

Planning Committee Report	
Planning Ref:	RM/2016/1951
Site:	Land at Wood End, Henley Green, Manor Farm
Ward:	Henley
Applicant:	Keepmoat Homes
Proposal:	Submission of all reserved matters for phases 1B2, 1B4, 1C1, 1C2 and 1C3 (372 dwellings) pursuant to outline permission 54800 for redevelopment of the area
Case Officer:	Nigel Smith

SUMMARY

The application is for all reserved matters pursuant to condition 1 of 54800 for plots 1B2, 1B4, 1C1, 1C2 and 1C3 identified on the phasing plan for the redevelopment of Wood End, Henley Green, Manor Farm and Deedmore. The proposal is to erect 372 houses and landscape an area of public open space.

KEY FACTS

Reason for report to committee:	Representations from more than 5 properties
Current use of site:	Public open space and dwellings
Number of demolitions in WEHM area following this phase	511
Number of new dwellings constructed in WEHM area following this phase	988
Number of apartments	22 out of 372 dwellings
Affordable housing proposed in this application	68 units (18%)

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions

REASON FOR DECISION

1. The reserved matters application complies with the principles of the outline permission and design code and would contribute to the regeneration of this priority area. There would be no significant loss of residential amenity or harm to highway safety.
2. The proposal accords with Policies OS3, OS4, H1, H10, H12, AM9, AM12, AM19, AM22, BE2, BE20, BE21, GE8, GE14 and GE15 of the Coventry Development Plan 2001, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application is for all reserved matters pursuant to condition 1 of 54800 for plots 1B2, 1B4, 1C1, 1C2 and 1C3 identified on the phasing plan for the redevelopment of Wood End, Henley Green, Manor Farm and Deedmore. The proposal is for 372 houses, which is broken down as follows:

1B2 – 107 dwellings. All for private sale. 9 would have two bedrooms, 3 would have four bedrooms and rest would have three bedrooms

1B4 – 104 dwellings with 57 private sale and 47 affordable. 16 would be flats and the rest houses with 1 having four bedrooms and 62 having three bedrooms

1C1/1C2 – 70 dwellings with 49 private sale and 21 affordable. 21 would have two bedrooms with 6 having four bedrooms and the rest three bedrooms

1C3 – 91 private sale dwellings with 11 two bedroom units, 3 four bedroom units and 77 three bedroom properties

Overall there would be 68 affordable units out of 372

A planning statement submitted with the application explains that since its construction the area fell into gradual decline with a reducing and transient population with resultant implications for the community and built environment. To address this decline the area was designated for regeneration under the Government funded New Deal for Communities programme in 1998. This led to the area being known as the WEHM NDC, with the majority of the housing stock passed over to Whitefriars.

It goes on to explain that the outline permission covered an area of 94 hectares taking in the Wood End, Henley Green, Manor Farm and Deedmore neighbourhood areas and was accompanied by an environmental statement. As part of the outline application, an illustrative masterplan and parameters plan were submitted setting out overarching principles and the extent of the proposals. In addition, a phasing plan was submitted which indicated the division of the proposal into two distinct phases, with the phases subdivided into individual land parcels. A requirement to comply with these plans is set out within conditions 2, 3 and 4 of the outline permission, with allowances to be amended with the approval of the Council. Further conditions require the submission of a Design Code establishing the key urban design principles for each phase as they come forward together with the enhancement of key green infrastructure in accordance with the approved Green Space Strategy. A s106 completed with the outline permission required the implementation of green space enhancement within designated character areas; the submission of design and management plans for the specified areas; and future adoption and maintenance regimes for the character areas.

The statement further explains that at the time of submission it was envisaged that the WEHM proposals would involve the demolition of 2,444 properties, which, when considered in the context of the permission for the erection of 3,328, would have resulted in an increase of 884 dwellings. However, following the grant of permission it was determined that a number of the existing properties could be refurbished rather than demolished with resultant implications for the amount of new housing required. In recognition of the change in delivery programme, the phasing plan has been amended on a number of occasions, with the latest (6th January 2015) indicating a single phase for the whole project, with associated sub-parcels.

