surveyor for further advise on this matter. (Refer to ODPM Literature available from your local council offices)

FIRE PROTECTION
All new shedwork to be encased 2 layers 12.5mm GYPROC Fireline board nailed to timber cradles not less than 44x44mm spaced at 600mm ctrs, with all joints staggered. Skim smooth to finish.



Bar = 8cm when reproduced at the original scale
Please check the drawing scale before taking measurements

DO NOT SCALE-COPYRIGHT RESERVED



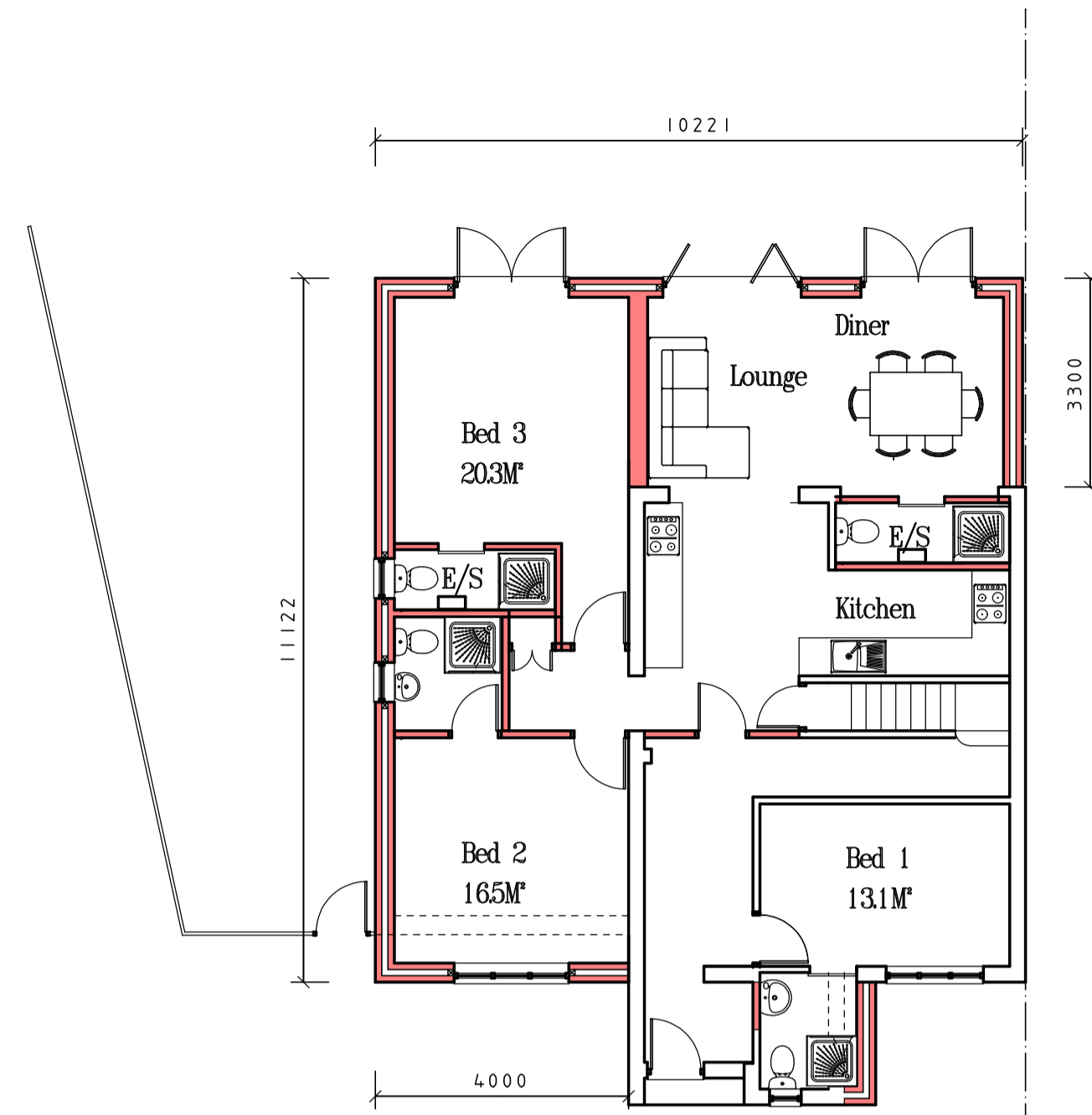
156 Hawkes Mill Lane
Allesley
Coventry
CV5 9FN
02476 402371

R.C.I. Design Ltd.

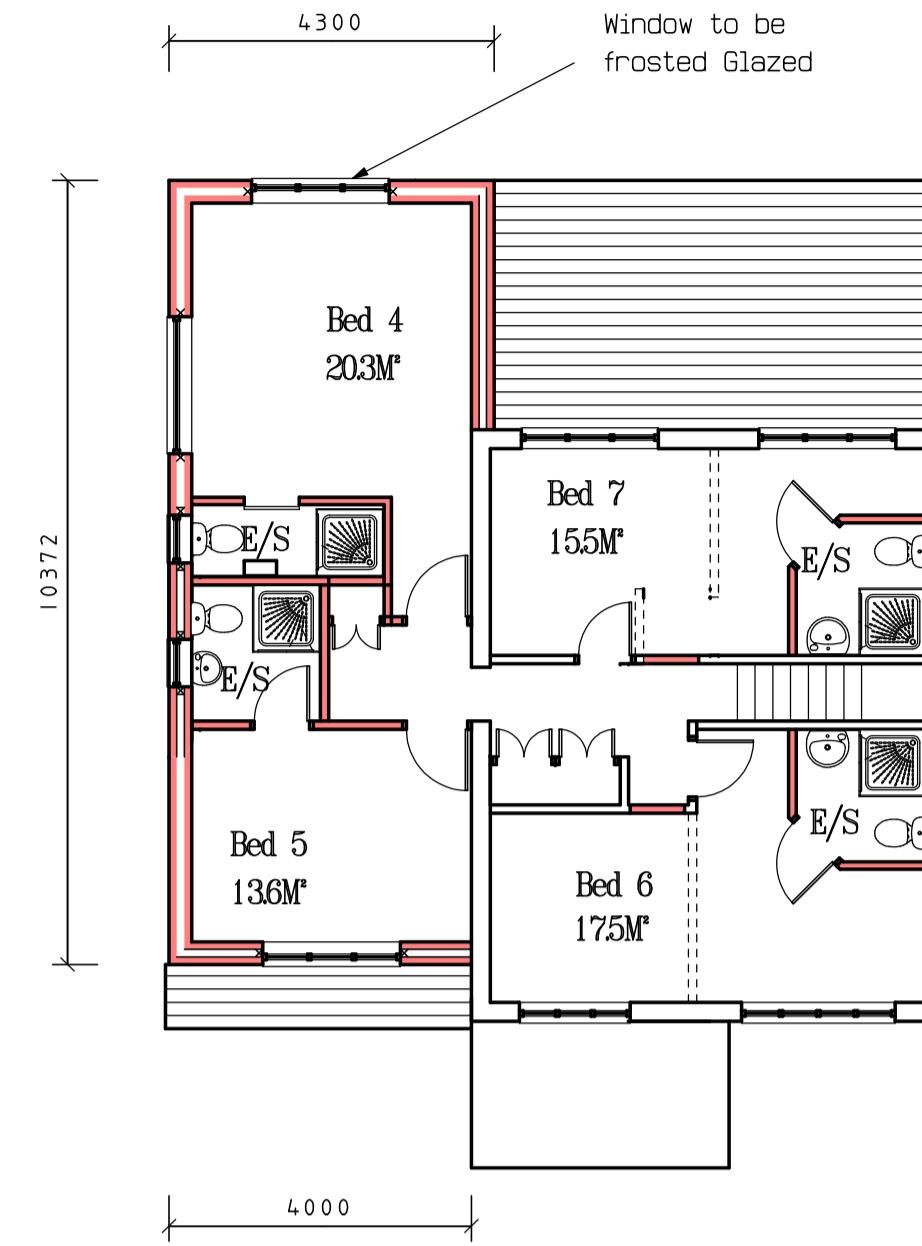
Contractor to verify all boundaries and dimensions on site before work is commenced and notify of any discrepancies. No part of the proposal should encroach beyond any boundary without prior written consent of the owner of that land. All details and dimensions relating to Sub-Contractor or supplier to be checked and agreed on site prior to order.
IF IN DOUBT ASK

