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| Planning Committee Report | |
| Planning Ref: | OUT/2018/1861 |
| Site: | Land to the rear of 1 -13 Wycliffe Road West and fronting Wykeley Road |
| Ward: | Upper Stoke |
| Proposal: | Outline application with all matters reserved for residential development of up to 8 dwellings |
| Case Officer: | Shamim Chowdhury |

SUMMARY

The application proposes a residential development on this site, which was in the past used a builder's merchant's yard prior to a hairdressing and beauty products wholesale suppliers. Planning history reveals that the site was granted permission for a nursing home and flats for staff, however, it appears that this permission was not implemented. The site is currently derelict and overgrown, not accessible to public and has very limited visibility from nearby highways. The outline application seeks approval for developing the site with up to 8 dwellings with all matters reserved.

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

BACKGROUND

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 The last application sought permission for 9 dwellings on the site but was later withdrawn due to officer concern regarding the number of the units on that site as well as concerns with the parking and manoeuvring arrangements.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

KEY FACTS

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

RECOMMENDATION

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

REASON FOR DECISION

- a) The proposal is acceptable in principle.
- b) The proposal will not adversely impact upon highway safety.

- c) The proposal will not adversely impact upon the amenity of neighbours.
- d) The proposal accords with Policies: DE1, H3 and H9 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application proposes residential development on a vacant and derelict area of land which is bounded by residential dwellings. The application is an outline scheme seeking to establish the principle of the residential development on site, with all matters reserved. An indicative site layout has been submitted for up to 8 dwellings which also demonstrates the proposed vehicular access, parking provisions and landscaping. The indicative site plan shows that the existing vehicular access from Wycliffe Road West would be used to provide access to the site.

SITE DESCRIPTION

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

PLANNING HISTORY

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

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

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|-----------|---|---------------------|
| C/23870/A | Erection of nursing home (outline application), | approved 02/08/1988 |
| 23870 | Use of site as builders merchants yard | approved 21/08/1968 |

POLICY

National Policy Guidance

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

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

Local Policy Guidance

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

Policy DS1: Overall Development Needs
 Policy DS3: Sustainable Development Policy
 Policy H3: Provision of New Housing
 Policy H9: Residential Density
 Policy DE1 Ensuring High Quality Design
 Policy AC1: Accessible Transport Network
 Policy AC2: Road Network
 Policy AC3: Demand Management
 Policy AC4: Walking and Cycling
 Policy EM4 Flood Risk Management
 Policy EM5 Sustainable Drainage Systems (SuDS)
 Policy EM7 Air Quality

Supplementary Planning Guidance/ Documents (SPG/ SPD):

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

CONSULTATION

No Objections subject to conditions received from:
 Drainage and Flood risk (CCC)
 Environmental Protection (CCC)
 Highways (CCC)

Comments are awaited from Ecology, Severn Trent Water

No objections received from West Midlands Fire Service
 Immediate neighbours and local councillors have been notified; two site notices were posted on 6 July 2018.

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

- a) Loss of privacy and overlooking to neighbouring dwellings
- b) Concerns over the width of the access road and associated landscaping which would create a bottle neck and would be a potential hazard for vehicles and pedestrians
- c) The development will create excessive traffic in and out of the development and endanger pedestrian safety.
- d) There are already parking problems in the area, the proposal would make the parking problem worse
- e) Noise and disturbance, comings and goings of vehicles, refuse and recycling vans
- f) Would require extra bin collections and the positioning of extra bins which would affect the area
- g) Opening up the application site for development could leave neighbouring properties at increased risk as the access would be easier from the rear; safety and security concerns.
- h) There is a park/playground nearby, creation of a children's' play area within the site could increase anti-social behaviour
- i) Siting of bins area next to neighbouring boundary fence/rear garden would affect the neighbouring occupiers from enjoyment of their rear gardens due to bad smell and odours, it would also affect the air quality and residential amenity.
- j) Would harm the wildlife on site

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

- k) Developing this waste and derelict site for houses will make good use of the land.

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

- l) Some of the neighbouring residents' access to their rear garages would be affected
- m) Right of access being used to create access road into the new development
- n) An existing double gates nearby which open outwards will block the access way of the proposed development.