SITE DESCRIPTION

The WEHM project area consists of the neighbourhoods and districts of Wood End, Henley Green, Manor Farm and Deedmore in the north east of Coventry. The area lies to the south of Eburne Road with the B4082 (Henley Road) running east-west through the lower part of the site separating Manor Farm from the other neighbourhoods. The area is predominantly residential in character with large areas of open space in the wider area including the Wyken Slough and Sowe Valley river corridor to the west and south. The area consists of 1950's local authority housing including a large proportion of three and four storey flats.

This application relates to four parcels of land as described below:

1B2 – located to the north west of the site and covers 4.2ha in area situated between Milverton Road and Wyken Brook. The site is a mix of open parkland and two storey houses and three storey flats. The majority of the site was covered by 1950's housing which has since been demolished.

1B4 – to the north east of the site and measures 2.5ha. The site lies between Alderman's Green industrial estate and Milverton Road. It extends up to Dutton Road to the north and links with Binswood Close to the south. The site is covered with undulating scrub and sporadic trees.

1C1 and 1C2 – These plots are a pair of rectangular areas of land within the heart of the development area. Winston Avenue abuts the site to the north with Monkswood Crescent to the west and Roselands Avenue to the east. The site measures 1.31ha and contains a row of mature trees to the Monkswood Crescent frontage as well as some areas of hardstanding. The sites used to be occupied by flats before their demolition around 15 years ago.

1C3 – An area of open land measuring 1.8ha between Broad Park Road and Clennon Rise. Part of the site was occupied by now demolished flats. The site wraps around Embassy Walk with Ellacombe Road to the south

PLANNING HISTORY

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

Application Number	Description of Development	Decision and Date
54800	Demolition of housing, shopping and community facilities and erection of up to 3328 dwellings with associated open space, local shopping facilities and drainage infrastructure and the stopping up, creation and diversion of public highways (all matters reserved)	Granted 22.10.09
54800 (RM)	Reserved matters for phase 1A1 (154 dwellings)	Granted 22.12.09
54800 (RM1)	Reserved matters (all except landscaping) for phases 1A2-1A4 (446 dwellings and retail space)	Granted 10.03.10
54800 (RM2)	Reserved matters (landscaping) for phases 1A2-1A4 (446 dwellings and retail space)	Granted 17.03.10
RM/2011/1142	Reserved matters for phases 1A, R3,	Granted 2.12.11

	R7-10 (189 dwellings). This application comprised alterations to details approved under 54800 (RM1).	
RMM/2012/1237	Reserved matters for phases 1A, R3, R7-10 (121 dwellings). This application comprised changes to some of those details previously approved under 54800 (RM1) and RM/2011/1142.	Granted 18.9.12
RM/2013/2571	Reserved matters for phases 1A2-1A5 (238 dwellings). This application comprised changes to details approved under 54800 (RM1) and RM/2011/1142 as well as the addition of 1A5.	Granted 14.3.14
RMM/2014/2711	Reserved matters for phases 1A2 and 1A5 (10 dwellings). This application comprised alterations to previously approved details	Granted 20.11.14
RM/2015/2225	Amendments to RM/2013/2571 relating to phases 1A2-1A5	Granted 23.9.15
DC/2016/2064	Submission of details to discharge conditions relating to phases IB2, IB4, IC1, 1C2 and 1C3	Pending

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in March 2012 sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Development Plan 2001 (CDP) relevant policy relating to this application is:

- OS3 – Local area regeneration
- OS4 – Creating a more sustainable city
- OS6 – Change of land use
- OS10 – Planning obligations
- EM2 – Air quality
- EM4 – Flood risk and development
- EM5 – Pollution protection strategy
- EM6 – Contaminated land
- EM8 – Light pollution
- H1 – People and their housing needs
- H10 – Affordable housing
- H12 – Design and density of new housing
- AM1 – An integrated, accessible and sustainable transport strategy
- AM9 – Pedestrians in new developments

AM12 – Cycling in new developments
AM19 – Off street car parking areas
AM22 – Road safety in new development
BE2 – Principles of good urban design
BE20 – Landscape design and development
BE21 – Safety and security
GE8 – Control over development in urban green space
GE14 – Protection of landscape features
GE15 – Designing new development to accommodate wildlife

Emerging Policy Guidance

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

DS1 – Overall development needs
DS3 – Delivering sustainable development
H1 – Housing land requirements
H3 – Provision of new housing
H4 – Securing a mix of housing
H6 – Affordable housing
H9 – Residential density
GE1 – Green infrastructure
GE2 – Green space
GE3 – Biodiversity and landscape conservation
GE4 – Tree protection
DE1 – Ensuring high quality design
AC1 – Accessible transport network
AC2 – Road network
AC3 – Demand management
AC4 – Walking and cycling
AC5 – Bus and rapid transit
EM2 – Building standards
EM4 – Flood risk management
EM5 – SUDS
EM6 – Air quality