ALL DIMENSIONS IN MILLIMETRES

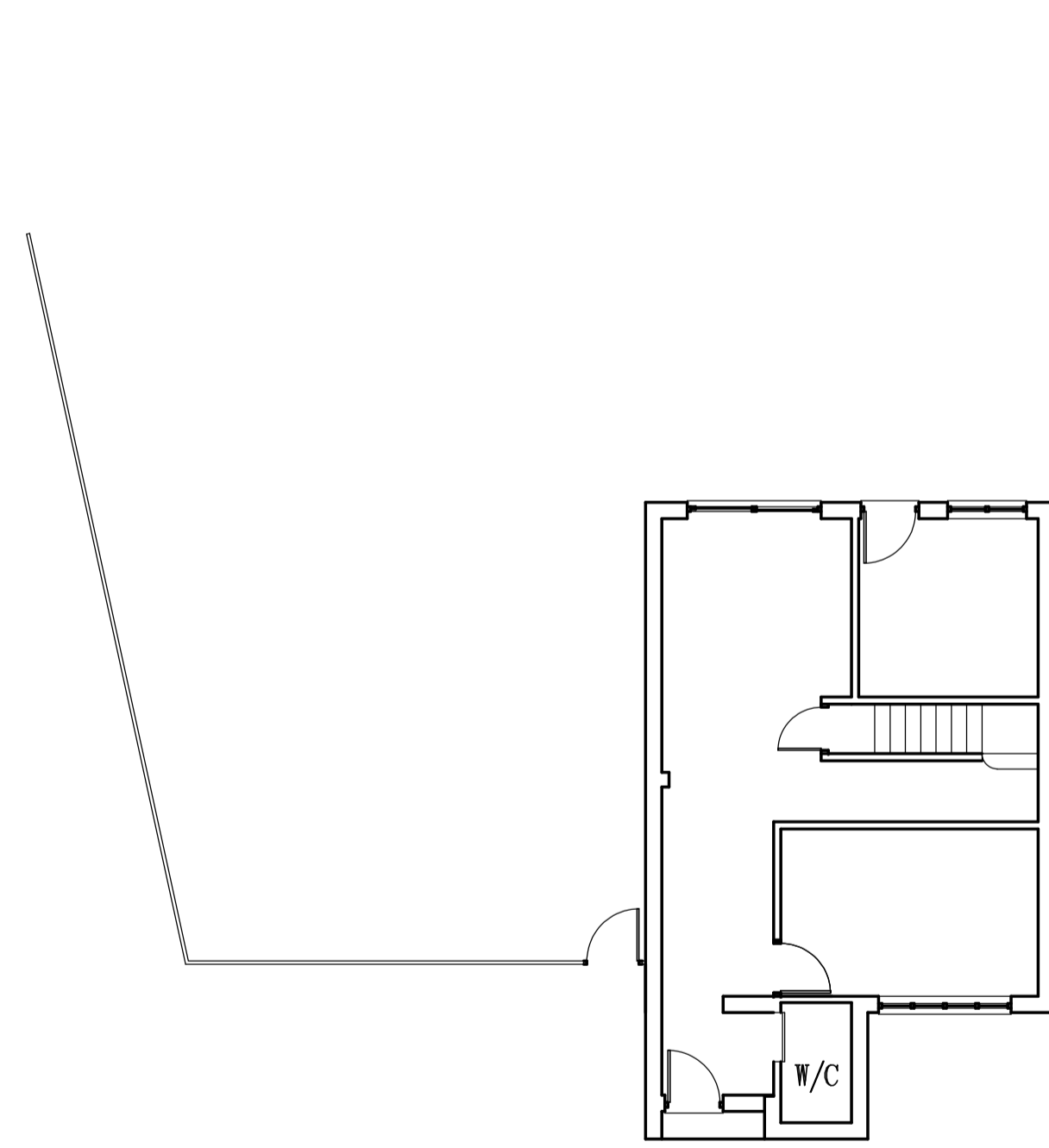
CLIENT	Mr. J. Somal	Dwg. Size	A1
PROPOSAL	ALTERATIONS AND EXTENSIONS TO HMO at 2 Grasscroft Drive Cheylesmore, Coventry CV3 5QF		
SCALE	DATE	DRG No:	REV:
1:200	March 2024	9632-03	A



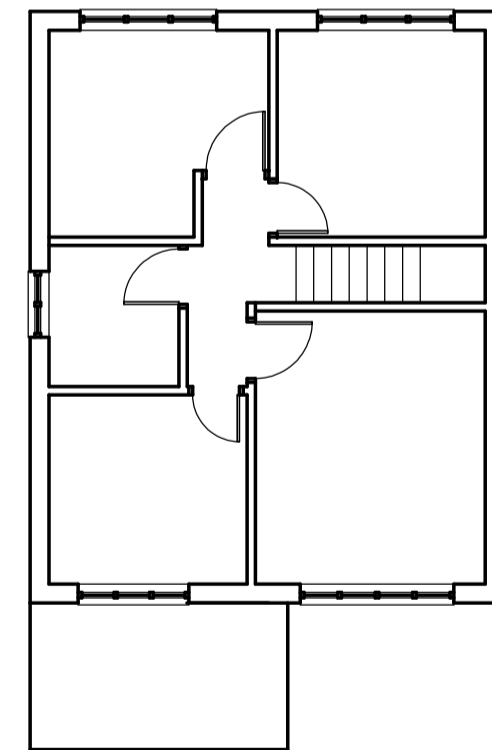
Proposed Ground Floor Plan



Proposed First Floor Plan



Existing Ground Floor Plan



Existing First Floor Plan

Issue A Amendments following receipt of email from Planning Department June 2024 ARP

CDM Regulations 2015 :
Nothing in our appointment or provision of drawings shall be deemed to create any appointments as or obligations as a duty holder to Regulation 7 of the CDM Regulations 2015.

Smoke Detection to BS5839 Pt 6 2019 Min L3 standard. Smoke Detection to be mains operated with battery back-up. Smoke heads to be Max 7M from any kitchen and Living Room doors and 3M from any bedroom doors. A separate Conformance Certificate is to be provided by the Installation Contractor

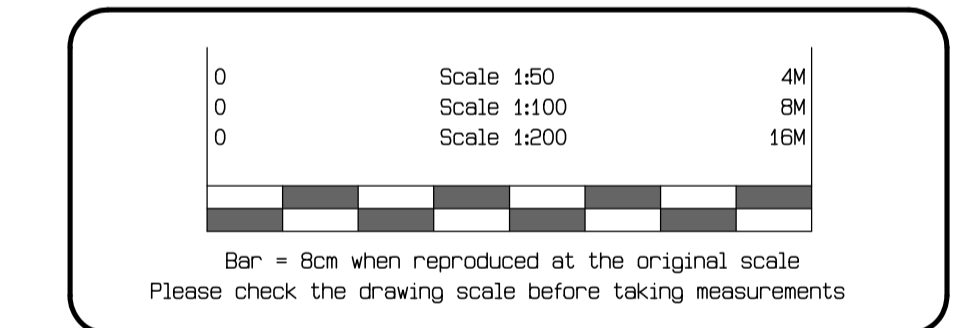
TRUSS: If truss' form part of this drawing and the pitch is shown to match the existing roof pitch, then it is the responsibility of the CONTRACTOR to check on-site the exact pitch and wallplate to wallplate dimension prior to placing any order and to contact this office for confirmation as the exact pitch of the roof members can only be verified once the roof has been opened up. No responsibility will be accepted for orders being placed incorrectly.

NOTE
In the absence of detailed ground condition information the foundations assume satisfactory ground bearing conditions, which must be verified on site and agreed suitable with L.A. Officer. Further consideration to detail may have to be given either before or during construction. Building Contractor to ensure that work is carried out only to the officially APPROVED plans. IF IN DOUBT ASK.

THIS DRAWING IS NOT A CONTRACTUAL DRAWING and is principally prepared to obtain Local Authority Approvals. Nor does it constitute a production drawing. Further consideration may have to be give to details on site either before or during the contract period.

CLIENT TO NOTE
You as the Employer have a responsibility under the PARTY WALL ACT 1996 to ensure that all aspects of the said act are adhered to. Your attention is drawn to your responsibilities under the afore mentioned act, namely that you should inform your neighbours in writing that you intend to carry out works to a Party Wall and that he may have certain requirements of his own. You may wish to consult a solicitor or Party Wall Surveyor for further advise on this matter. (Refer to ODPM Literature available from your local council offices)

FIRE PROTECTION
All new steelwork to be encased 2 layers 12.5mm GYPROC Fireline board nailed to timber cradles not less than 44x44mm spaced at 600mm ctrs, with all joints staggered. Skim smooth to finish.



DO NOT SCALE-COPYRIGHT RESERVED

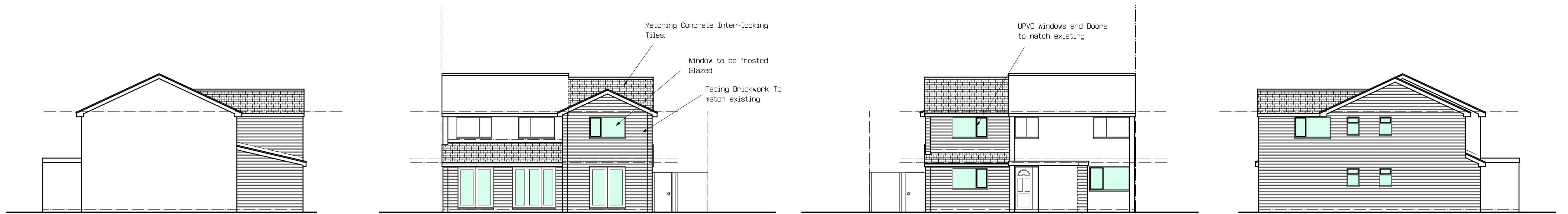
156 Hawkes Mill Lane
Allesley
Coventry
CV5 9FN
02476 402371

R.C.I. Design Ltd.

