

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	FUL/2017/0661
<b>Site:</b>	Land to the East of The Old Fire Station, Chetton Avenue
<b>Ward:</b>	Radford
<b>Applicant:</b>	Mr D O'Flanagan, O'Flanagan Homes
<b>Proposal:</b>	Erection of 8 dwellings (6 two storey dwellings and 2 bungalows) with associated landscaping, parking and access
<b>Case Officer:</b>	Andrew Cornfoot

### **SUMMARY**

The application proposes the development of an area of urban green space for 8 brick built dwellings with pitched roofs (6 two storey properties and 2 bungalows). Each property would benefit from 2 off-street car parking spaces, a private rear garden and landscaping to the front of the site. An open landscaped area is also proposed within the site and further landscaping is proposed to the perimeter of the site. The proposal will develop a site previously identified for development and it is considered that the development will be of high quality design, respecting the adjacent locally listed building and will not significantly adversely impact upon highway safety or upon the amenity of neighbours. The development will also assist in delivering the city's housing needs.

### **KEY FACTS**

<b>Reason for report to committee:</b>	Representations from more than 5 properties
<b>Current use of site:</b>	Public open space
<b>Number of dwellings:</b>	8 (6 two storeys; 2 bungalows)
<b>Car Parking:</b>	2 spaces per dwelling
<b>Access:</b>	The existing access from Chetton Ave will be utilised

### **RECOMMENDATION**

Planning committee are recommended to grant planning permission subject to the completion of a Section 106 agreement requiring £4,000 as a compensatory measure for the loss of urban greenspace towards general infrastructure improvements to the nearest Public Open Space, Radford Recreation Ground, which may include new benches, bins, and trees. Failure to complete the agreement by 07/08/2017 may result in the application being refused.

### **REASON FOR DECISION**

- The proposal will develop a site previously identified for development and it is considered that the development will be of high quality design and will not significantly adversely impact upon highway safety or upon the amenity of neighbours. The development will also assist in delivering the city's housing needs.
- The proposal accords with policies OS4, OS6, OS10, EM4, EM5, EM6, H2, H9, H12, AM1, AM22, BE2, BE14, BE20, BE21, GE8, GE9, GE14 and GE15 of the Coventry Development Plan 2001, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

Full planning permission is sought for the development of the site to provide 8 dwellings with associated landscaping, parking and access.

The proposals were initially for 10 dwellings, all of which were 2 storeys in height. However, following discussions with officers the applicant has removed two dwellings and the two dwellings closest to the Old Fire Station will now be bungalows. 2 car parking spaces are proposed for each dwelling and as well as private residential gardens there will also be some communal open space. The dwellings will have hipped roofs and will be constructed using red brick.

Pedestrian and vehicle access will be taken from Chetton Avenue, utilising an existing bellmouth entry previously created in anticipation of future development on the site.

The proposal will not impact upon the use of the Old Fire Station as a children's nursery or access to that property.

### **SITE DESCRIPTION**

The site relates to a relatively flat area of grassed public open space which formed part of The Old Fire Station, Chetton Avenue. The site is approximately 0.24 hectares in area and is located on the edge of the development formerly known as the Daimler Green site.

To the north of the site are two storey detached residential dwellings, to the east on the opposite side of Chetton Avenue is a 3 storey care home and bordering the site to the west is a children's nursery in the locally listed Old Fire Station building. Neighbouring properties are on a similar level as the development site. Beyond the immediate boundaries of the site, the local area is predominantly residential in character with a mixture of semi-detached, terraced and detached dwellings, mostly two storeys in scale. To the south west of the site is a large area of public open space.

### **PLANNING HISTORY**

Whilst there have been no planning applications solely relating to this site, there have been a number of historic planning applications which include this site; the following are the most recent/relevant:

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
R/2003/0161	Change of use of fire station to day nursery, single storey extensions, external play area, sheds and bin store	Approved, 25/04/2003
46810	Residential development and ancillary uses including local shopping, health centre, elderly persons nursing home. Conversion of existing fire station building to public house/restaurant. Sports/social/bowling club and changing	Approved, 27/03/1997

	facilities. The layout and construction of roads, car parking, sewers and layout of public open space	
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The application site has been identified on a number of applications including 46810 and subsequent applications for the development of the Daimler Green Estate including – 46810(RD), 46810(RD2), 46810/A, 46810/B and 46810/E – for ‘Proposed commercial development’.