Supplementary Planning Guidance/ Documents (SPG/ SPD):

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

CONSULTATION

No objections received from:
Severn Trent
West Midlands Fire Service
Urban design (CCC)

No objections subject to conditions have been received from:
Ecology

Environmental Protection Officers (CCC)
Highways (CCC)

Drainage (CCC) have requested more information including calculations and engineering details

At the time of writing the report comments have not been received from:
Tree Officer (CCC)

Immediate neighbours and local councillors have been notified; Site notice was posted on 21st September 2016. A press notice was displayed in the Coventry Telegraph on 8th September 2016.

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

- a) The loss of the linear paved path running south from Dutton Road is unacceptable
- b) The area of land behind the acoustic bund will be broken into and abused
- c) Loss of informal off road parking areas. Particularly opposite 1-13 Monkswood Crescent
- d) Loss of trees including an old Oak on plot 1B4 and a row of trees on Monkswood Crescent (plot 1C1). The design code states that important landscape features will be retained, including mature trees.
- e) Harm to wildlife due to loss of Oak on plot 1B4 being used by a Sparrowhawk and a Buzzard and trees on Monkswood Crescent being used by bats. Bats were seen flying to and between the trees on 15th September by neighbours yet the bat survey found no evidence of bats using this area. The bat survey was not undertaken in accordance with best practice.
- f) Was the impact upon wildlife / habitat assessed at outline stage?
- g) The original aim of the outline permission was comprehensive regeneration of the area. The current proposal deviate so much from that it should not be dealt with as reserved matters under that application. It comprises development of individual parcels of land and not redevelopment of the area.
- h) The piecemeal development of 1C1 and 1C2 (as opposed to comprehensive redevelopment of the Roselands Avenue estate as originally envisaged) will lead to more Anti-Social Behaviour (ASB) and crime
- i) Increased noise from extra people and traffic
- j) Increase ASB on footpath between Binswood Close and Deedmore Road
- k) Overdevelopment of plots 1C1 and 1C2. These plots were mainly open land before the demolitions of the flats.
- l) Road 01 on 1C1 was not on the original masterplan and is opposite houses. It will cause highway safety problems due to the topography of the land and location on a light bend
- m) Increased traffic (and accidents) on Monkswood Crescent
- n) Light pollution from headlights at new road junctions
- o) Loss of well used green areas
- p) Binswood Close should not be a through road. Parking will be lost on Binswood Close if the road is extended.
- q) Loss of light to surrounding houses
- r) Loss of privacy / overlooking
- s) Increased pressure on drainage / sewers

Any further comments received will be reported within late representations.

APPRAISAL

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

Principle of development

Whilst normally the principle of development would not be discussed in a reserved matters submission, representations have been made that the proposal should not be considered under the extant outline consent as the remit for the scheme has changed from a comprehensive regeneration of the whole area to one of developing individual parcels of land.

Notwithstanding the concerns raised in the neighbour representations it is considered that proposed plots are all located on areas earmarked for residential development on the masterplan. They are also in accordance with the plots contained within the phasing plan. Whilst not as many houses would be demolished or built as previously envisaged, it is considered that the development still falls within the parameters of the outline permission and that it can be considered as a reserved matters application.

The environmental impact of the development was also considered by the Environmental Statement submitted with the outline application. As the proposed scheme would not involve as much demolition and construction the environmental impacts of the proposal would be no greater than previously envisaged and accepted. The s106 completed with the outline permission requires green space enhancement within character areas and management and maintenance plans to be adopted. Therefore it is not necessary or appropriate to re-examine the habitat / wildlife impact of the scheme as part of this reserved matters application.

The demolition of existing buildings and stopping up / diversion of existing highway / rights of way was approved as part of the outline permission and is therefore not considered in any detail as part of this application.

The proposal would provide 68 units of affordable housing out of 372. This is 18% of the total. However, the overall total for the WEHM development following this development would be 34% affordable housing, which complies with the required 33% in the outline permission.

