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| <b>Planning Committee Report</b> |  |
| <b>Planning Ref:</b>             | FUL/2019/1778  |
| <b>Site:</b>                     | Land off Almond Tree Avenue                            |
| <b>Ward:</b>                     | Longford   |
| <b>Proposal:</b>                 | Erection of 36 dwellings and associated infrastructure |
| <b>Case Officer:</b>             | Liam D'Onofrio   |

### **SUMMARY**

Planning permission is sought for the erection of 36 affordable dwellinghouses for WM Housing Ltd in a mix of 28 No. two bedroom units and 8 No. three-bedroom units. The development is directly linked to the redevelopment of nearby Riley Square and Bell Green District Centre and seeks to enable existing residents to be relocated to alternative accommodation within locality to minimise disruption; and replacing small single occupancy units with more family orientated accommodation to meet the housing demands in the area.

### **KEY FACTS**

|  |                                   |
|--|-----------------------------------|
| <b>Reason for report to committee:</b> | Five objections received.         |
| <b>Current use of site:</b>            | Local Green Space                 |
| <b>Proposed use of site:</b>           | Erection of No.36 dwellinghouses. |

### **RECOMMENDATION**

Planning Committee are recommended to delegate the granting of planning permission to the Head of Planning and Regulatory Services, subject to the conditions listed in the report and the completion of the S106 legal agreement to secure the contributions and obligations listed within the report.

### **REASON FOR DECISION**

- The proposal is acceptable in principle.
- The proposal will provide an acceptable layout and design solution.
- 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: DS3, DE1, H3, H5, GE2, AC3, R1 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF 2019.

## BACKGROUND

### **APPLICATION PROPOSAL**

Planning permission is sought for the erection of 36 No. two-storey dwellinghouses in a mix of 28 No. two bedroom units and 8 No. three-bedroom units. The applicant advises that all units will be affordable rent.

All properties will have two off street parking spaces and there are five visitor spaces serving the development site. The existing public right of way through the site will be retained and upgraded.

The scheme is directly linked to the proposed re-development of Riley Square and Bell Green District Centre and is required to enable the delivery of a high quality replacement housing offer to meet the needs of the local community. The scheme includes off site compensatory enhancement of existing local green space on Roseberry Avenue to mitigate the loss of open space at the application site.

### **SITE DESCRIPTION**

The application site relates to an area of local green space located on the eastern side of Almond Tree Avenue and north of Hilmorton Road. There is a public right of way running through the site, which links Almond Tree Avenue opposite the junction with Heather Road to the watercourse footpath to the east of the green space. Dwellinghouses are located on the opposite side of Almond Tree Avenue to the west.

### **PLANNING HISTORY**

None relevant.

### **POLICY**

#### **National Policy Guidance**

National Planning Policy Framework (NPPF). The new NPPF 2019 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 6<sup>th</sup> December 2017. Relevant policy relating to this application is:

- Policy DS1: Overall Development Needs
- Policy DS3: Sustainable Development Policy
- Policy DS4: (Part A) – General Masterplan Principles
- Policy H3: Provision of New Housing
- Policy H4: Securing a Mix of Housing
- Policy H6: Affordable Housing
- Policy H9: Residential Density
- Policy R1: Delivering Retail Growth
- Policy HE2: Heritage Assets

Policy GB1: Green Belt and Local Green Space  
Policy GE1: Green Infrastructure  
Policy GE2: Green Space  
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation  
Policy GE4: Tree Protection  
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 EM2: Building Standards  
Policy EM4 Flood Risk Management  
Policy EM5: Sustainable Drainage Systems (SuDS)  
Policy EM6: Contaminated Land  
Policy EM7 Air Quality  
Policy JE7: Employment Opportunities  
Policy IM1: Developer Contributions for Infrastructure

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

SPG Design Guidelines for New Residential Development  
SPD Delivering a More Sustainable City  
Appendix 5 Car and Cycle Parking Standards

**CONSULTATION**

No Objections received from:

- West Midland's Police
- West Midland's Fire Service
- Cadent GAS

No objections subject to conditions/contributions have been received from:

- Environmental Protection (CCC)
- Highways (CCC)
- Skills and Employment (CCC)
- Education (CCC)
- Housing (CCC)
- Archaeology (CCC)
- Public Rights of Way (CCC)
- Flood Risk Management (CCC)
- NHS - University Hospital.

