

Planning Committee Report	
Planning Ref:	FUL/2018/0783
Site:	Land to the Rear of Albany Road, Coventry. CV5 6NG
Ward:	Earlsdon
Proposal:	Demolition of existing building and erection of two dwelling houses (two storey in height)
Case Officer:	Mary-Ann Jones

SUMMARY

The application seeks permission for the erection of 2No. Three-bedroomed dwelling houses. The application includes 2No. parking spaces for each dwelling and rear private amenity space. Access will be via the existing entry, off Albany Road.

Since the granting of the previous permission new national guidance has been released in the form of the National Planning Policy Framework 2012 and 2018. This guidance places emphasis on the need to approve development proposals that accord with an up-to-date development plan without delay. The guidance also promotes sustainable development and the reuse of previously developed land.

The Coventry Local Plan 2016 has also been adopted since the granting of the planning permission and is therefore considered up to date in accordance with National Policy. The Local Plan echoes national guidance and supports the re use of land for residential purposes where compatible with nearby uses.

Key issues include the suitability of the site for development, highways implications and the impact of the proposed new dwellings on the existing neighbouring residential properties which surround the site.

BACKGROUND

Planning permission was granted by planning committee on 04/02/2010. This permission was never implemented and has now expired.

The proposed development is the same as what was approved in 2010, with the exception of some minor changes to the elevations of the dwellings.

KEY FACTS

Reason for report to committee:	Over 5 objections to the proposal All ward councillors have requested the proposal be decided by planning committee
Current use of site:	Vacant land, former builder's yard.
Proposed use of site:	Two residential dwelling houses.

RECOMMENDATION

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

REASON FOR DECISION

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

- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: DS1, DS3, H3, H4, H5, H9, GE3, DE1, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM5, EM6, of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The scheme is for the demolition of existing buildings and erection of a pair of two storey semi-detached dwellings. The proposed dwellings front onto the access track to the rear of properties on Albany Road. The houses would each have off-street parking provision on block paving for two vehicles. Both houses also have private rear gardens.

It is proposed that the houses would have red facing brickwork, with natural slate roofs. Windows would be white framed and double glazed, whilst doors would be stained or painted timber.

The overall building footprint of the proposed development measures 10m in depth and 19.4m in width. The houses would be largely symmetrical, although some variation has been incorporated into the front elevation. Each would be a maximum of 8.5m in height to the ridge and 4.8m at to the eaves. This however, would fluctuate owing to the sloping levels of the site. The adjoining living room with bedroom above, on the outer side of each property, would have a ridge height 2m lower than that of the main dwelling.

The private garden areas would be secured by the erection of 1.8m high close-boarded timber fencing, whilst sections of 1.8m high walls are proposed to the frontage of the properties. The proposal also includes the resurfacing of the access track between 146-148 Albany Road, which would extend to the part of the track to the rear of properties 146-160 Albany Road.

SITE DESCRIPTION

The application site relates to a triangular piece of land to the east of Earlsdon Primary School and to the rear of Nos.146-166 Albany Road. Vehicle and pedestrian access to the site is between 146-148 Albany Road, which then adjoins a track that provides rear access to properties on Albany Road and Newcombe Road

There is a fixed bollard in place preventing vehicles from accessing the track from Newcombe Road. The track narrows into an informal pedestrian footpath, which adjoins Earlsdon Avenue North, to the west of the application site.

The Design and Access Statement indicates that the site may have been used as a Builders Workshop and Yard since 1926. It is believed that the site ceased to be used in 1993, and at present it is vacant and in disrepair.

There is some evidence of anti-social behaviour on and around the site in the form of graffiti and litter.

The site is on a slightly lower ground level to Earlsdon Primary School, to the west of the site.

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
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R/2009/1782	Demolition of existing building and erection of a pair of two storey semi-detached dwellings	Granted by Planning committee on 04/02/2010
R/2007/1763	Demolition of existing building and erection of a three storey apartment block comprising of 5 apartments	Withdrawn 06/12/2009

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The new NPPF published on 24 July 2018 sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The new NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

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

Local Policy Guidance

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

Policy DS1: Overall Development Needs
 Policy DS3: Sustainable Development Policy
 Policy H3: Provision of New Housing
 Policy H4: Securing a Mix of Housing
 Policy H5: Managing Existing Housing Stock
 Policy H9: Residential Density
 Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
 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 EM1: Planning for Climate Change Adaptation
 Policy EM2: Building Standards
 Policy EM3 Renewable Energy Generation
 Policy EM5 Sustainable Drainage Systems (SuDS)
 Policy EM6: Redevelopment of Previously Developed Land.