Contractor to verify all boundaries and dimensions on site before work is commenced and notify of any discrepancies. No part of the proposal should encroach beyond any boundary without prior written consent of the owner of that land. All details and dimensions relating to Sub-Contractor or supplier to be checked and agreed on site prior to order. IF IN DOUBT ASK

ALL DIMENSIONS IN MILLIMETRES

CLIENT	Mr. J. Somal	Dwg. Size	A1
PROPOSAL	ALTERATIONS AND EXTENSIONS TO HIMO at 2 Grasscroft Drive Cheylmore, Coventry CV		
SCALE	DATE	DRG No:	REV:
1:100	March 2024	9632-01	A



Proposed Side Elevation

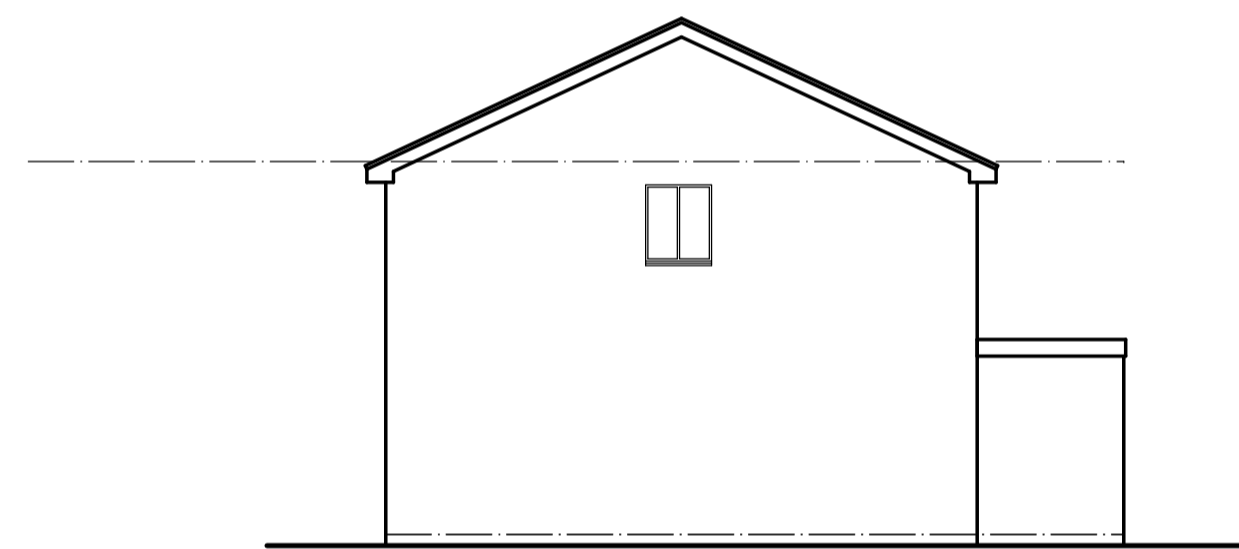
Proposed Rear Elevation

Proposed Front Elevation

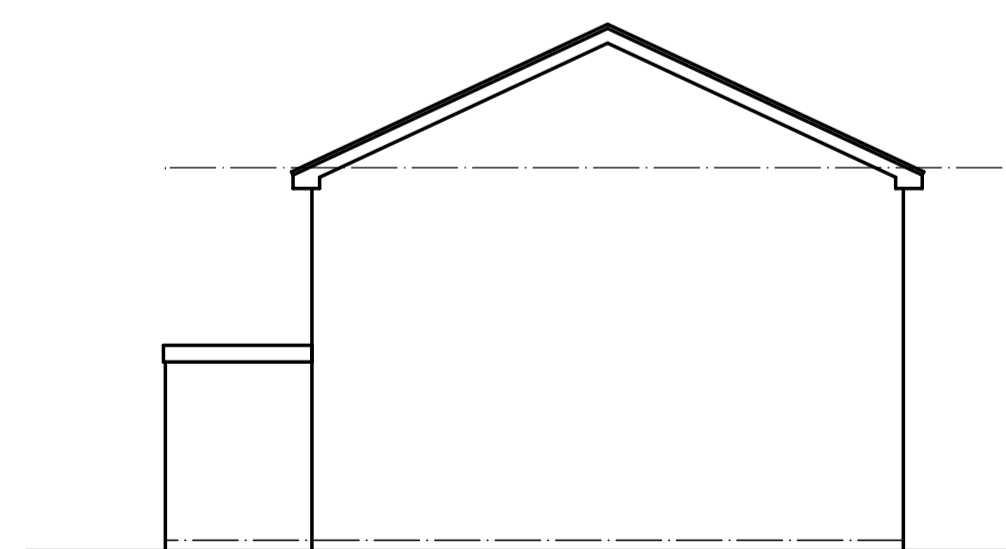
Proposed Side Elevation



Existing Front Elevation



Existing Side Elevation



Existing Side Elevation



Existing Rear Elevation

Issue A Amendments following receipt of email from Planning Department June 2024 ARP

FIRE PROTECTION
 All new sheathwork to be encased 2 layers 12.5mm GYPROC Fireline board nailed to timber cradles not less than 44x44mm spaced at 600mm ctrs, with all joints staggered. Skim smooth to finish.

CDM Regulations 2015 :
 Nothing in our appointment or provision of drawings shall be deemed to create any appointments as or obligations as a duty holder to Regulation 7 of the CDM Regulations 2015.

Smoke Detection to BS5839 Pt 6 2019 Min L3 standard. Smoke Detection to be mains operated with battery back-up. Smoke heads to be Max 7M from any kitchen and Living Room doors and 3M from any bedroom doors. A separate Conformance Certificate is to be provided by the Installation Contractor

TRUSS: If truss' form part of this drawing and the pitch is shown to match the existing roof pitch, then it is the responsibility of the CONTRACTOR to check on-site the exact pitch and wallplate to wallplate dimension prior to placing any order and to contact this office for confirmation as the exact pitch of the roof members can only be verified once the roof has been opened up. No responsibility will be accepted for orders being placed incorrectly.

NOTE
 In the absence of detailed ground condition information the foundations assume satisfactory ground bearing conditions, which must be verified on site and agreed suitable with L.A. Officer. Further consideration to detail may have to be given either before or during construction. Building Contractor to ensure that work is carried out only to the officially APPROVED plans. IF IN DOUBT ASK.
 THIS DRAWING IS NOT A CONTRACTUAL DRAWING and is principally prepared to obtain Local Authority Approvals. Nor does it constitute a production drawing. Further consideration may have to be give to details on site either before or during the contract period.

CLIENT TO NOTE
 You as the Employer have a responsibility under the PARTY WALL ACT 1996 to ensure that all aspects of the said act are adhered to. Your attention is drawn to your responsibilities under the afore mentioned act, namely that you should inform your neighbours in writing that you intend to carry out works to a Party Wall and that he may have certain requirements of his own. You may wish to consult a solicitor or Party Wall Surveyor for further advise on this matter. (Refer to QOPM Literature available from your local council offices)

Scale 1:50 4M
 Scale 1:100 8M
 Scale 1:200 16M

Bar = 8cm when reproduced at the original scale
 Please check the drawing scale before taking measurements

DO NOT SCALE-COPYRIGHT RESERVED

156 Hawkes Mill Lane
 Allesley
 Coventry
 CV5 9FN
 02476 402371



R.C.I. Design Ltd.

Contractor to verify all boundaries and dimensions on site before work is commenced and notify of any discrepancies. No part of the proposal should encroach beyond any boundary without prior written consent of the owner of that land. All details and dimensions relating to Sub-Contractors or suppliers to be checked and agreed on site prior to order.
 IF IN DOUBT ASK

ALL DIMENSIONS IN MILLIMETRES

CLIENT	Mr. J. Somal	Dwg. Size	A1
PROPOSAL	ALTERATIONS AND EXTENSIONS TO HMO at 2 Grasscroft Drive Chelyesmore, Coventry CV		
SCALE	DATE	DRG No:	REV:
1:100	March 2024	9632-01	A

This page is intentionally left blank

Planning Committee Report	
Planning Ref:	PL/2024/0000853/HHA
Site:	107 Blackwatch Road
Ward:	Radford
Proposal:	Two storey rear extension
Case Officer:	Ruth Adair

SUMMARY

The application proposes the erection of a two storey rear extension. The proposal is considered to have an acceptable impact upon the street scene and no detrimental impact upon the existing neighbouring properties.

BACKGROUND

The application site is an end-terraced property located in a residential area.