## ***POLICY***

### **National Policy Guidance**

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

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

### ***Local Policy Guidance***

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

- OS4 – Creating a more sustainable city
- OS6 – Change of land use
- OS10 – Planning obligations
- EM4 – Flood risk and development
- EM5 – Pollution protection strategy
- EM6 – Contaminated land
- H2 – Balancing new and existing housing
- H9 – Windfall additions to housing land supply
- H12 – Housing design and density of housing development
- AM1 – An integrated, accessible and sustainable transport strategy
- AM22 – Road safety in new developments
- BE2 – The principles of urban design
- BE14 – ‘Locally Listed’ buildings
- BE20 – Landscape design and development
- BE21 – Safety and security
- GE8 – Control over development in urban green space
- GE9 – Green space provision in new housing developments outside the city centre
- 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 and consultation on modifications has concluded and the Inspectors report is currently awaited. Whilst the policies do not hold significant weight at this time, they will

gain weight as the local plan continues through the process. Policies within the draft local plan that are relevant include:

HWB1 – Health Impact Assessments (HIA)  
DS1 – Overall development needs  
DS3 – Sustainable development policy  
EM4 – Flood risk management  
EM5 – Sustainable drainage systems (SuDS)  
EM6 – Planning for climate change adaptation  
H2 – Managing existing housing stock  
H3 – Provision of new housing  
H12 – Residential density  
AC1 – Accessible transport network  
DE1 – Ensuring high quality design  
HE2 – Conservation and heritage assets  
GE1 – Green infrastructure  
GE2 – Green space  
GE3 – Biodiversity, geological, landscape and archaeological conservation  
GB1 – Green belt and local urban green space

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

SPG Design Guidelines for New Residential Development

SPD Delivering a more sustainable city

***CONSULTATION***

No Objections subject to conditions received from:

- West Midlands Police – No objections in principle. Some concerns raised regarding plots 1 and 4 (of original submission) and the existing footpath running towards the Children’s Nursery. This arrangement provides access opportunities to the rear of the plots, therefore, potentially making them vulnerable to crimes such as burglary, criminal damage and anti-social behaviour issues. Some designing out crime advice is provided including that the boundary running to the rear of plots 1-4 is of brick construction and a minimum of 2.1m in height with the addition of an anti-climb topping. The applicant has subsequently amended plans to seek to address these points.
- Ecology (WCC) – No objections subject to conditions relating to tree protection and the submission of a combined ecological and landscaping scheme. Informatives are proposed relating to biodiversity enhancements, native planting and the protection of nesting birds and reptiles and amphibians.
- Environmental Protection (CCC) – No objections subject to the recommendations in the remediation strategy and details of ground cover system and imported top soil and a subsequent validation report. Further conditions are proposed relating to measures to mitigate against the impacts of the development upon air quality; and a condition requiring an unexploded ordnance risk assessment.
- Local Highway Authority (CCC) – No objections subject to conditions relating to the layout out of the car parking area prior to occupation and a construction method statement.
- Urban Design (CCC) – No objections following reduction in scheme to 8 units and associated amendments.

- Conservation Officer (CCC) – No objections following reduction in scheme to 8 units and associated amendments.
- Streetscene & Greenspace (CCC) – There is a deficit across all greenspace typologies in the Ward. If the greenspace is to be lost recommend compensatory measures in the form of general infrastructure improvements to the nearest public open space, Radford Recreation Ground, which may include new benches, bins and trees. A figure of £4,000 is considered suitable to provide an additional bin, two benches with tarmac pads and a handful of mature trees.

Comments were initially received from University Hospital, Coventry and Warwickshire NHS Trust, the Council's Flood Risk/Drainage team and the Council's Sustainability team. However, these comments are no longer applicable following the reduction of the development from 10 to 8 units.