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 have been received from:

- Highways - conditions relating to laying out of parking areas.
- Drainage - conditions relating to drainage details.

- Rights of Way officer – advisory note; the application must ensure that they get all the relevant consents and approvals to work on the footpath. They must ensure they apply for a Temporary Traffic Regulation Order (TTRO) to close the footpath when required. Please ensure that the Rights of Way Officer is informed all works of the footpath.
- Environmental Protection – conditions relating to contaminated land, Air quality, and screening for Japanese knotweed.
- West Midlands Fire Service - At present, proposals would be unsatisfactory from a Fire Authority point of view as suitable access for fire appliances would not be available within 45m of all points of the dwellings. However, residential sprinklers within the dwellings could resolve this concern. (This issue can be satisfactorily addressed by condition and via building regulations)
- Tree officer – no objection

Immediate neighbours and local councillors have been notified; a site notice was posted on 13/09/2018 A press notice was displayed in the Coventry Telegraph on 13/09/2018.

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

- a) Overdevelopment of the site – too close to existing properties
- b) Backland development – inappropriate location for new houses
- c) Backland development – goes against existing urban grain of surrounding area.
- d) Reduced privacy and overlooking to rear of properties along Albany Road and Newcombe Road
- e) Overshadowing to rear properties and gardens
- f) Dwellings do not fit with the existing character of the area
- g) Encroaches on the back of Earlsdon Primary School – school will be overlooked
- h) Access is poor.
- i) Not enough parking for each new dwelling
- j) Rear entry already congested – this development will exacerbate the current situation.
- k) No access for emergency vehicles
- l) Bin lorries will not be able to collect bins
- m) Children’s safety when using the footpath due to increased traffic.

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

- n) Land ownership of the rear access track
- o) The tarmacked area should be extended to Newcombe Road entrance.
- p) Disruption during the construction period.
- q) The land could be purchased by the school and put to better use.
- r) New houses should not be built next to school playground

All three ward councillors for Earlsdon Ward (Councillor Sandhu, Councillor Andrews and Councillor Taylor OBE) have submitted a joint letter of objection raising the following material planning considerations;

- s) The land in question is not a natural location for dwelling houses as it is located in what has been waste land for a number of users and is in the middle of two densely populated streets
- t) Access would be via a narrow entryway, which no doubt will cause issues for residents of the proposed dwelling and for neighbouring properties
- u) Neighbours will be affected by the build, i.e. loss of privacy

- v) Any new dwellings would add extra pressure to what is already an old and poor sewerage system.
- w) There will be likely damage to local wildlife especially as the land in question has been untouched for a number of years.
- x) Any building work will put strain on the roads and accessibility for large trucks will be very difficult, causing daily issues for local residents.
- y) Emergency services, such as a fire wagon would also have difficulty using the access entryway, which could present possible risks to the safety of persons in the proposed dwellings

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are the principle of development, design/impact on visual amenity, impact on neighbouring residential amenity, highway/fire safety considerations.

Principle of development

Policy H3, (Provision of new housing) supports the principle of new residential development, subject to compatibility with all other plan policies.

The application site has a lawful use as a builder's yard although this has not been used for some period of time as is evident from the overgrown nature of the site. However, given the location of the site and surrounding uses it is considered that the change of use of the site for residential purposes is acceptable in principle as a builder's yard has the potential to be a noisy and disruptive activity in a residential area, and such a use is unlikely to be looked upon favourably in this location now. Furthermore, residential development in this location will bring a brownfield site back into use for housing, thus contributing to housing targets and conforming to National Planning Policy, whilst also providing some natural surveillance of this backland area which appears to have been the subject of some anti-social behaviour.

When considering the suitability of a site for housing development that is not already allocated, Policy H3 must be considered to ensure it is situated within a sustainable location and will ensure the creation of an appropriate and acceptable residential environment.

The surrounding locality is predominately residential and as such the proposed development is compatible with these uses. The proposal would not give rise to any noise or odour issues, and subject to the design of the properties, it is also considered compatible with the Primary School located immediately to the west of the site.

The site is accessible by a choice of means of transport, with bus services running along Albany Road and Earlsdon Avenue North/South. It is also in close proximity to Earlsdon District Shopping Area, which has a plethora of facilities. In addition, the site is within reasonable walking distance of the City Centre and the City's largest park, the War Memorial Park.

