

Planning Committee Report	
Planning Ref:	FUL/2019/0832
Site:	8 Stoneleigh Road
Ward:	Wainbody
Proposal:	Erection of two, first floor rear extensions and change of use to 6no, 2no bedroomed flats and associated works.
Case Officer:	Emma Spandley

SUMMARY

The application seeks planning permission for the erection of 2no minor first floor rear extensions and to convert the property into 6no. 2no. bedroomed flats. The application proposes 13no car parking spaces to the front garden area; 2no for each flat with 1no visitor space. The existing detached garage to the rear of the site will be utilised as a cycle and bin store area.

BACKGROUND

The application relates to an unlisted property located within the Kenilworth Road Conservation Area, though an offset from Kenilworth Road itself on Stoneleigh Road. The Conservation area is characterised by larger dwellings, set into an expansive mature and historically significant landscape and development within it is assessed against the aims and objectives set down within the Kenilworth Road Control Plan.

The external changes relate to two small modest rear extensions, which are acceptable with the majority of the works happening internally to subdivide the property into 6no, 2no bedroomed apartments.

There will be some loss of landscaped space to the front garden area to accommodate car parking, however this will be conditioned to ensure that suitable surface and boundary materials are used.

KEY FACTS

Reason for report to committee:	Over 5 objections have been received. Cllr Blundell submitted a Petition and called in.
Current use of site:	Dwellinghouse (Use Class C3)
Proposed use of site:	Apartments (Use Class C3)

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 on the character of the Conservation Area.
- 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: Policies DS3, H3, H4, H5, H9, GE3, GE4, DE1, HE1, AC1, AC3 & AC4 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application seeks planning permission for the erection of 2no minor first floor rear extensions and to convert the property into 6no. 2no. bedroomed flats. The application proposes 13no car parking spaces to the front garden area; 2no for each flat with 1no visitor space. The existing detached garage to the rear of the site will be utilised as a cycle and bin store area.

SITE DESCRIPTION

The application relates to an unlisted property located within the Kenilworth Road Conservation Area, though an offset from Kenilworth Road itself on Stoneleigh Road. The Conservation area is characterised by larger dwellings, set into an expansive mature and historically significant landscape.

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
S/1960/1404	Alterations and extensions to dwellinghouse	Approved
S/1972/1884	Erection of garage extension	Approved
S/1981/1220	Bungalow	Refused
L/1994/0724	Single storey rear extension and balcony over	Approved 5 th July 1994
R/2002/2016	Two storey and single storey extensions to side, front and rear	Approved 5 th March 2003
S/2005/6302	Erection of additional bathroom	Approved
FUL/2013/2349	Erection of detached garage to rear, demolition of existing swimming pool enclosure and elevational alterations to main dwelling, including conversion of existing integral garage.	Approved 10 th February 2014
FUL/2014/1251	New garage	Approved 30 th June 2014

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The new NPPF was published in February 2019 and 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 (CLP), which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application are:

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: Green Infrastructure
Policy GE4: Tree Protection
Policy DE1 Ensuring High Quality Design
Policy HE1: Conservation Areas
Policy AC1: Accessible Transport Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Kenilworth Road Control Plan
SPG Design Guidelines for New Residential Development
SPG ‘Extending Your Home’
SPD Delivering a More Sustainable City
SPD Coventry Connected (Transport and Accessibility)

CONSULTATION

No Objections have been received from:
West Midlands Fire Service

No Objections, subject to conditions, have been received from:

- Conservation
- Highways
- Drainage
- Environmental Protection

Immediate neighbours and local councillors have been notified in accordance with the communication report.

Cllr Blundell presented a petition containing 57 signatures objecting to the proposed change of use.

8 letters of objection have also been received, and one joint objection from the residents of Beverley Drive.

All the objections raise the following material planning considerations:

- a) Highway Safety, Visibility & Parking issues
- b) No footpaths or cycle routes
- c) Bin storage
- d) Impact on Conservation Area & loss of a substantial detached house
- e) Over Intensification of use
- f) Drainage issues

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

- a. Sewage problems
- b. Maximising profit
- c. Building of HS2
- d. Devaluing house prices
- e. Renting to students
- f. Parking on the verge

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are:

- principle of development;
- the impact upon the character and appearance of the Conservation Area.
- the impact upon neighbouring amenity, and
- highway considerations.