At the time of writing the report comments have not been received from:

- Care Commissioning Group (CCG).

Immediate neighbours and Ward Councillors have been notified; a site notice was posted on 26/07/19. A press notice was displayed in the Coventry Telegraph on 01/08/19.

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

- a) Loss of open space used for leisure, dog walkers, children etc.
- b) Loss of trees/wildlife.
- c) Existing traffic and parking congestion exacerbated/highway safety concerns.
- d) Flooding

e) Existing anti-social behaviour exacerbated.

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

- f) Alternative sites should be used.
- g) Disruption from construction phase.

Any further comments received will be reported within late representations.

## **APPRAISAL**

The main issues in determining this application are the principle of development, the design and impact upon visual amenity, heritage assets, the impact upon neighbouring amenity, highway considerations, flood risk, contaminated land, air quality, ecology and developer contributions/obligations.

### **Principle of development**

#### Loss of green space

The application site falls within an area of local green space and the following Local Plan policies are relevant:

Policy GB1 'Green Belt and Local Green Space' states that within areas designated as Local Green Space the erection of small buildings and structures which are ancillary to the primary use of the land may be acceptable. Other development will not be permitted unless **very special circumstances** are demonstrated.

Policy GE2 'Green Space' advises that development involving the loss of green space that is of value for amenity, recreational, outdoor sports and/or community use will not be permitted unless specifically identified as part of a strategic land use allocation, or it can be demonstrated that:

- a) An assessment showing there is no longer a demand, or prospect of demand, for the recreational use of the site or any other green space use; or
- b) A deficiency would not be created through its loss, measured against the most up-to-date Coventry Green Space standards; or
- c) The loss resulting from any proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location of the city.

In terms of 'very special circumstances' referred to in Policy GB1 officers are mindful that this scheme is linked to the proposed re-development of nearby Riley Square and Bell Green District Centre, a highly positive regeneration scheme that incorporates the demolition of a number of existing residential units to help create a more attractive and inviting District Centre. Whilst not a direct like-for-like replacement the homes covered by this proposal will provide new, high quality accommodation to help replace those homes which are lost, whilst also providing new family accommodation to help respond to local housing needs and demands within the local area. The applicant has confirmed that this development is therefore crucial to the deliverability of the proposed regeneration works to Riley Square and Bell Green District Centre. The comprehensive redevelopment of the Bell Green District Centre, including the planned delivery of replacement housing is supported by Policy R1 of the Local Plan.

Overall the applicant advises that the regeneration of the Bell Green District Centre and the delivery of new homes at this site will support an investment of between £20-25 million into the Riley Square and Bell Green community area.

The requirement for the proposed development therefore relates to a unique set of circumstances and this is considered to be a very special circumstance to allow the District Centre re-development to be realised. The existing green space has high value offering informal areas of open space suitable for general relaxation, children's play, walking and cycling etc. and the proposed development is not considered to impact negatively upon the ability to use and enjoy the wider areas of green space within the locality. There is no identified shortage of informal green space within the locality and the scheme will also facilitate the improvement of the existing narrow footway to a 3m wide cycle path, thereby improving local connectivity in and around the Sowe Valley; with the new dwellings proposed also improving natural surveillance by facing onto the cycleway.

Very special circumstances are therefore considered to exist to justify the loss of existing green space in terms of Policy GB1.

In terms of Policy GE2 (c) the applicant has identified a nearby area of existing green space some 380m to the south west of the application site on Roseberry Avenue, which will be allocated for enhancement works to mitigate the loss of green space on the application site. These off-site enhancements would be secured via a S106 legal agreement and would include both visual and bio-diversity enhancement to include native species planting and where appropriate the erection of bat and bird boxes.

In addition to the very special circumstances identified to accord with Policy GB1 the offsite compensatory measures will also accord with Policy GE2 (c) - *The loss resulting from any proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location of the city.*

### Residential

Policy H3 'Provision of New Housing' states that new residential development 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. A suitable residential environment will include a sustainable location, 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.