KEY FACTS

Reason for report to committee:	The application has received more than 5 objections.
Current use of site:	Residential – three bedroom dwelling
Proposed use of site:	Residential – Four bedroom dwelling

RECOMMENDATION

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

REASON FOR DECISION

- The proposal will not adversely impact upon the amenity of neighbours or the character of the area.
- The proposal accords with Policies AC3, DS3, DE1, H5 of the Coventry Local Plan 2016, together with the aims of the NPPF.

APPLICATION PROPOSAL

The application proposes the erection of a two storey rear extension.

The ground floor extension will measure 6m from the original dwelling, be the width of the dwelling, and have a mono pitched roof that will measure 3.68m and 2.86m to the eaves.

The first-floor extension will measure 4.235m from the original dwelling, and have a width of 4.052m, with a side window on the first floor which will be obscure glazed and non-opening below 1.7m.

SITE DESCRIPTION

The application site comprises of an end-terraced property located in a largely residential area. The site is located to the north of the city centre. The locality comprises a mix of

dwelling types, many of which have been subject to extensions and alterations. The main amenity space is to the rear of the application property. There are no site constraints which are relevant in the determination of the application.

The rear of the property has amenity space and is located next to the gated access which gives access to the rear of the properties for No's. 95-119 Blackwatch Road.

PLANNING HISTORY

No relevant planning history

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF revised in 2023 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 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 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

- AC3 – Demand Management
- DE1 – Ensuring high quality design
- DS3 – Sustainable development policy
- H5 – Managing existing housing stock

SPD/ SPG

- Householder Design Guide SPD

National Policy

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)

STATUTORY CONSULTATION RESPONSES

- Not Applicable

PUBLIC RESPONSES

Notification letters were sent out to immediate neighbours 13th May 2024.

6 letters of objection were received raising the following material planning considerations:

- Loss of Light

- Loss of sunlight to neighbouring gardens
- Loss of sunlight to habitable rooms
- Loss of privacy / overlooking
- Noise/ Weekend disturbance

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

- Devaluation of properties
- Views blocked – view replaced with a brick wall
- Blocking public access for the neighbours

Any further comments received will be reported within late representations.

ASSESSMENT

The main issues in determining this application are the impact upon the character of the area/visual amenity and the impact upon residential amenity

Impact on visual amenity:

Paragraph 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The National Planning Policy Framework, paragraph 135 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 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

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 adopted SPD states it is important to ensure that extensions are in keeping with the design and character of the existing house and of the surrounding area. Materials, colours, textures and local distinctiveness should all be considered within the context of the local area in order to ensure a high-quality urban environment.

In this instance, the proposed development includes a two-storey extension to the rear of the property. Whilst large, the extension has a conventional pitched roof design and fits in with the design of the original dwelling.

Furthermore, given the location of the extension to the rear, it is considered that there will be no harm to the character and appearance of the area. The plans submitted as part of this application are considered to be acceptable and the proposed extension to the rear of the dwelling is considered to be of an appropriate design.

Subject to a condition securing materials to match those of the existing dwelling with rendering to match the front of the property it is considered that the application is acceptable in design terms.

Impact on residential amenity:

When considering adopted guidance it is noted that the Householder Design Guide SPD states that single storey rear extensions should not extend beyond 4m or impinge on the 45-degree line taken from the centre of the neighbouring window (whichever is greater). In respect of two storey rear extensions, these should not exceed the 45-degree line taken from the centre of the neighbour’s closest habitable rear facing window (ground or first floor). Policies H5 and DE1 seek to ensure that development proposals do not result in harm to the amenity of neighbouring residents, or indeed future occupiers of the site.

The extension respects the 45 degree sightline taken from the nearest habitable room window of 109 Blackwatch Road.

Turning to no.105 Blackwatch Road. It is acknowledged that the proposed ground floor and first floor extension exceed 4m in projection, as set out within the SPD. However, due to the existing extension at no.105 on the ground floor, the proposed two storey rear extension will not breach the 45-degree sightline when taken from the nearest habitable

room windows at ground floor and first floor and is in accordance with the adopted SPD 'Householder Design Guide' 2023.

The proposed two storey rear extension will not have an unduly harmful impact on the occupiers of the neighbouring properties through increased visual intrusion or loss of light and is in accordance with the Householder Design Guide SPD and Policy DE1 of the Coventry Local Plan.

A condition is recommended to ensure the side facing window at 1st floor level is obscure glazed and that future windows cannot be inserted into the side elevations of the extension at 1st floor level.

Neighbours have raised concerns about loss of sunlight to their gardens. Whilst the consideration is the impact on habitable room windows rather than patio/garden areas, it is noted that the extension is set to the south-east of no. 105 and unlikely to have any impact beyond that caused by the neighbour's existing extension. The extension is set to the north-west of no. 109 and separated by an entryway with the first floor set in further.

Other Matters

The proposals will not have any impact on the existing parking spaces at the property where there is currently off-street parking for 2 or more cars.

Equality implications:

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) 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

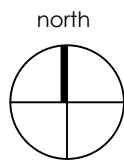
The proposed development is considered to be acceptable in principle and will not result in any significant impact upon visual or neighbour amenity, subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, DE1, H5 and AC3 of the Coventry Local Plan 2017, together with the aims of the NPPF.

CONDITIONS/REASON

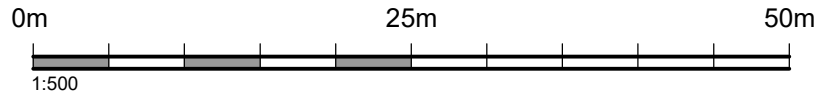
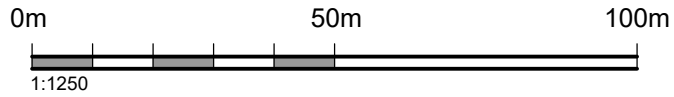
1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>
2.	The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed elevations DWG 08 Rev A Proposed First Floor Plan DWG 07a Block plan DWG 02 Proposed Ground Floor Plan DWG 06
Reason	<i>For the avoidance of doubt and in the interests of proper planning</i>
3.	Other than where specified on the approved plans, no facing and roofing materials shall be used other than materials similar in appearance to those used predominantly in the construction of the exterior of the existing building.
Reason	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.</i>
4.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no first floor windows or openings (apart from any shown on the approved plans) shall be formed in the east and west side facing elevations of the first floor extension hereby permitted, without the prior grant of planning permission by the Local Planning Authority.

Reason	<i>In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2017.</i>
5.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, the first floor window to be formed in the East facing elevation of the extension hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window will be at least 1.7m above the floor of any room in which the window is installed.
Reason	<i>In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2017.</i>