Policy Background

Section 2, paragraph 10 & 11 of the NPPF 2019 states that applications must be approved that accord with an up-to-date development plan without delay. Coventry City Council have an up-to-date Local Plan which was adopted on 5th December 2017.

Policy DS3 of the CLP states the Council will take a positive approach that reflects the presumption in favour of sustainable development consistent with paragraphs 10 & 11 of the NPPF 2019.

Principle

Policy H3 of the CLP states that new development must provide a high-quality residential environment which assists in delivering urban regeneration or creating sustainable communities and which overall enhances the built environment. A suitable residential environment includes safe and appropriate access, adequate amenity space and parking provision and be safe from pollution. Policy H5 of the CLP states the existing housing stock will be renovated and improved to meet local housing needs and Policy H4 states a residential development, where appropriate shall provide for a mix of housing.

The proposal would result in a high-quality residential environment and would contribute to a sustainable community as the application site is located within an existing residential area of Coventry, which is near to existing services and public transport modes in accordance with Policy H3 of the CLP.

The application proposes to convert an existing large detached house into 6no. 2no. bedroomed flats. Therefore, a mix of housing is not required in accordance with Policy H4.

The site is in a sustainable location, however, creating sustainable communities and therefore sustainable developments requires the proposals to also 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.

These areas are discussed in more detail below.

Impact on Heritage Assets and the Character & Appearance of the area

The National Planning Policy Framework, paragraph 192 states the council should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy HE1 & HE2 of the CLP are concerned with preserving historic characters and sense of places. Development proposals will be supported where they conserve and enhance those aspects of the historic environment which are recognised as being of special historic and landscape qualities.

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 DE1 of the CLP 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.

This is echoed within the ‘Extending Your Home’ SPG which states development should harmonies and respect the local built form.

Policy GE4 states development proposals will be positively considered provided:

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

The application site is located within the Kenilworth Road Conservation Area, where the Kenilworth Road Control Plan adopted 2001 is in force.

Kenilworth Road is one of the most attractive entrances to any city in the country. It has a heavily landscaped and well-wooded character and also includes the ancient Styvechale Common and the more recent War Memorial Park. Development behind the landscaped screen on Kenilworth Road is of a wide variety of types of housing predominantly large plots. The Conservation Area was designated in 1967.

The Kenilworth Road Control Plan SPG states: -

1. New development or redevelopment entailing the intensification of land use along Kenilworth Road will not generally be permitted.
2. In those very exceptional cases where development or redevelopment is considered to be acceptable, the following criteria will be taken into account: -
 - 2.1 that such development or redevelopment shall not be so located as to necessitate the removal of or cause damage to trees or associated ground cover;
 - 2.2 that such development or redevelopment be set at such distance from the existing spinneys as to ensure that it is screened from Kenilworth Road;
 - 2.3 that the height if any development or redevelopment be restricted to two storey;
 - 2.4 that no new vehicular access be provided onto Kenilworth Road and that access from subsidiary roads to the rear of any development shall be provided where possible
 - 2.5 that existing drives be not utilised to provide access to more than one additional dwelling;

- 2.6 that a comprehensive landscaping scheme be submitted as part of any detailed application for planning permission;
- 2.7 that screen fences, etc, be finished in natural colours; and
- 2.8 that adequate foul and surface water drainage facilities must exist.

Turning to the points of the Control Plan.

1. The application property is not located on Kenilworth Road, and more importantly is not located behind the important ancient spinney and wooded area on which the character of the Conservation Area is primarily assessed.