Design

A design code has been submitted with the application, as required under condition 8 of the outline permission. The code provides guidance for the design and development of the area. It includes guidance on the public realm as well as built form. With regard to the public realm, it aspires to design streets for all with the objective to create a connected, safe, convenient and attractive environment that encourages people to use the place. There is very specific guidance with regard to the design of primary, secondary and tertiary / shared surface streets as well as private drives in order to establish a consistent approach. The approach to parking is to have either on street (in bays separated by trees), on plot or court parking to provide safe and adequate provision.

The built form section of the design code encourages development in perimeter blocks with clear delineation between public and private space. Indicating that side boundaries to streets should be brick walls using the same facing brick as used in the relevant dwelling. All properties should front onto the public realm and should have their front door on the front elevation. Main windows will overlook the street and the rhythm of windows in a

terrace should be regular. Building setbacks should be used to create some private space at the front of dwellings. Secondary streets should have a uniform set back between 2m and 4m whilst setbacks can be varied on tertiary streets. Variations in height, scale, elevational treatment and setback can be provided on street corners. Materials and colours are limited across the development area to provide cohesion although there is variation in different character areas.

Across the development, two character types have been identified. These are 'neighbourhood areas' and 'green edge'. Plot 1B2 is a green edge area as it adjoins an area of public open space. The others are all neighbourhood areas. The design code states that green edge development will be less formal with less regularity and softer materials (orange and orange multi bricks). Neighbourhood areas should have well defined streets, two storey development and a more intimate feel (red bricks).

1B2 – This area of land would provide 107 private sale houses between Milverton Road and the river Sowe. All dwellings would be two storeys in height with the exception of four two and a half storey plots facing the open space. Houses would front roads and open space with perimeter blocks used with the inclusion of two parking mews areas and a single parking court to the north east of the site. There would be variation in the building line at the open space edge as per the design code. Links would be provided from Milverton Road to the open space beyond and the existing footpath / cycleway would be diverted closer to the river than at present. The development would fit around Pailton Close, which is to be retained, but development does not front onto this section of road as access would be provided from elsewhere. A number of dwellings at Tachbrook Close are to be demolished to make way for the new homes. Permission was granted for this as part of the outline consent. The design broadly fits with the design code and is considered acceptable.

The application also includes the laying out of the public open space adjacent to this area of land, which includes a swale, an attenuation pond and a small child's play area, as well as a new river walk path and numerous trees. This is in accordance with the outline permission.

1B4 – This area of land would extend the existing residential development of Binswood Close to the rear of Bilberry Road and Sundew Street. The whole plot would be shared surface or private drives with no through road to Dutton Road. Amended plans are awaited to include a pedestrian / cycle link between the two shared surfaces to encourage permeability. Five houses would front Milverton Road with two four storey apartment blocks framing the entrance from Dutton Road. The development of this plot is awkward, given the narrow irregular shape, however good street frontage has been provided. Plots 38, 41 and 42 have had to be designed side on to the street to avoid overlooking of existing properties on the narrowest part of the site. However, the building line has been retained and some windows provided at ground floor level. This plot contains a number of trees including an Oak with a major wound and decay which a neighbour has seen used by birds of prey. Unfortunately it has not been possible to retain the tree due to implications on the layout but a heavy standard tree will be planted in its place in front of plots 69-71. A landscaped bund and 2.4m high acoustic fence (overall height 3.8m) will separate the site from the industrial estate to the east with no public access beyond, as per the recommendations of a noise assessment. A neighbour has raised a concern regarding potential increased anti-social behaviour due on the footpath leading from Deedmore Road, however, the greater natural surveillance afforded by the new properties should ensure that this does not occur.

1C1 and 1C2 – These development areas comprise land to the east of Monkwood Crescent between Winston Avenue and Ellacombe Road. Blocks of flats were demolished around 15 years ago. The plot would be divided into four blocks with a complete perimeter block between Winston Avenue, Winston Close, Monkwood Crescent and a new shared surface street. The southernmost section of the site would complete a block with Roselands Avenue, Monkwood Crescent and Ellacombe Road. The two middle blocks would be incomplete blocks as Roselands Avenue has been retained and refurbished as opposed to demolished, which has resulted in a narrower parcel of land. Therefore new plots to the east of the site would be side on to the rear / side of existing houses. Two significant trees have been retained at the junction of Roselands Avenue and Monkwood Crescent, on a small area of incidental open space, whilst the others along this road frontage would be removed to make way for development. Some heavy standard street trees would be planted between proposed parking spaces. It is considered that the proposal would provide good road frontage and consistent building lines in accordance with the design code. Whilst objections have been received regarding overdevelopment of the site and loss of green space, the illustrative masterplan indicated development of this plot with no public open space. The density of development is high at around 50 dwellings per hectare but this is intentional to create tight block style development.