This page is intentionally left blank



NOTES



PROJECT -
two storey rear extension
107 blackwatch road

DRAWING TITLE -
location and site plan

DRAWING NUMBER -
01

SCALE -
as shown @ a4

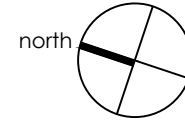
DATE -
april 2024

DRAWN -
Zi

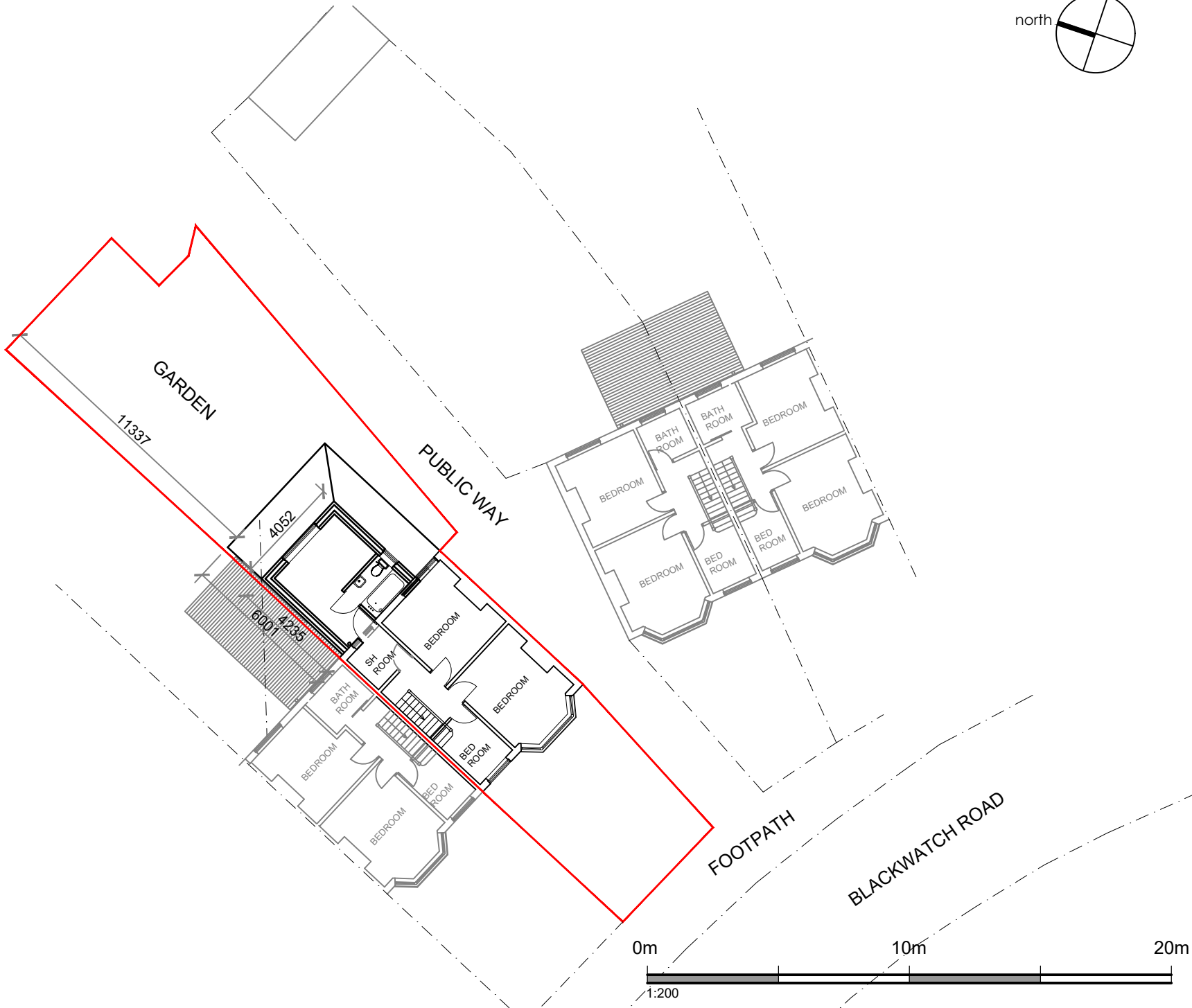
REVISION -
-

SITE LOCATION PLAN - 1:1250

SITE PLAN - 1:500



NOTES



PROJECT -
two storey rear extension

107 blackwatch road

DRAWING TITLE -
block plan

DRAWING NUMBER -
02

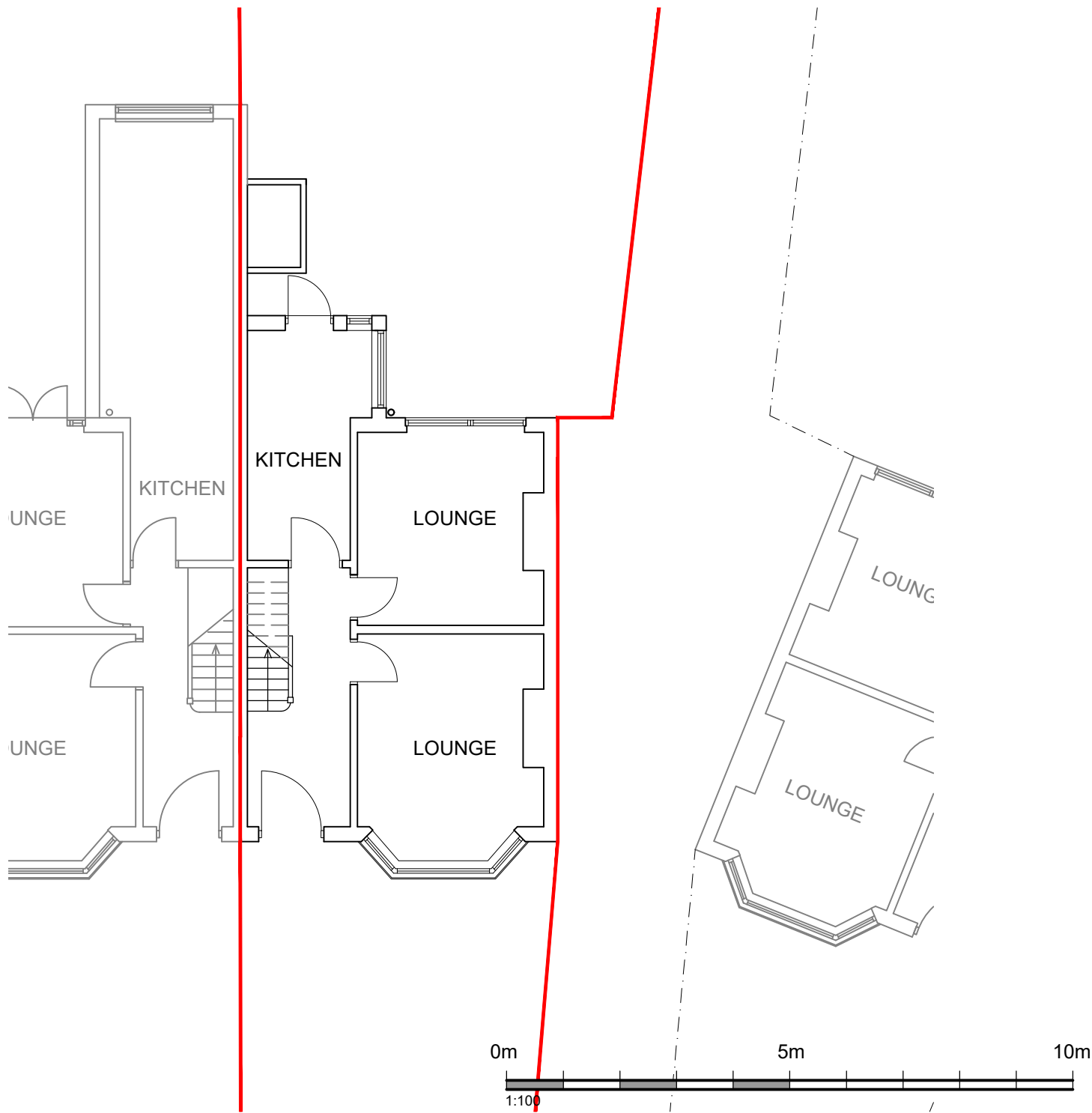
SCALE -
1:200 @ a4

DATE -
april 2024

DRAWN -
Zi

REVISION -
-

NOTES



PROJECT -