2. The development is acceptable in principle
 - 2.1 As the application site is not located on Kenilworth Road and therefore behind the protected spinney, the proposal does not require the removal of or cause damage to trees or associated ground cover. Condition No. 3 will require the existing trees on site to be retained and Condition No. 4 will require details to be submitted to ensure that the existing trees on and adjacent to the site will be protected during the construction phase. The application will retain its existing access which already leads to a substantial driveway area. The application proposes the removal of a grass area to the front of the property, but it will not have an impact on the trees located within the grass verge along Stoneleigh Road. Furthermore, this area of land is protected via an Article 4 Direction which restricts certain forms of development.
 - 2.2 As the application site is not located on Kenilworth Road and therefore not behind the protected spinney, the proposal does not have to adhere to this requirement. Due to the existing houses location on Stoneleigh Road, it will not be visible from Kenilworth Road.
 - 2.3 The proposal is to reuse an existing dwelling;
 - 2.4 No new vehicular access is required via Kenilworth Road
 - 2.5 The existing drive will provide access to more than one dwelling, however, this element is relevant only to sites along the Kenilworth Road.
 - 2.6 A comprehensive landscaping scheme for the front garden area will be conditioned. Please see condition 6.
 - 2.7 The comprehensive landscaping scheme will include boundary treatment details.
 - 2.8 The existing property is already serviced by adequate foul and surface water. Severn Trent do not comment on applications of less than 10 units.

It is acknowledged that the property is located within the Kenilworth Road Conservation Area which is governed by the Kenilworth Road Control Plan. The Control Plan seeks to manage development along, predominately, the Kenilworth Road and seeks to retain the large houses behind the protected, wooded spinney.

This site relates to Stoneleigh Road, and whilst in the Conservation Area, redevelopment is not as restrictive.

The application proposed the intensification of the use of the property however, for the reasons outlined above the proposal will not cause harm to the setting of the Kenilworth Road Conservation Area.

The proposal would result in a high-quality environment. Therefore, the proposal complies with Policy HE1, GE3, GE4 & DE1 of the Coventry Local Plan 2016 and the relevant paragraphs of the NPPF.

Impact on residential amenity

To assess the impact of the building on the amenity of the neighbouring properties, the principles set down within the 'Extending Your Home' SPG will be used. The SPG states in order to achieve an acceptable residential amenity for existing and proposed occupiers, a 45 degree sightline is taken from the middle of the nearest habitable room window.

Due to the location of the proposed extensions to the rear, and the size of the plot. The extensions will not have a detrimental impact on the neighbouring property through increased visual intrusion or loss of light. Therefore, the proposal complies with Policy DE1 of the Coventry Local Plan 2016 and the relevant paragraphs of the SPG.

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.

Objections have been received regarding the existing visibility problems accessing Stoneleigh Road and have referred to a previous application relating to the sub division of a plot located within Beverley Drive (FUL/2014/3949).

The Highway officers' comments on that application acknowledged that Beverley Drive is an unadopted private road that has reduced right hand visibility. The application site is located adjacent to Beverley Drive. However, the Highways Officer noted that the existing houses located on Beverley Drive have to exercise a degree of caution when exiting Beverley Drive. The Officer concluded that whilst it was a concern, the road already was in existence and already serviced properties. The application was not, therefore, for a new access road to serve the properties that would have been substandard. Moreover, utilising an existing road. The Highways Officer raised no objections to the application to subdivide a site from 1no house to 3no houses. The application, mentioned above was subsequently approved by Planning Committee

Objections have been received regarding parking issues, the parking requirement for 6no bedroomed flats is 12no car parking spaces, plus 1no visitor parking space.

The application proposes 13no car parking spaces, plus a dedicated cycle store located within the existing detached garage. This is shown the Amended Site Plan - Drawing

No.19310-002(B). Condition No.10 requires the parking areas to be laid out before occupation of the proposed flats and to be retained for the duration.

Taking all the above into account, the Highway Authority have raised no objections to the proposal, subject to a condition securing the parking and turning areas to be laid out in accordance with the submitted drawing. The comments are noted with regards to inconsiderate parking, however, if motorists are causing an obstruction to the highway, this is a non-material planning matter. The application is in accordance with Policy AC1 & AC3 of the Coventry Local Plan 2016.

Drainage

Comments have been received with regards to existing drainage and sewerage issues. The Drainage Team have raised no objections to the proposal subject to conditions to control the surface water drainage. Please refer to conditions No. 7 & 8.