Immediate neighbours and local councillors have been notified; a site notice was posted on 16/06/2017.

58 letters of objection have been received (from 52 properties), raising the following material planning considerations:

- a) Loss of attractive open space/green space which provides an attractive entrance to the Daimler Green estate. Importance has been placed on green space in the
- b) Will exacerbate existing parking and traffic problems and cause more congestion
- c) Overdevelopment – density of development is too high
- d) Design/Appearance – will obscure views of the locally listed Old Daimler Works Fire Station building; an unsightly high wall will become the entrance to the estate; the artists impression does not provide a true image of the development; it will be an eyesore and make the entrance to the estate look unwelcoming
- e) Loss of privacy to neighbouring residents
- f) Loss of light to neighbouring residents
- g) Impact upon the nursery – children will not be able to play outside, loss of privacy, loss of light, impact on children's learning and well-being
- h) Increase in anti-social behaviour (particular as the existing path from Chetton Ave to the nursery will become more enclosed)
- i) No provision for appropriate parking, refuse bins or footpaths and pavements
- j) Different types of residential accommodation should be provided including bungalows and sheltered accommodation.
- k) No need for more homes in this area / would be better developed for business use
- l) Impact on wildlife
- m) Noise and disturbance to residents.

A 216 signature petition objecting to the application has also been submitted with Cllr Mal Mutton acting as a sponsor, supporting the residents' objections. The objections in the petition are covered above and include that: it will create an oppressive main entrance to the estate resulting in limited views to the Old Fire Station and much reduced green space (risking anti-social behaviour, traffic and parking issues in the area).

1 letter of support has been received, from the owner of the land, raising the following material planning considerations:

- n) This will provide much needed houses in Coventry
- o) The contractor has made significant steps to ensure the Old Fire Station is visible and enhance it
- p) The dwellings are in keeping with the rest of the development.

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

- q) Not publishing objections on the website.

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, highway considerations, and contaminated land/air quality.

### ***Principle of development***

#### *Loss of greenspace*

The application site has been identified for development on a number of previous applications relating to the redevelopment of the Daimler Green estate. Whilst no detailed plans appear to have been approved for the development of the site, plans on different applications have indicatively shown buildings on the site appearing to denote commercial buildings and/or residential development. A bellmouth into the site from Chetton Avenue was constructed at the time of the development of the estate, further highlighting the intention to build on the site. Had this area of land been designed to form part of the green infrastructure of the estate then it is likely that historic plans would have highlighted this rather than identify it for development.

Whilst the site is previously developed land associated with the Daimler factory, officers consider the land to now constitute 'Urban Green Space' which is defined by Policy GE8 as 'an area of open land, not designated as Green Belt, with value for amenity, outdoor sport or recreation'. This states that where Policies GE4 and GE5 of the CDP do not apply, proposals which reduce urban green space or diminish its value will not be permitted unless local urban green space would be enhanced overall by the development or by compensatory measures. The Council's Streetscene and Greenspace team have highlighted that there is a deficit across all greenspace typologies in the Ward. However, they have confirmed that if the greenspace is to be lost they recommend compensatory measures in the form of general infrastructure improvements to the nearest public open space, Radford Recreation Ground, which may include new benches, bins and trees. A figure of £4,000 is considered suitable to provide an additional bin, two benches with tarmac pads and a number of mature trees. The applicant has agreed to pay this contribution.

In the context of the above planning history the loss of this attractive area of public open space, whilst unfortunate, is considered on balance to be acceptable. The applicant has agreed to provide compensatory measures as a result of the loss of the greenspace and therefore the proposal is in accordance with Policy GE8 of the CDP. Furthermore, it must be acknowledged that whilst the open space is defined as urban green space by Policy GE8, the land is privately owned and could be fenced off without planning

permission and/or the grass on the site removed and therefore the City Council would have no control over its long term protection as an amenity area at the entrance to the estate should permission not be granted.

### *Principle of residential*

The NPPF recognises the importance of providing a supply of housing and paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. The proposal is considered to constitute sustainable development and would help deliver the housing needs of the city. The proposal in this regard can therefore be considered to be in harmony with the NPPF.