1C3 – There would be 91 private houses on this area of land (14 two and a half storey and the rest two storeys high). This area would also be all shared surface with regular building lines created where possible. Part of the site was previously developed with blocks of flats. The site is now public open space. A pair of semi-detached houses would mark the corner of Broad Park Road and Ellacombe Road, which is designed to screen the unsightly side elevation of the existing row of shops. Two large trees would be retained adjacent to Clennon Rise. Whilst difficult to screen the amount of on street parking proposed hedges would be planted between every three or four spaces to offer visual relief.

Overall it is considered that the proposed layouts meet the aims of the design code and would provide defined safe legible developments, in accordance with Policies BE2 and H12. The materials are in accordance with the overarching design code which should help to link to the developments to other phases and define the character of the area.

Impact on neighbouring amenity

1B2 – There would be at least 20m from the rear of all existing houses and new properties, in accordance with the SPG. There would also be no breach of a 45 degree line drawn from the centre of a habitable room window to any new dwelling. There would be less than 20m between the front elevations of new dwellings and existing properties across a street. The minimum such relationship is 15m from plots 1 and 2 to dwellings on Tachbrook Close. However it is considered that creating a good streetscene is more important than achieving a notional 20m distance, when it is possible for anybody on the public highway to see into the front elevations of houses at any time.

1B4 – As with area 1B2, the layout complies with the separation distances stipulated in the SPG, aside from the distance between the front of plots 87-91 and houses on the other side of Milverton Road, which is 17m. Plots 41 and 42 are side on to the street to avoid an unacceptable relationship with dwellings on Milverton Road, where the distances are 8m to rear gardens and 17m to windows respectively. A condition is recommended to ensure that the 1st floor windows in these plots are obscure glazed.

1C1/1C2 – On this area there are over 20m between the front elevations of new and existing houses. There is also over 12m between the rear of existing houses and the side elevation of plot 28. The east side of the rear elevation of plot 1 marginally infringes a 45 degree line drawn from the middle of the nearest habitable room window of the adjacent house on Ellacombe Road, however, this is at a distance of around 8m from the affected window and the impact would be limited.

1C3 – This area complies with all the separation distances in the SPG. There is 28m between the existing four storey block of flats on Broad Park Road and plot 86, which is considered to be acceptable.

Overall the proposal would not result in unacceptable loss of amenity via loss of privacy, outlook or light. Furthermore, an increase in noise during construction and from new residents post development is not a factor which can justify refusal of an application, especially when the principle of development has been established with an outline permission.

Highway considerations

The impact of the overall development upon the highway network was analysed at outline stage, where it was deemed acceptable subject to some specified junction improvements when 80% of the development is complete. However, even after these plots have been built there would only be a net increase of 477 dwellings over and above the amount in the WEHM area before development commenced. The threshold has not been met and the works would not be triggered by this application.

Highways raise no objection to the proposal subject to conditions ensuring that access and parking spaces are provided prior to occupation.

There is around 200% parking proposed (ie. average of 2 spaces per dwelling) on all plots, which is high compared to car ownership in the area. However, it is considered important to ensure that sufficient off street parking is provided to future residents. Existing residents have concerns as areas which are used for informal parking would be developed (such as the green space on plot 1C2 between Ellacombe Road and Roselands Avenue). Many houses in the area were built without off street parking and this would be unchanged by this development and therefore cannot weigh against the proposal.

Amended plans are awaited to ensure that there is a pedestrian / cycle link between the two shared surfaces on plot 1B4. This is to help provide a route through an obvious well overlooked desire line which would inevitably be abused if not provided.

Other considerations

Various issues are being dealt with by the pending discharge of condition application submitted with this reserved matters application. These include surveys for bats and great crested newts and any associated mitigation measures. There are no such measures required for newts but there may be a required for a supervised hand strip of the roofs of existing buildings to be demolished on plots 1B2 and 1B4.

Drainage is another issue covered by the conditions imposed on the outline consent; therefore it is not necessary to discuss it as part of this report.