two storey rear extension
107 blackwatch road

DRAWING TITLE -
existing ground floor
plan

DRAWING NUMBER -
12

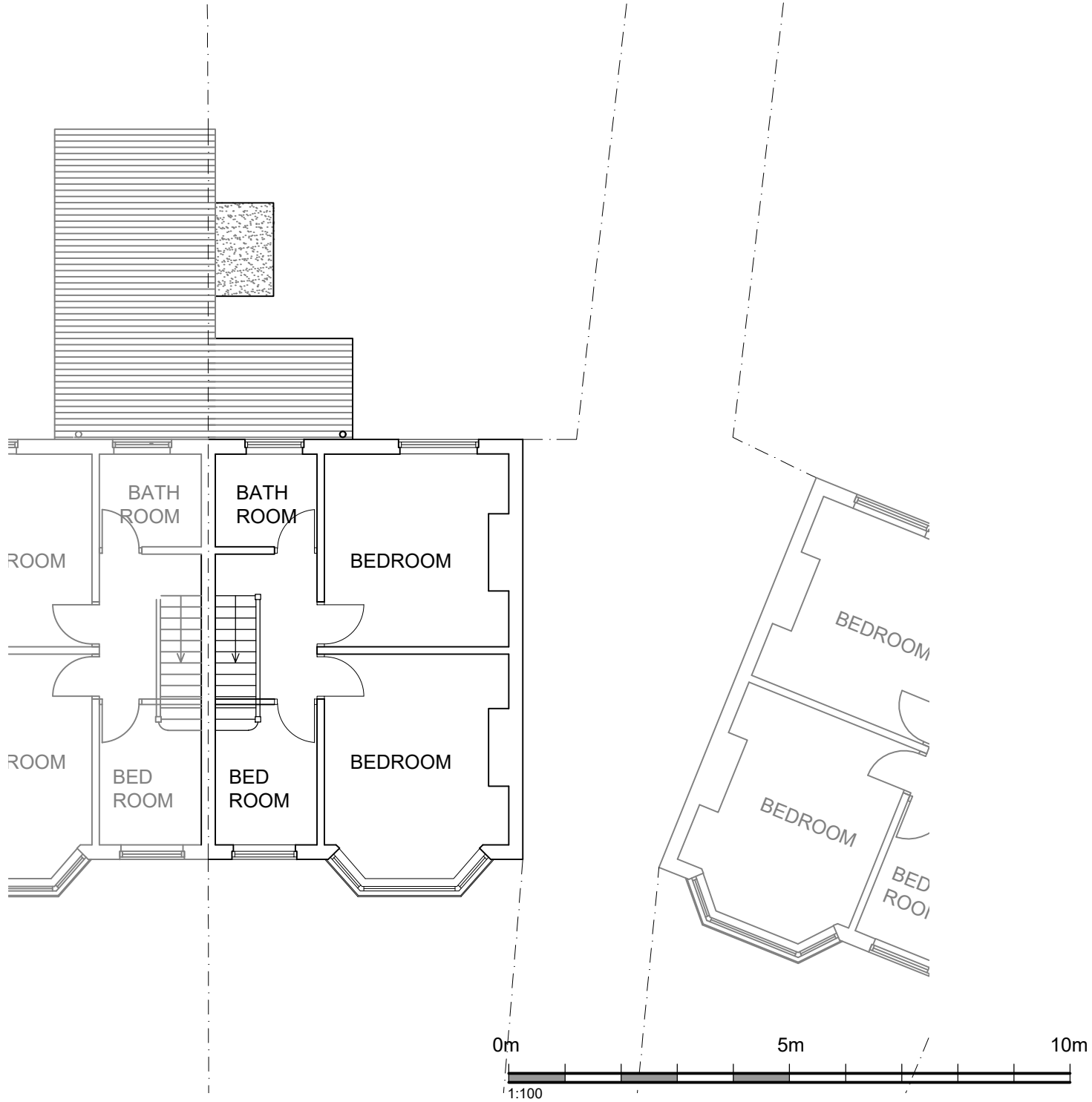
SCALE -
1:100 @ a4

DATE -
april 2024

DRAWN -
Zi

REVISION -
-

NOTES



PROJECT -
two storey rear extension

107 blackwatch road

DRAWING TITLE -
existing first floor plan

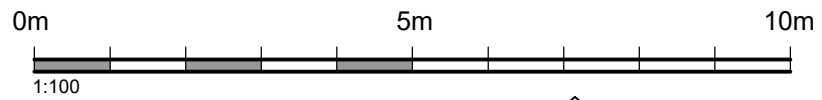
DRAWING NUMBER -
04

SCALE -
1:100 @ a4

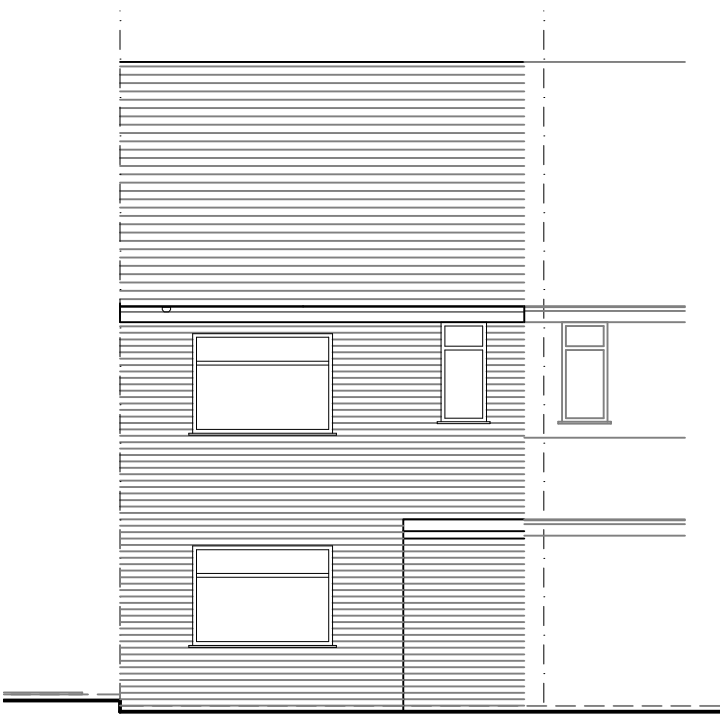
DATE -
april 2024

DRAWN -
Zi

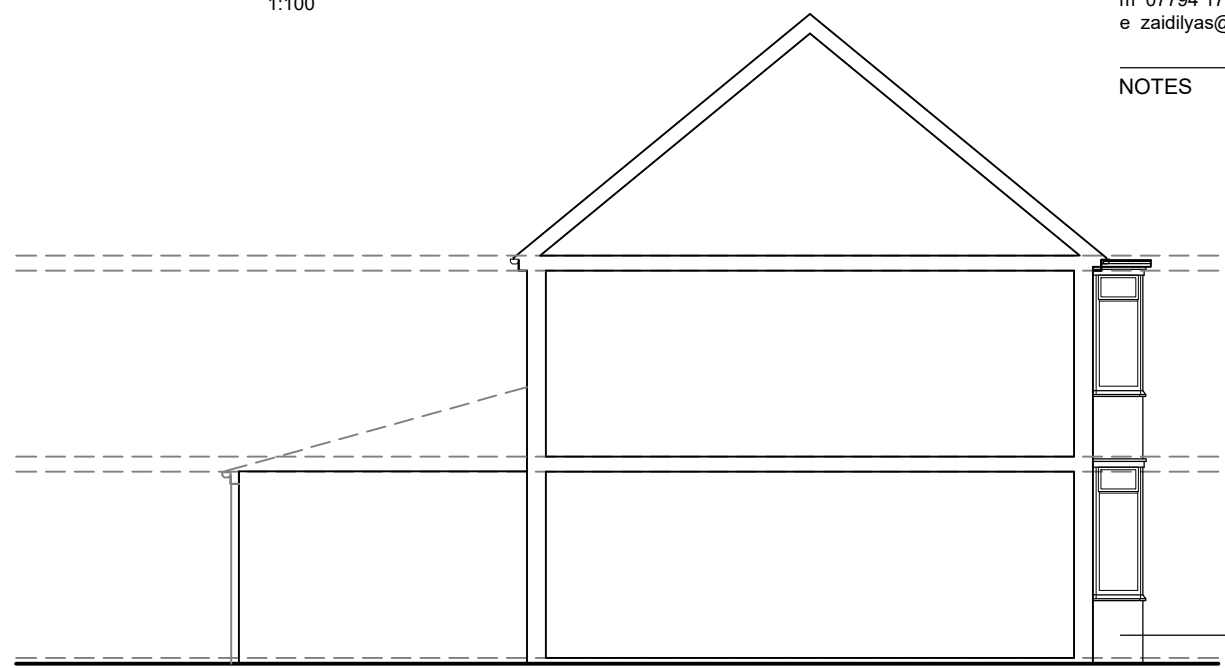
REVISION -
-



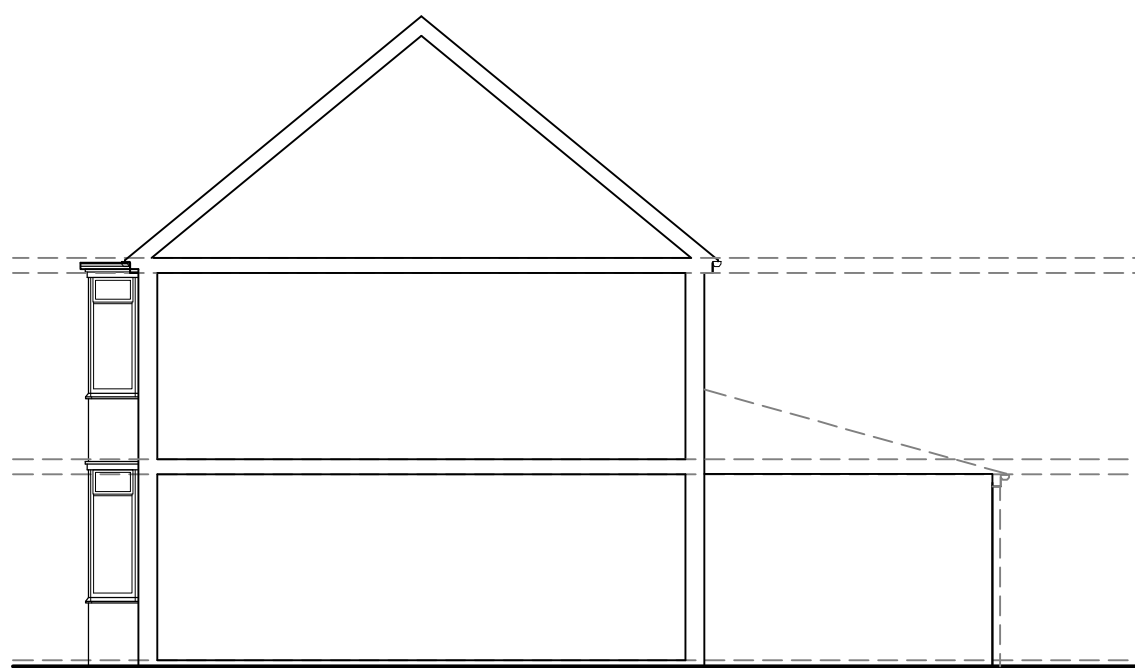
NOTES



existing rear elevation - 1:100