Policy H1 of the CDP states that all existing and proposed citizens should have access to a range of housing that is of satisfactory size and condition and within a high quality residential environment. Whilst the size and condition of residential properties is a matter for other legislation, the development will provide attractive residential accommodation including a mix of bungalows and two storey dwellings within a sustainable location and therefore it is considered that the proposal accords with this policy.

CDP policy H2 highlights that priority for new housing should be given to the re-use of previously developed land and buildings. The proposed development complies with this policy as the application site is previously developed land (prior to it becoming urban greenspace it was land associated with the Daimler factory).

Neighbouring uses include other residential dwellinghouses, a care home (opposite), a children's nursery (adjoining the site) and a group of shops. It is considered that the proposed use can operate in harmony with these existing uses.

### **Design**

Policy BE2 of the CDP together with the NPPF both encourage high quality design. Policy BE14 is concerned with the protection of locally listed buildings which Policy BE20 encourages high quality landscape design and boundary treatment.

Officers raised concerns over an initial proposal of 5 pairs of semi-detached dwellings which were considered to be arranged in a way that detracted from the setting of the locally listed nursery (former Fire Station) building as they were positioned too close to the building, crowding the view of it from Chetton Avenue and having an overbearing relationship. Concern was also raised that a standard highways access road was proposed rather than an informal shared surface.

The applicant addressed these comments by reducing the number of dwellings to 8, with the 2 closest dwellings to the locally listed building being reduced in scale to be become bungalows and the relationship of the dwellings to the locally listed building being altered. Furthermore, the applicant has made changes to the brick colour to ensure a close match to the old Fire Station, added hips to all roofs, added a string course to two-storey fronts to pick up the line from the nursery and also under eaves dentil coursing. Plots 1 and 8 to the site frontage will also have brick quoins to reflect detail on the nursery building. A shared surface arrangement has also been introduced and alterations to the parking layout have been made.

The Council's Conservation Officer and Urban Design Officer both raise no objection to the development and believe that it will have an acceptable impact upon the locally listed building that the site adjoins and it will have an acceptable impact upon the streetscene. Overall, officers consider that the development will be visually attractive, respecting the locally listed building and with buildings being appropriately sited in relation to neighbouring dwellings and supportive of the retention of an area of open greenspace which can be used by residents of the development as well as other soft landscaping proposed within the development.

Whilst it is acknowledged that concerns have been raised over the accuracy of images provided by the applicant regarding the relationship of the development to the locally listed building, officers are content that the site plan and elevation drawings demonstrate that the development will have a suitable relationship to the locally listed building and views through to it will be maintained.

Concerns have been raised by residents about a potential increase in anti-social behaviour as a result of boundary treatment to the access into the nursery to the south-west of the site. Officers consider that the dwellings will provide some natural surveillance to these areas and therefore do not consider this to be a significant concern. Furthermore, in order to address concerns raised by the Police about security to properties in this area, the applicant has proposed suitable landscaping including a 'prickly hedge' between the wall and footpath to minimise the potential for would-be criminals to target the new houses.

Indicative landscaping details have been submitted as part of the application and full details of both hard and soft landscaping can be secured by condition.

Although the site is grassed, it is not rich in ecological value. However, WCC Ecologists have recommended conditions relating to the submission of a combined ecological and landscaping scheme and tree protection. There is only one tree on site, located centrally, and as this is not a mature tree and offers limited amenity value its loss is acceptable. However, a condition is proposed relating to the protection of an existing hedge to the north-eastern corner of the site as this offers amenity value and a buffer at ground and first floor level between the new dwellings and 41 Chetton Avenue.

### ***Impact on neighbouring amenity***

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

The proposed use of the site for residential purposes is compatible with neighbouring residential uses and also the children's day nursery adjacent to the site.

SPG 'Design Guidelines for New Residential Development' provides guidance for new residential development. The document provides useful guidance on distance separation and generally, a window to window distance separation of 20m+ is recommended where windows are clear glazed and directly face one another.