In this case the site is within the urban area and within a sustainable location some 500m from the Bell Green District Centre and its shops, services and public transport links. It is considered that the proposed residential use is compatible with surrounding residential uses and the scheme will provide a high quality residential environment that is safe from any environmental pollution issues.

The scheme is therefore considered to be acceptable in principle and accords with the aims and objectives of Local Plan Policies H3 and DE1 and the aims and objectives of the NPPF 2019.

### **Design/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 scheme provides an appropriate run of linear development fronting the highway, which reflects the pattern of development within the wider area. The initial scheme resulted in the loss of the public right of way linking Almond Tree Avenue to the watercourse footpath to the east. A number of residents have raised concern at the loss of this footpath and the layout has been re-designed to turn plots No.8 to No.11 through 90-degrees to enable the retention of the footpath. This achieves a positive break in the development allowing views through into the open space beyond and improving natural surveillance on the footpath, which may reduce anti-social behaviour occurrences. It also facilitates a substantive improvement to the quality of the existing right of way, which is formed by a narrow footpath.

The proposed new dwellings are well-proportioned and will provide an acceptable design solution, with feature chimneys applied to key properties that will add rhythm to the development. A condition has been suggested to secure elevational and roofing materials by condition to ensure that the new dwellinghouses assimilate into the streetscene. Given that a high quality design has been sought and that the dwellings are in a prominent position visible from the adjoining public open space it is considered reasonable to remove permitted development rights to enable the control of future extension and alterations to the properties and ensure that the high quality design is maintained.

The scheme is therefore considered to provide an appropriate design and layout in accordance with Local Plan Policies H3 and DE1.

### **Heritage Assets**

The site is not within a conservation area and there are no heritage assets associated with the land.

There are archaeological constraints immediately to the east of the site and an archaeological condition is suggested.

### **Impact on residential amenity**

The proposed residential use would be compatible with the surrounding residential uses in terms of any associated noise and comings and goings that would be generated. The proposed development will meet and exceed the 12m separation distance between built form and the 20m window-to-window separation distance in accordance with the Residential Design SPG. The proposed development is not therefore considered to result in any significant loss of light, outlook, privacy or amenity to the occupiers of surrounding properties.

The Police have not objected to the scheme but recommend that the development meets the design specifications and physical security measures set out in 'Secured by Design' Design Guides for New Homes 2016. A condition has been included to secure the brick wall and fencing locations identified on plan with a 300mm trellis topping to deter climbing and a buffer zone of hostile/thorny planting to be introduced along the outer side of the wall/fence to also assist in preventing issues of burglary and criminal damage, as suggested by the Police Architectural Liaison Officer.

In terms of the amenities of future occupiers of the proposed development the necessary separation distances are met between proposed dwellinghouses within the application site. All dwellinghouses will have over the 50sq.m of external private amenity space, (as sought in the Residential Design SPG for 3 bedroom and over dwellings) and two off-street parking spaces.

The scheme is not therefore considered to result in any significant impact upon the amenities of surrounding residents and will provide a high quality residential development for future occupiers in accordance with Policies H3 and H5 of the Local Plan 2016 and the Council's SPG.

### **Highway considerations**

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, which will both be secured by condition.

The narrow width of the highway, existing parking pressures and associated highway safety concerns raised by local residents are carefully noted. The scheme does however provide sufficient off-street parking in accordance with Appendix 5 to serve the development. This includes two spaces per dwelling and five visitor spaces.

The Highway Authority has raised no objections to the scheme, subject to conditions to secure off-street parking prior to first occupation. A construction management condition is also suggested to manage construction traffic and materials deliveries during the construction phase.

### **Flood Risk**

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the criteria set out in Policy EM4 are met.

The application is supported by a Flood Risk Assessment and Drainage Strategy, which has been assessed by Flood Risk Management (FRM) colleagues. No objection has been raised by FRM, subject to conditions.

### **Contaminated land**

Policy H3 requires sites to be safe from environmental pollutants, such as land contamination.

Environmental Protection are satisfied with the suggested remediation measures that are recommended within the supporting contaminated land report and request a condition that these are implemented before the site is occupied.