existing side elevation - 1:100



existing side elevation - 1:100

PROJECT -
double storey rear extension

107 blackwatch road

DRAWING TITLE -
existing elevations

DRAWING NUMBER -
05

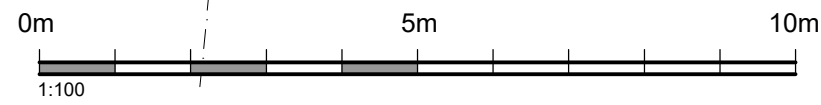
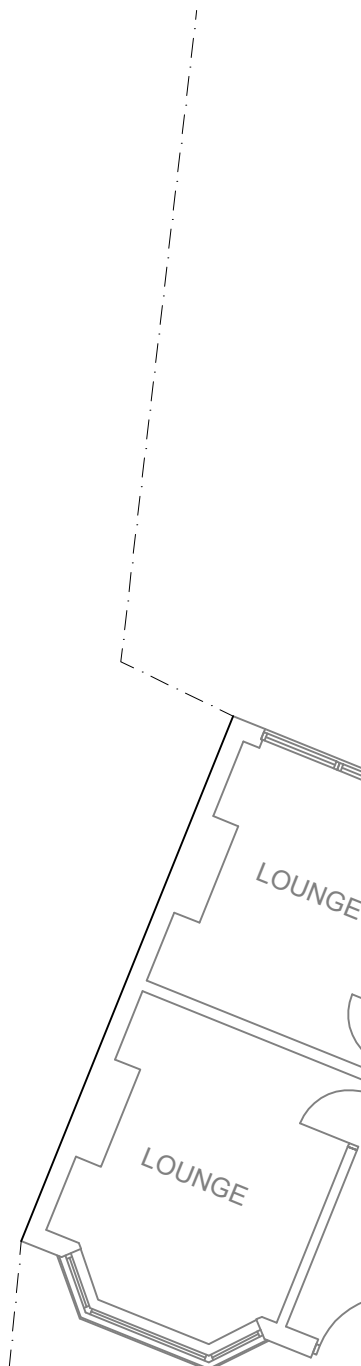
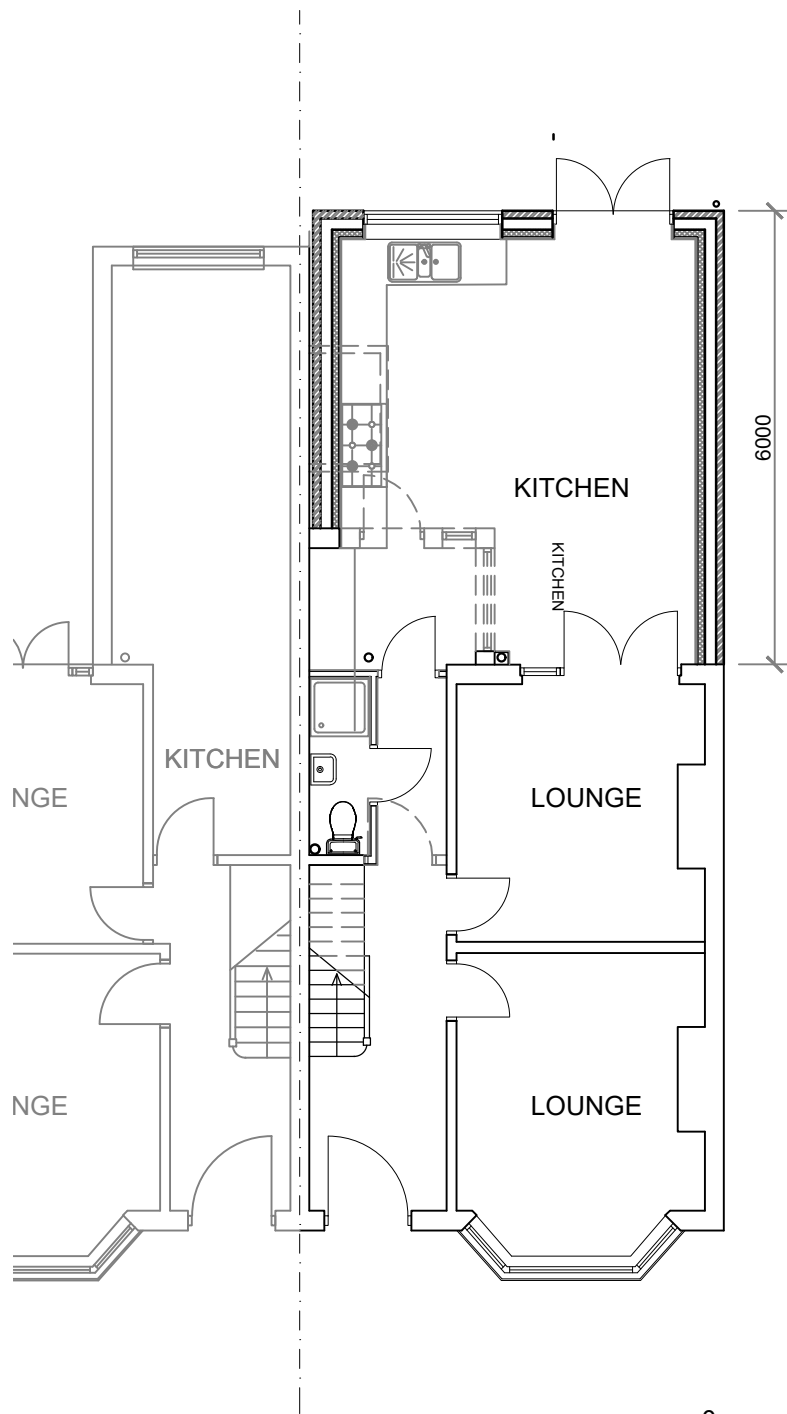
SCALE -
1:100 @ a4

DATE -
april 2024

DRAWN -
Zi

REVISION -
-

NOTES



PROJECT -
double storey rear
extension

107 blackwatch road

DRAWING TITLE -
proposed ground floor
plan

DRAWING NUMBER -
06

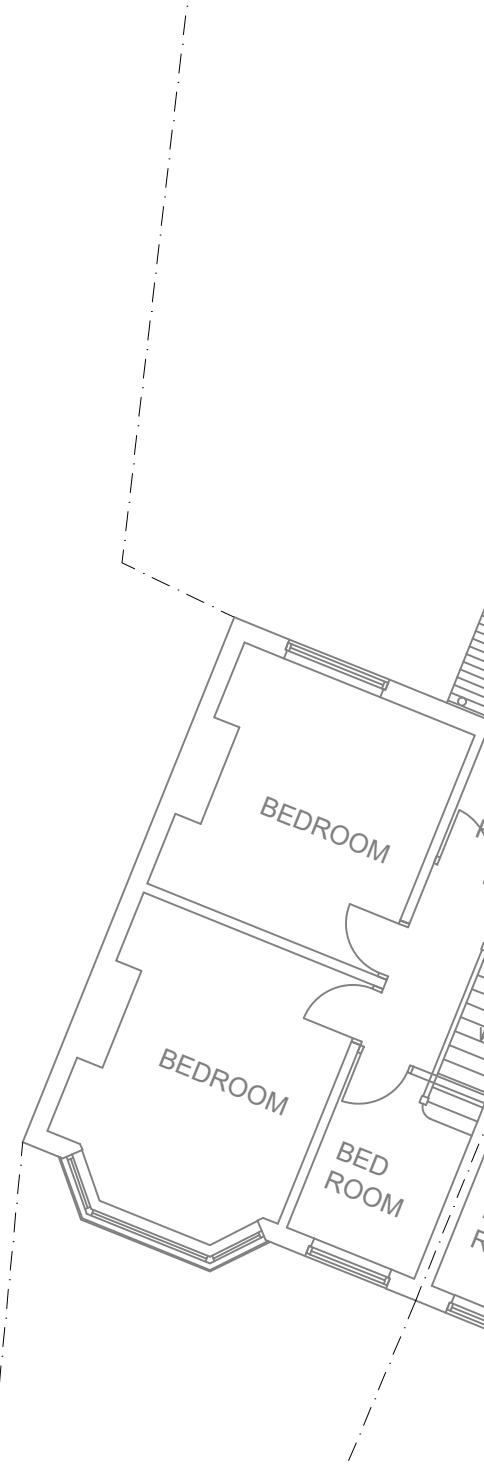
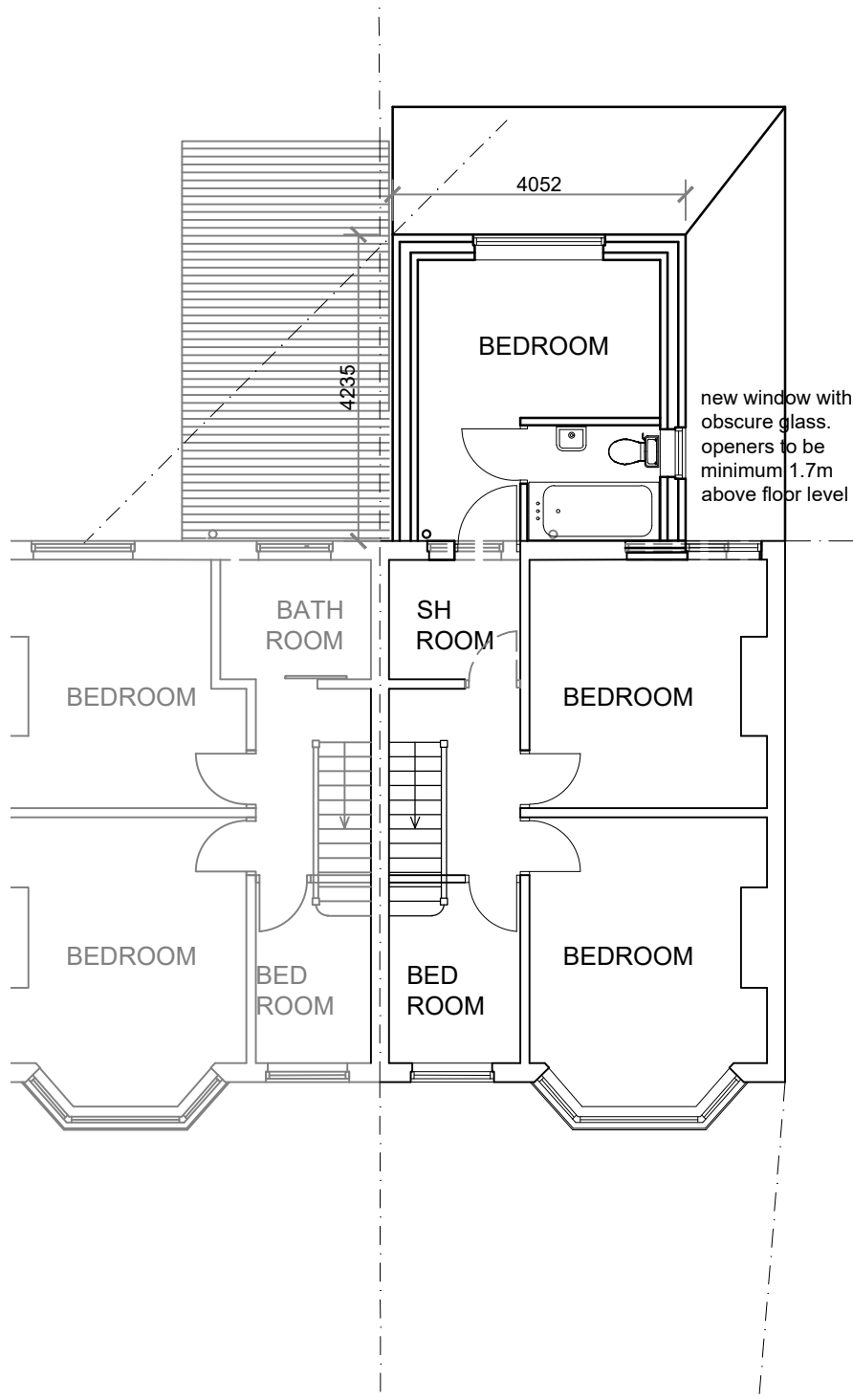
SCALE -
1:100 @ a4