The closest dwellings to the development are located to the north of the site on Bardley Drive and 41 Chetton Avenue also to the north. Distances of 20m+ are retained to



dwellings on Bardley Drive in accordance with the guidance. Whilst the distance to windows to 41 Chetton Avenue are slightly below 20m they are at least 17.5-18m and there is an angled relationship therefore on balance it is considered that this relationship is acceptable to avoid any significant impact upon the living conditions of neighbouring residents.

Whilst some concern has been raised over the impact upon the nursery it must be noted that the owner of the site is the owner of the nursery building. By designing the development so that the bungalows are the dwellings located closest to the nursery, any impact in terms of a loss of light will be minimised. The only side facing windows to the nursery are obscure glazed en-suite windows and a condition can prevent the insertion of further windows in order to protect the privacy of the nursery. Whilst it is understood that the nursery sometimes utilises the green space for activities, the site is not enclosed and there is no evidence that this has ever been land used regularly or solely for the use of the nursery.

A condition is proposed requiring a construction management plan to be submitted, this will help minimise any disruption, noise and disturbance that may occur during construction. A condition is also proposed removing permitted development rights for extensions to the dwellings given the tight relationship to neighbouring residential properties and the locally listed building.

### ***Highway considerations***

Various concerns have been raised regarding car parking, traffic and congestion in the area and the suggestion that the proposed development may exacerbate any existing issues.

Car parking of two spaces per dwelling is provided within the development thus ensuring appropriate off-street parking for the dwellings. The Local Highway Authority has been consulted on the application and raises no objection to the access or car parking levels within the development. Conditions are proposed requiring the laying out of the car parking prior to occupation and also the submission of a construction method statement to minimise impacts upon the highway during construction.

### ***Contaminated land/air quality***

The Council's Environmental Protection team has raised no objections subject to the recommendations in the remediation strategy and details of the ground cover system and imported top soil and a subsequent validation report. Further conditions are proposed relating to measures to mitigate against the impacts of the development upon air quality and a condition requiring an unexploded ordnance risk assessment.

## **CONCLUSION**

The application is considered to be acceptable in principle. The site was always identified for development as part of the masterplanning for the Daimler Green estate and therefore it was not considered necessary at that time to retain the land for soft landscaping. By virtue of time officers consider the site has become established as urban green space and the applicant has agreed to provide appropriate compensatory measures to address the development plan policy relating to such open space. The

houses will assist in meeting the city's housing needs and the layout and design of the buildings is such that the development will be visually acceptable in the streetscene and will respect the locally listed building that adjoins the site. Subject to conditions, it is considered that the development will also have an acceptable impact upon the living conditions of neighbouring residents and the proposal is acceptable in terms of highway and drainage considerations. The application is found to be acceptable in all other regards.

## **CONDITIONS/REASON**

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

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

2. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Statement shall provide for:
  - i) the parking of vehicles of site operatives and visitors;
  - ii) loading and unloading of plant and materials;
  - iii) storage of plant and materials used in constructing the development;
  - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - v) wheel washing facilities;
  - vi) measures to control the emission of noise, dust and dirt during construction;and
  - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

**Reason:** *To ensure minimal impact upon the safe operation and management of the highway network, in the interests of the amenities of the occupiers of nearby properties and the visual amenities of the locality in accordance with Policies AM1, AM22, EM5 and BE2 of the Coventry Development Plan 2001.*

3. The development hereby permitted shall only be undertaken in strict accordance with the following recommendations in the Site Investigation prepared by ASL, ref: ASL 399-16-038-09, March 2017:
  - i) a cover system comprising a minimum of 600mm of imported 'clean' growing media is required in all garden areas and 300mm in any other soft landscaped areas. Due to the presence of asbestos containing materials, a break layer will be required, preferably consisting of an anti-dig geotextile; and
  - ii) Any imported top soil shall be sampled at the agreed frequency of 1 sample per 100 cm<sup>3</sup> for recycled topsoil and 1 sample per 250cm<sup>3</sup> for 'virgin' topsoil from a greenfield source with a minimum of 3 samples from each source.No dwelling shall be occupied until remediation measures have been carried out in full accordance with such approved details and a validation report has been submitted to and approved in writing by the Local Planning Authority.