Any further comments received will be reported within late representations.

APPRAISAL

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

Principle of development

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

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

The proposed site is a windfall site surrounded by residential properties. There is no specific designation of the site, and the site is not allocated for any specific purpose in the Local Plan.

The site history suggests it is previously developed land. The site is in a highly sustainable location being accessible by walking, cycling and public transport. The nearest bus stops are on Ansty Road and it is located in close proximity to a range of shops, amenities and services within the Walsgrave Road and Ansty Road Local Centres.

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

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

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

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

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

It is therefore considered that the proposed site is capable of accommodating eight dwellings and would be able to create an attractive residential environment for future occupiers. Therefore, the proposed residential development is considered acceptable in principle.

Impact on neighbouring amenity

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

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

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

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

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

Highway considerations

The indicative site plan shows that the proposed development would use a longstanding vehicular access (which is currently not in use) off Wycliffe Road West next to No. 1 Wycliffe Road West. This existing unused vehicular access is approximately 6m wide with satisfactory visibility splays in both directions along Wycliffe Road West. This access road would be extended further into the site with a Cul-de-Sac layout together with satisfactory parking and manoeuvring areas. It is unlikely that the proposal would affect the highway

safety and free flow of traffic nor would it increase the demand on on-street parking in the area. The Highway Authority does not raise any objections to the proposal, subject to conditions.

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

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

Flood risk

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

Ecology

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

Other considerations

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

construction, and how dust will be controlled and monitored to prevent any adverse impact from construction work upon neighbours.

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

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

Conclusion

The application is considered acceptable in principle and the residential development is considered to be an appropriate use of the site. The proposed development is not considered to affect neighbouring amenity or highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1, H3, H9, DS3, AC2 and AC3 of the Coventry Local Plan 2016, SPG, together with the aims of the NPPF.

CONDITIONS:/REASON

1. Details of the means of access to the building(s) and site, appearance of the building(s), landscaping of the site, layout of the site and its relationship with adjoining development, and the scale of building(s) (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out in full accordance with these reserved matters as approved.

Reason: *To comply with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.*

2. Application for approval of the reserved matters shall be made to the local planning authority not later than three years of the date of this permission.

Reason: *To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).*

3. The development to which this permission relates shall begin within three years of the date of permission or within two years of the final approval of the reserved matters, whichever is the later.

Reason: *To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).*

4. The reserved matters to be submitted in accordance with Condition 1 shall include details of the finished floor levels of all buildings, together with details of existing and proposed site levels on the application site and the relationship with adjacent land and buildings, and the development shall be carried out in strict accordance with these approved details or any subsequently approved amendments .

Reason: *To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policy DE1 of the Coventry Local Plan 2016.*

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

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

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

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

7. Prior to commencement of development, the following information shall be submitted to and approved in writing by the local planning authority:
 - i. A scheme for the provision of surface water drainage, incorporating SuDS attenuation techniques for the management of surface water peak and total flows, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
 - ii. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
 - iii. In accordance with point i above, the development discharge rate must be managed to a limiting value of 5.0 l/s offsite.
 - iv. Provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase.
 - v. Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
 - vi. All 'within building plot' drainage must be considered for the incorporation of water re-use systems, such as water, to manage down both peak and total rainfall runoff discharging to sewer systems, watercourses and groundwater.

- vii. The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- viii. Evidence to show the management of overland flow routes in the event of exceedance or blockage to the drainage system. Details should include demonstration of how the building will be protected in such an event.
- ix. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- x. Where new or redevelopment site levels result in the severance, diversion or the reception of natural land drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.
- xi. Foul drainage plans.
Once approved, the development shall only proceed in accordance with the approved details including any recommended mitigation measures and shall remain in place thereafter.

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

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

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

9. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - "" human health,
 - "" property (existing or proposed) including buildings, crops, livestock, pets,

woodland and service lines and pipes,

"" adjoining land,

"" groundwaters and surface waters,

"" ecological systems,

"" archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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

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

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

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

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

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

remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 11.

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

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

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

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

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

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

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