Similarly, tree protection measures, external lighting, measures to mitigate any impact upon air quality and construction method statements are all covered by outline conditions.

Human Rights Act

The Human Rights Act 1998 requires that the Local Planning Authority to act consistently within the European Convention on Human Rights. Of particular relevant to the planning decisions are Article 1 of the First Protocol- The right of the Enjoyment of Property, and Article 8- The Right for Respect for Home, Privacy and Family Life. Whilst these rights are not unlimited, any interference with them must be sanctioned by law and go no further than necessary. In taking planning decisions, private interests must be weighed against the wider public interest and against any competing private interests. Planning Officers have taken these considerations into account when making their recommendations and Members must equally have regard to Human Rights issues in determining planning applications

Conclusion

The reserved matters application complies with the principles of the outline permission and design code and would contribute to the regeneration of this priority area. There would be no significant loss of residential amenity or harm to highway safety.

CONSULTATIONS – *The following organisations/departments were consulted:*

Drainage INTERNAL
Highways CC4 Floor 6
Environmental Protection
Tree Officer
Housing and Policy Services
Development Projects Urban Design and Landscape
Ecology Officer
Severn trent Water Limited
West Midlands Fire Service
Environment Agency

CONDITIONS/REASON

3. The development hereby permitted shall be carried out in accordance with the following approved documents: Design Code and access statement; P.0449_111-1C; P.0449_111-2C; P.0449_111-3B; P.0449_111-4B; P.0449_130-1B; P.0449_130-2B; P.0449_130-3A; P.0449_130-4A; P.0449_132-1A; P.0449_132-2A; P.0449_132-3A; P.0449_132-4A; P.0449_134-1A; P.0449_134-2A; P.0449_134-3A; P.0449_134-4A; P.0449_103B; P.0449_135-1B; P.0449_135-2B; P.0449_135-3B; P.0449_135-4B; P.0449_136-1A; P.0449_136-2A; P.0449_136-3A; P.0449_136-4A; P.0449_137-1A; P.0449_137-2A; P.0449_137-3A; P.0449_137-4A; P.0449_138-1A; P.0449_138-2A; P.0449_138-3A; P.0449_138-4A; P.0449-146; 1501B; 1511B; 1521B; 1531B; 1502B; 1512B; 1522B; 1532B; 1503B; 1513B; 1523B; 1533B; 1504B; 1514B; 1524B; 1534B; H.0542_01_B; H.0542_02_A; H.0542_03_B; H.0542_04_B; H.0542_05_A; H.0542_06_A; H.0542_07 (SHEETS 1 AND 2); H.0542_08 (SHEETS 1 AND 2); H.0542_09; H.0542_10 (SHEETS 1 AND 2)

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

4. The development shall be carried out only in full accordance with the details of the external facing and roofing materials contained on drawing numbers P.0449_135-1B; P.0449_135-2B; P.0449_135-3B; P.0449_135-4B

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

5. The dwellings shall not be occupied unless and until the access, car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times

Reason: *To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual amenity in accordance with Policies AM19 & AM22 of the Coventry Development Plan 2001.*

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) the window(s) to be formed in the 1st floor of the: south facing elevation of plots 13 and 72 on land parcel 1B4; plots 71 and 102 on land parcel 1B2; plots 8, 22 and 70 on land parcel 1C1/1C2; and plots 30, 74 and 78 on land parcel 1C3; the north facing elevation of plots 61, 74, 86 and 97 on land parcel 1B2; and plots 33, 39, 63 and 76 of land parcel 1C3; the east facing elevation of plots 29, 54, 69 and 106 on land parcel 1B2; plots 1, 13, 14, 28, 29, 45, 46 and 64 on land parcel 1C1/1C2; and plots 3, 21, 24, 35 and 86 on land parcel 1C3; the west facing elevation of plots 38, 41, 42, 81 and 86 on land parcel 1B4; plots 11, 18, 39, 48 and 98 on land parcel 1B2; plots 12, 25, 33, 41, 50 and 64 on land parcel 1C1/1C2; and plots 4, 22, 23, 34 and 70 on land parcel 1C3 hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window shall be at least 1.7m above the floor of any room in which the window is installed.

Reason: *To ensure the amenities of adjoining properties are not detrimentally affected through overlooking or loss of privacy in accordance with Policies BE2 & H4 of the Coventry Development Plan 2001.*