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

4. Prior to commencement of development an unexploded ordnance risk assessment in accordance with CIRIA Report C681 shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** *To ensure the safety of construction workers, neighbouring occupiers and passers-by in accordance with Policy EM6 of the Coventry Development Plan 2001.*

5. The development shall be carried out only in full accordance with sample details of the sample facing brickwork and roof tiles which shall first have been submitted to and approved in writing by the Local Planning Authority.

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

6. Notwithstanding the details on the drawings hereby approved, at least two electric vehicle charging points shall be provided within the development in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority. Thereafter, the charging points shall remain available for use at all times.

**Reason:** *In the interests of creating a more sustainable city and improving air quality in accordance with Policies OS4, EM2 and EM5 of the Coventry Development Plan 2001 and the National Planning Policy Framework.*

7. The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the dwellings hereby permitted; and all planting shall be carried out in accordance with the approved details (which shall include details of how the landscaping will increase biodiversity on the site) in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the Local Planning Authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of

Practice for General Landscape Operations.

**Reason:** *To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE2 and BE20 of the Coventry Development Plan 2001.*

8. A landscape management plan, including long term design objectives, long term management responsibilities and maintenance schedules for all landscape areas (other than domestic gardens within the curtilage of a single dwelling house), shall be submitted to and approved in writing by the Local Planning Authority before the first occupation of the development hereby permitted. The landscape management plan shall be implemented as soon as the approved landscaping is carried out and shall not be withdrawn or altered in any way.

**Reason:** *To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE2 and BE20 of the Coventry Development Plan 2001.*

9. No dwelling hereby permitted shall be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times.

**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 AM22 and BE2 of the Coventry Development Plan 2001.*

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification):
- i) no building or enclosure shall be provided within the curtilage of, any dwelling hereby permitted;
  - ii) no development to form hardsurfaces within the application site, except in the rear garden of dwellings shall be carried out; and
  - iii) no gate, fence, wall or other means of enclosure (other than permitted under condition 7) shall be erected or constructed;
- without the prior written approval of the Local Planning Authority.

**Reason:** *That having regard to the design, layout and general nature of the proposed development it is important to ensure that no further development is carried out which would detract from the appearance of the area and affect the amenity of adjacent properties. Therefore, no additional development is to be carried out without the permission of the local planning authority in accordance with Policies H12 and BE2 of the Coventry Development Plan 2001.*

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) no windows or openings (apart from any shown on the approved drawings) shall be formed in the side (western) facing elevations of the dwellings on plots 3 and 4 hereby approved without the written

approval of the Local Planning Authority.

**Reason:** *To ensure that there is no significant adverse impact upon the adjoining nursery through overlooking or loss of privacy in accordance with Policies H12 and BE2 of the Coventry Development Plan 2001.*

12. The development hereby permitted shall be carried out in accordance with the following approved documents:
- 1470-01\_C Proposed site plan
  - 1470-02\_A Proposed house types plots 1 & 2
  - 1470-03\_A Proposed house types plots 5 & 6
  - 1470-04\_A Proposed house types plots 7 & 8
  - 1470-05\_ Proposed house types plots 3 & 4
  - 1470-06\_ Proposed house types typical brick detailing
  - Revised impression showing bungalows in lieu of houses (Indicative only)
  - 18862cv-01 - Topographical Survey
  - 000-0'F-Chetton 001 Drainage Strategy - annotated with finished floor levels
  - Design and Access Statement, prepared by Michael Ramus Architects
  - Letter from agent, 14th March 2017
  - Site Investigation, ref: 399-16-038-09, March 2017, prepared by ASL
  - Drainage Strategy, March 2017 prepared by Infrastructure Design Limited.

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

[Location Plan](#)

[1470 02 A Proposed House Type Plots 1 & 2](#)

[1470 05 Proposed House Type Plots 3 & 4](#)

[1470 03 A Proposed House Type Plots 5 & 6](#)

[1470 04 A Proposed House Type Plots 7 & 8](#)

[1470 06 Typical brick detail](#)

[Street Scene impression](#)