Other Matters

Bin storage – Concerns have been raised with regards to the proliferation of wheelie bins that would be required for the number of flats proposed. A dedicated bin storage area is shown on amended site plan – Drawing No.19310-002(B) which will be located within the existing detached garage to the rear of the site. Condition No. 12 will also ensure that the bins are housed in this location at all times, except on bin collection days.

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 or highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, H3, H4, H5, GE3, GE4, DE1, H1, AC1, AC2, AC4 of the Coventry Local Plan 2016, together with the aims of the NPPF.

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. The development hereby permitted shall be carried out in accordance with the following approved documents:
Location Plan - Drawing No.19310/001;
Amended Site Plan - Drawing No.19310-002(B);
Proposed Elevations - Drawing No.19310/010;
Proposed Floor Plans - Drawing No.19310/005(A);

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

3. The existing tree(s) and shrub(s) indicated on the approved plans to be retained shall not be cut down, grubbed out, topped, lopped or uprooted without the written consent of the local planning authority. Any tree(s) or shrub(s) removed without such consent

or dying, or being severely damaged or diseased or becomes, in the opinion of the local planning authority, seriously damaged or defective, within five years from the substantial completion of development shall be replaced, as soon as practicable with tree(s) and shrub(s) of such size and species details of which must be submitted to and approved by the local planning authority. All tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations (excluding hard surfaces).

Reason: *To protect those trees and shrubs which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DE1, HE2, DS3, GE3 & GE4 of the Coventry Local Plan 2016.*

4. No development or other operations (including demolition, site clearance or other preparatory works) shall be commenced until adequate steps, which shall have been previously approved in writing by the local planning authority, have been taken to safeguard against damage or injury during construction works (in accordance with Clause 7 of 2012 Trees in relation to design, demolition and construction - Recommendations on the site, or those tree(s) whose root structure may extend within the site and which are within the City of Coventry Kenilworth Road Conservation Area. In particular no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy of any protected tree(s); no equipment, machinery or structure shall be attached to or supported by a protected tree(s); no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area, or any other works be carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).

Reason: *To protect those trees and shrubs which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DE1, DS3 GE1, GE3 & GE4 of the Coventry Local Plan 2016.*

5. The development shall be carried out only in full accordance with details of the external facing and roofing materials which shall be submitted to and approved in writing by the local planning authority

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy HE1 & DE1 of the Coventry Local Plan 2016.*

6. The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the 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 hereby permitted; and all planting shall be carried out in accordance with the approved details 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 amenities of the locality in accordance with Policy HE2, GE3, GE4 & DE1 of the Coventry Local Plan 2016.*

7. The development hereby permitted shall be carried out only in strict accordance with details of a scheme for the provision of surface water drainage incorporating infiltration SuDS infiltration or attenuation techniques 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'.

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 DS3 of the Coventry Local Plan 2016.*

8. The hard surface in relation to the off-street car parking within the curtilage of the property shall be made of permeable materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the house and such provision shall be retained 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 DS3 of the Coventry Local Plan 2016.*

9. The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement 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 and dirt during construction; and 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.

10. The flats, hereby permitted, shall not 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 unless otherwise agreed in writing by the local planning authority.

Reason: *In the interests of highway and pedestrian safety in accordance with Policies AC1 and AC3 of the Coventry Local Plan 2016*

11. The development shall not be occupied unless and until the approved cycle parking facilities have been provided and made available for use in accordance with the details on drawing number (or in any subsequently approved amendments) and thereafter those facilities shall remain available for use at all times unless alternative measures have been approved by the local planning authority.

Reason: *In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC1 & AC3 of the Coventry Local Plan 2016.*

12. The development hereby permitted shall not be occupied unless and until the bin storage area(s) have been laid out and provided in full accordance with the approved details and thereafter those facilities shall remain available for use at all times. All bins which serve the development within the red line site area must be stored within the approved bin storage area and not positioned on the public highway or in the open, unless on bin collection days

Reason: *In the interests of visual amenity and the amenities of the future occupants of the development in accordance with Policy DE1 of the Coventry local Plan, 2016*