Policies DE1 (Ensuring High Quality design) and Policy H9 (Residential density), seek to ensure that high quality designed residential environments of an efficient density are created. They also seek to ensure that development does not have an adverse impact on the character and appearance of a particular area. The density proposed would be 12 dwellings per hectare, which is lower than the 33 dwellings per hectare recommended in Policy H9 for previous development land, because of the limited site access and the shape

of the site. The dwellings would be sited in such a position that they would not be easily visible from any of the surrounding adopted roads, and as such would largely be viewed in isolation from surrounding development. Given the layout and design of the proposed development, the proposal is unlikely to result in any undesirable visual impact upon the character of the surrounding area and would mark a significant visual improvement upon the existing site, which has been left to decay for a number of years.

Whilst this backland site offers an uncommon arrangement for residential development, it is nevertheless considered that an attractive residential environment can be created.

For the above reasons, the principle of the proposed development of this site for two semi-detached residential dwellings is considered to be appropriate subject to the highway considerations examined later in this report. The remaining sections of the report will demonstrate that the proposal is compatible with other relevant Plan policies, and thus the proposal is considered to accord with Policy H3 of the Coventry Development Plan.

Impact on visual amenity

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

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

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

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

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

It is considered that the proposed siting of the dwellings is an acceptable arrangement in this location. The size and scale of the dwellings, albeit smaller than nearby residential properties, are considered appropriate on this backland site where buildings of a similar size or smaller have always been present.

As highlighted in the section above, the proposed development would not be very visible from the surrounding roads other than to pedestrians and drivers that use the access track to the rear of properties on Albany Road. Nevertheless, the design of the dwellings is considered appropriate and a condition can be imposed requiring samples of proposed facing and roofing materials, to further ensure that the development has an acceptable appearance and relates well to neighbouring properties.

Both dwellings will have relatively large private garden areas, which will be sited sufficiently away from neighbouring residential dwellings to avoid being unduly overlooked. The provision of such generous gardens in relation to the property size, in addition to some proposed landscaping to the front of the site, helps ensure that the development will create an attractive residential environment for future residents, whilst also having a suitable visual appearance in the locality. Whilst there are some trees and vegetation on the site, the Council's Tree Preservation Officer has raised no objections to the loss of any on-site trees.

A condition can be imposed upon any approval requiring full details of hard and soft landscaping, to ensure that a high standard of landscape design is achieved, in accordance with Policy DE1 of the Coventry Local Plan, 2016.

Objections have been raised regarding the site's suitability for development, many of which raise concerns regarding the backland nature of the site and the development being at odds with the existing urban grain of the area. As above, it is accepted that this is an unusual development site; however it is considered the benefits of bringing this disused piece of land into residential use, and providing an attractive residential environment, should be weighed against the site remaining as an unrestricted builder's yard use. This use would be incompatible with the existing surrounding residential uses. On this basis it is considered that bringing the development forward outweighs the concerns regarding the existing urban grain of the area. Furthermore in Earlsdon, like many Victorian/ Edwardian areas, it is not unusual to find historical backland commercial sites which are now unsuitable for modern business uses. It is therefore considered that bringing these sites forward for sympathetic residential development can contribute to meeting the housing needs of the area and eliminating non-conforming and potentially harmful uses.

On balance, the proposed development is considered to be of appropriate design and would not be harmful to the character or appearance of the area and as such would accord with relevant development plan policies.

Impact on residential amenity

A distance of at least 24m is retained between habitable room windows on the rear elevation of the dwellings and 3 storey elevations of properties on Newcombe Road. This distance accords with the SPG, which requires a minimum distance of 23m where this relationship exists, and ensures that there would be no significant adverse impact upon residents of those dwellings in terms of an overshadowing impact or overbearing effect.

First floor rear facing windows have been kept to a minimum to ensure that the privacy of residents of dwellings on Newcombe Road is preserved. A distance of at least 10m is maintained to the rear boundary of dwellings on that road from the new dwelling sited to the west of the site, whilst a distance of 8m is retained between the eastern of the two dwellings and rear gardens of properties on Newcombe Road. Given that dwellings on that road have extensive rear gardens, it is not envisaged that the development would have any significant impact upon the immediate private amenity areas of those properties.