### **Air quality**

Policy EM7 states that major development schemes should promote a shift to the use of sustainable low emission transport to minimise the impact of vehicle emissions on air quality.

Environmental Protection have requested the following conditions to mitigate the impact of the development upon air quality:

- Any gas boilers installed must have a maximum dry NO<sub>x</sub> emissions rate of 40mg/kWh;

- The provision of electric vehicle recharging points (1 per 10 unallocated spaces and 1 per property for allocated spaces); and
- A method statement detailing the control of emissions to air during the construction phase.

### **Ecology and landscaping**

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.

The scheme is supported by an Ecological Impact Assessment, which identifies no significant impact upon protected species. Mitigation of the loss of green space and biodiversity enhancement will be secured through native species planting on the development and also through the off-site mitigation some 380m southwest of the site on Roseberry Avenue.

Policy GE4 'Tree Protection' notes that trees make a valuable contribution to the city's green landscape and that new developments should seek to retain existing trees. Should loss be unavoidable, then compensatory provision of new trees should be proposed as part of a well-designed landscape scheme or within other areas of green space within the local community.

The Tree officer has not objected to the scheme. Compensatory measures will be provided for the loss of trees through additional tree planting and enhancement of existing nearby green space at Roseberry Avenue. A tree protection condition has been suggested to protect the retained tree adjacent to the northern site boundary during construction.

### **Equality implications**

The proposal is not considered to raise any equality implications.

### **Developer Contributions/obligations**

Policy IM1 'Developer Contributions for Infrastructure' states that development will be expected to provide, or contribute towards provision of: a) Measures to directly mitigate its impact and make it acceptable in planning terms; and b) Physical, social and green infrastructure to support the needs associated with the development.

The NHS have requested a contribution of £58,450.00 for acute care and CCC Education have requested a contribution of £167,799 for additional school spaces. The scheme would also trigger an affordable housing obligation of 25% to accord with Local Policy H6.

In this case the applicant, West Midlands Housing Ltd, is a not-for-profit social housing provider and the scheme is indicated to be 100% affordable housing. The applicants have indicated that if the above financial contributions are required, the viability of the wider re-development scheme becomes uncertain. Officers are also mindful that the development will primarily accommodate existing residents displaced as part of the Riley Square and Bell Green District Centre regeneration scheme; and also existing tenants within the locality who require more family orientated housing stock and are therefore already residents within the local community. It is therefore reasonable to expect the any additional demand upon local services generated by the scheme should be very limited.

Given the above and the 'very special circumstances' associated with the development officers do not consider it reasonable or necessary to seek the requested NHS and



education contributions. It is considered, however that the legal agreement should secure the full 100% of dwellinghouses as affordable housing, rather than the 25% required through Policy H6. The applicant has agreed to this obligation.

In addition the developer has agreed to the upgrading of the existing footpath to a 3m wide cycleway and also off site compensatory enhancement at a suitable site on Roseberry Avenue, required by the development to accord with Policies GB1 and GE2. A final cost for the cycleway needs to be calculated and this will be specified within the late representations.

Policy JE7 refers to accessibility to employment opportunities for local people when development is taking place within the city. In order to respond to this aim the Council's Economic Development Service has requested a condition to secure a skills and employment plan. This will ensure that the application supports local people – for example through the recruitment of apprenticeships or support to the local community.

### **Conclusion**

The proposed development is considered to be acceptable in principle and provides a good design solution that will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions.

By way of supporting local regeneration of the Bell Green District Centre, contributing towards up to £25 million of investment within the local community and the delivery of high quality family housing to help meet local needs, the proposal is deemed to meet very special circumstances to justify the development of Local Green Space in this instance.

The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, DE1, H3, H5, GE2, AC3, R1 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF 2019.

### **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: Drg No. SP01M.

**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 elevational, roofing and chimney materials, which shall first be submitted to and approved in writing by the local planning.

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

4. No development (including demolition) shall take place unless and until a construction method statement 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: hours of work; the parking of vehicles

of site operatives and visitors; the delivery access point; the loading and unloading of plant and materials; anticipated size and frequency of vehicles moving to/from the site; 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 demolition and construction; measures to control the presence of asbestos, measures to minimise noise disturbance to neighbouring properties during demolition and construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works.