DATE -
april 2024

DRAWN -
Zi

REVISION -
-

NOTES



rev a - drawing title amended and shower window note added - 31.05.24

PROJECT -
double storey rear extension

107 blackwatch road

DRAWING TITLE -
proposed first floor plan

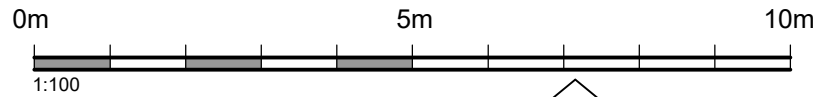
DRAWING NUMBER -
07a

SCALE -
1:100 @ a4

DATE -
april 2024

DRAWN -
Zi

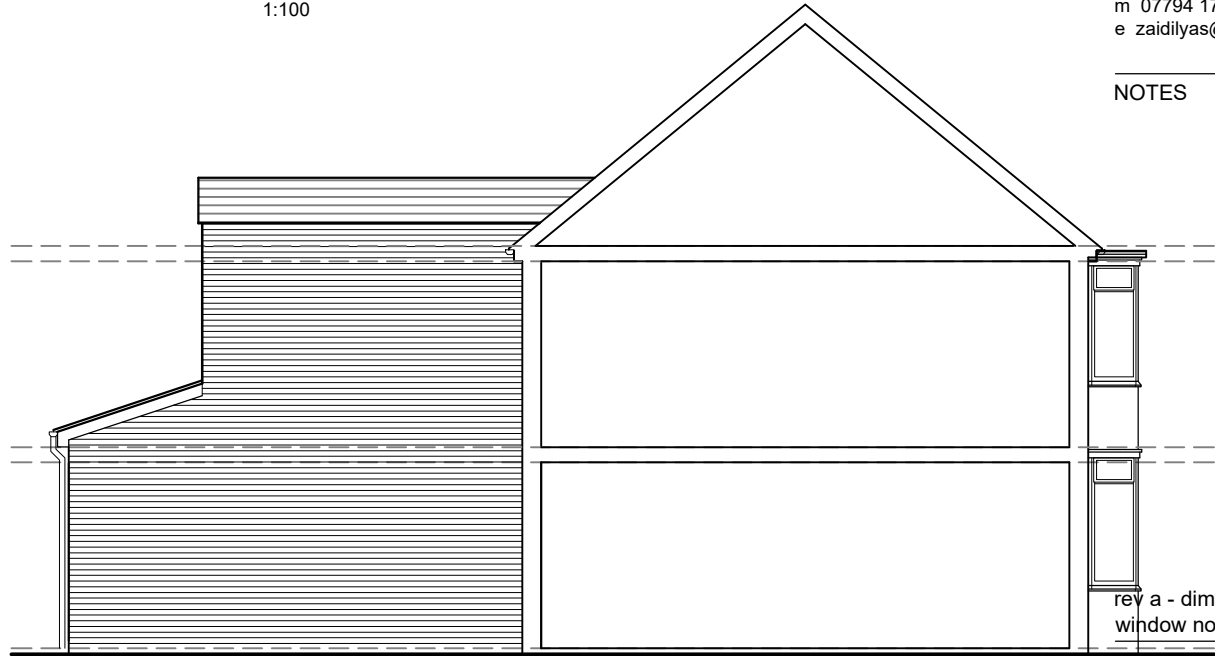
REVISION -
-



NOTES



proposed rear elevation - 1:100



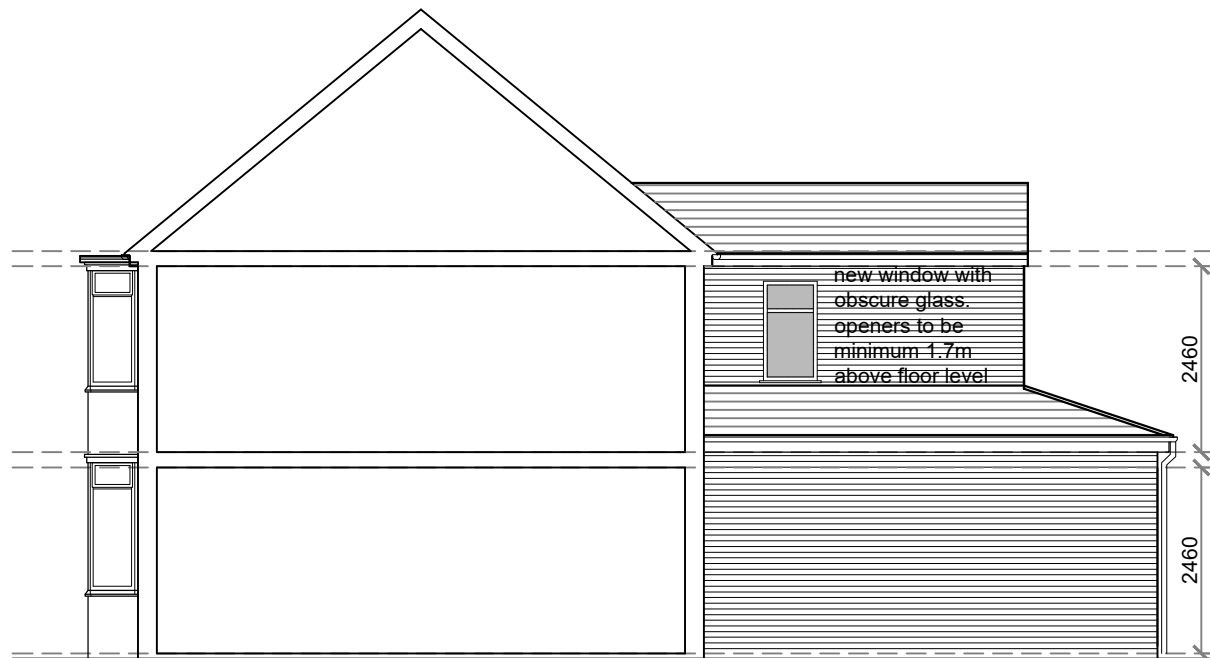
proposed side elevation - 1:100

rev a - dimensions and shower window note added - 31.05.24

PROJECT -
double storey rear extension

107 blackwatch road

DRAWING TITLE -
proposed elevations



proposed side elevation - 1:100

DRAWING NUMBER -
08a

SCALE -
1:100 @ a4

DATE -
april 2024

DRAWN -
Zi

REVISION -
-