The dwellings would be sited at a distance of 24.5m away from the nearest properties on Albany Road, and thus accords with the SPG. Whilst there is a change in levels, this is modest and as such it is not considered that a greater separation distance is required. Windows to the front of the property do have the potential for some overlooking to rear gardens of dwellings on Albany Road. However, owing to the presence of garages/vehicle parking to the rear of properties, it is unlikely that the development would have a notable adverse impact upon any private amenity areas.

It is important to ensure that the proposed development does not overlook the adjacent primary school and that there is adequate boundary treatment between the two sites. This is a concern which has been raised by residents. The layout and design of the houses is such that there would be no overlooking of the school site, except for one first floor landing window facing in that direction. It is recommended that a condition is imposed ensuring that this window is obscure glazed. The landscaping condition can also ensure that further additional planting is undertaken along the western boundary of the site to further screen the two sites, although it is acknowledged that a large screen already erected by the school does prevent a loss of privacy to the school site.

Highway considerations

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

The proposed access, at 3m in width is substandard to what would usually be required for new residential development. Nevertheless, the access is already frequently used by those residents of Albany Road and Newcombe Road that have garages to the rear of plots. It is considered that the erection of two additional dwellings would not significantly increase the number of vehicle movements along the access track in this location. Furthermore, it is important to note that the site could be lawfully used as a builder's yard, which may create significantly more vehicular movements on a daily basis, also involving larger vehicles than

the majority of private cars. On this basis, the proposed use of the existing access is considered acceptable, and highways officers have raised no objection to the proposal and therefore the proposal accords with Policy AC1, AC2 and AC3 of the Coventry Local Plan 2016.

The applicant has indicated that they intend to lay a tarmac surface to improve the existing stone access track between Nos.146-148 Albany Road and directly to the southern side of the new properties. This is a notable improvement to the existing access arrangements.

In terms of car parking, it is acknowledged that on-street parking in the locality is limited and it is important to ensure that there would be no overspill of vehicles onto the highway as a result of this development. The adopted standards require 2 parking spaces per dwelling plus one unallocated visitor parking space. Both proposed dwellings have hard standing for two cars, however no visitor parking is proposed. This is a short fall of one space. Highways have raised no objection to this shortfall and consider this provision is sufficient off-street parking for the development. Whilst some residents of Albany Road have expressed concern that they will no longer be able to park beyond the rear of their garages, it is considered that there remains sufficient room for vehicles to pass. For these reasons, the proposal accords with Policy AC1, AC2 and AC3 of the Coventry Local Plan 2016.

The West Midlands Fire Service has indicated that it is not possible for fire appliances to get within 45m of all points of dwellings. However, the Fire Service has indicated that the incorporation of residential sprinklers into the dwellings could resolve this concern, and Building Control officers have also confirmed that this would satisfy the relevant section of the Building Regulations. A condition will be added to the decision which ensures details are submitted and approved by the council prior to the occupation of the development to ensure the safety of future occupiers of the development.

Contaminated land

Policy EM6 seeks to ensure that redevelopment of previously developed land does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of waste water by whatever means.

Owing to the previous use of the site as a builder's yard, there is therefore potential for land contamination. As such, conditions are recommended relating to this matter.

Ecology

Policy GE3 of the Local Plan states that Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced.

A condition relating to Japanese knotweed is suggested given the overgrown nature of the site.

Other considerations

A number of non-material considerations having been raised, including issues during construction.

With regard to the concerns raised by residents regarding access to the rear of their properties, neighbours need to refer to the deeds of their property to check whether they have any control or right of way over the land to maintain these rights.

Concerns have been raised regarding access for bin lorries. Bin lorries will not cross unadopted or private roads and entry ways therefore the future occupiers of the dwellings will be required to wheel their bins to the highway along Albany Road. Many of the existing dwellings along Albany Road keep their wheelie bins in rear gardens and pull them to the highway of Albany Road on bin collection days. The arrangement for these new dwellings will be no different. It is therefore considered that this is acceptable in this instance as the travel distance is not excessive.

Equality implications

The proposal has been reviewed and it is considered there are no known equality implications as a result of this proposal, in accordance with the Equality Act 2010.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, DS3, H3, H4, H5, H9, GE3, DE1, AC1, AC2, AC3, AC4, EM1, EM2, EM3, EM5 and EM6 and of the Coventry Local Plan 2016, together with the aims of the NPPF.

It is therefore recommend that permission be granted as the proposed redevelopment of the site for residential purposes is considered acceptable, the design of the development is appropriate and it would have minimal impact upon the amenities of neighbouring residents.

CONDITIONS AND REASONS:

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. The development hereby permitted shall be carried out in accordance with the following approved documents;
 - Design Statement Ref 1802-DS March 2018;
 - access and Entrance plan DWG: EH1802/05A;
 - Block plan DWG: EH1802/06;
 - Floor Plans DWG: EH1802/03A;
 - Location Plan DWG: EH1802/ 01A;
 - Proposed Elevations DWG: EH1802/04B;
 - Proposed Floor Plans/ Layout DWG: EH1802/03;
 - Site Plan DWG:EH1802/02A.

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

3. The development shall be carried out only in full accordance with sample details of the external facing materials which shall be 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 DE1 of the*

Coventry Local Plan, 2016 together with the NPPF

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (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 any elevations of the house hereby approved without the written approval of the local planning authority and if any additional windows are subsequently approved they shall only be glazed or re-glazed in accordance with such approved details and any opening part of any window shall be at least 1.7m above the floor of any room in which the window is installed.

REASON: *To ensure the amenities of adjoining properties are not detrimentally affected through overlooking or loss of privacy and to ensure the satisfactory appearance of the dwellings is not affected in accordance with Policy DE1 of the Coventry Local Plan, 2016 together with the NPPF*

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that order with or without modification) the window to be formed at first floor level in the western elevation of the dwelling hereby permitted closest to the primary school, 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 the adjoining primary school are not detrimentally affected through overlooking or loss of privacy in accordance with Policy DE1 of the Coventry Local Plan, 2016 together with the NPPF*

6. The development hereby permitted shall be carried out in strict accordance with the details of surface and foul water drainage works that have been submitted to and approved in writing by the local planning authority.

REASON: *To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policy EM4 of the Coventry Local Plan, 2016*

7. No development shall commence until details of external lighting or illumination of any of the buildings or site have been submitted to and approved by the local planning authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details.

REASON: *To ensure that any lighting is designed so as not to detrimentally affect the amenities of the occupiers of nearby properties in accordance with Policy EM1 of the Coventry Local Plan 2016.*

8. None of the residential dwellings hereby permitted shall be occupied until the resurfacing of the access track has been undertaken in accordance with drawing numbers: EH108/05A; EH1802/02A; EH1802/03A and until 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 time

REASON: *To ensure that a satisfactory provision of off-street car parking and turning facilities are maintained at all times in the interests of the free flow of traffic and highway safety in accordance with Policies AC1 and AC3 of the Coventry Local Plan 2016.*

9. At all times, each dwelling shall have a minimum of two off-street car parking spaces retained for the purposes of vehicle parking

REASON: *To ensure that adequate parking provision is maintained on site in the interests of highway safety in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan, 2016 together with the NPPF, 2018*

10. 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 monument

(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.*

11. 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.*

12. 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.*

13. 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 10, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 11, 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 12.

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.*

14. The development (including any works of demolition) shall proceed only in strict accordance with a Construction Environmental Management Plan (CEMP) which has been 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:

the parking of vehicles of site operatives and visitors;

- the loading and unloading of plant and materials;
- the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate;

- wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway;
- measures to control the emission of dust, debris and dirt/mud during construction period; Such a method statement should be in-line with the Best Practice Guidance entitled 'The control of dust and emissions from construction and demolition' produced by the Greater London Authority and London Councils. This statement should also include proposed hours of works.
- a scheme for recycling / disposing of waste resulting from demolition and construction works, unless otherwise agreed in writing by the local planning authority.

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.*

15. No part of the development hereby permitted shall be commenced unless and until a Japanese Knotweed assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. If Japanese Knotweed is identified on the site, the assessment shall include a treatment plan to eradicate the plant. The treatment will then be carried out in accordance with those approved details.

REASON: *To ensure the proper development of the site and to prevent the spread of Japanese knotweed to comply with Policy GE3 of the Coventry Development Plan, 2016.*

16. The development shall not commence unless and until details for a package of measures to minimise the impact of the development upon local air quality have been submitted to and approved in writing by the local planning authority. Those measures shall have consideration of the following: -
- (i) Provision for electric vehicle recharging points;
 - (ii) (ii) Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh).
- All details shall be carried out as approved.

REASON: *To mitigate the impacts of development on air quality in accordance with Policy DM3 of the Coventry Local Plan 2016.*