**Reason:** *In the interests of highway safety and the amenities of the occupiers of nearby properties in accordance with Policies EM7 and AC1 of the Coventry Local Plan 2016.*

5. No development shall take place unless and until a scheme for targeting and utilising local people for construction employment has been submitted to and approved in writing by the local planning authority. Thereafter, the scheme shall be implemented in full accordance with the approved details.

**Reason:** *In the interests of promoting employment opportunities for local people in accordance with Policy JE7 of the Coventry Local Plan 2016.*

6. No development (including any demolition or preparatory works) shall take place unless and until a written scheme of archaeological investigation, which shall include a detailed programme of archaeological works, has been submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in full accordance with these approved details

**Reason:** *The submission of these details prior to the commencement of development is fundamental to mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for this and future generations in accordance with Policy HE2 of the Coventry Local Plan 2016.*

7. The dwellinghouses shall not be occupied unless and until the car parking areas indicated on the approved drawings have been provided in full and thereafter those areas shall be kept available for such use at all times.

**Reason:** *In the interests of highway and pedestrian safety in accordance with Policies H3, AC1 and AC3 of the Coventry Local Plan 2016 and Appendix 5 - car parking standards.*

8. The development hereby permitted shall proceed in accordance with the recommendations set within the approved ASL Ground Investigation Report Ref:114-18-566-09 dated December 2018.

**Reason:** *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016*

9. Any gas boilers installed within dwellinghouses shall have a dry NOx emission rate of no more than 40mg/kWh. One electric vehicle recharging point shall be provided for each dwellinghouse prior to its occupation and shall be kept available for such use

by residents at all times.

**Reason:** *To mitigate the impacts of development on air quality in accordance with Policy EM7 of the Coventry Local Plan 2016.*

10. The development shall proceed in accordance with a combined ecological and landscaping scheme, which shall have been submitted to and agreed in writing with the local planning authority. The scheme must include all aspects of landscaping including details of any compensation for biodiversity loss, including the erection of bat boxes and/or bird nesting boxes (to include box type, numbers, location and timing of works); with regard to the both the development site and off-site compensatory enhancement measures. The agreed scheme shall be fully implemented in accordance with the approved details and maintained thereafter.

**Reason:** *In accordance with the aims and objectives of Policies GE2 and GE3 of the Coventry Local Plan 2016 and the NPPF 2019.*

11. The development hereby permitted shall not be occupied unless and until the following information has been 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. On the basis that this site is of limited area and percolation techniques have been demonstrated to be inappropriate, surface water discharge off site will need to be of limited discharge rate (managed to a limiting value of 5 l/s offsite).
  - II. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
  - III. Surface water attenuation is to be located outside the flood zone 2 & 3
  - IV. Evidence of the 1 in 100 year plus climate change events will be held within the site boundaries.
  - V. Evidence to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the building will be protected in such an event.
  - VI. Foul drainage plans.
  - VII. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.

**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 the Water Framework Directive and Policies EM4 and EM5 of the Coventry Local Plan 2016 and the Supplementary Planning Document 'Delivering a More Sustainable City'.*

12. 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 incorporating 'Secured by Design' standards and specifying the colour of the railings and gates; footpaths; bin storage areas; 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 development 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 Policies GE2 and DE1 of the Coventry Local Plan 2016.*

13. Before any development commences on site (including any demolition, site clearance or other preparatory works) the following details shall be submitted to and approved in writing by the Local Planning Authority: details of protection measures relating to the tree to be retained adjacent to the northern site boundary; to including temporary fencing (e.g. Heras fencing and method to be anchored into the ground) to be superimposed upon the proposed layout plan and a statement to confirm that the approved tree protection measures will be erected prior to the commencement of development and to remain in place to the end of the build phase. All details shall be carried out as approved.

**Reason:** *To protect adjacent trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE1 and GE4 of the Coventry Local Plan 2016.*

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no further development shall take place within the curtilage of any dwelling house hereby permitted without the prior grant of planning permission by the Local Planning Authority.

**Reason:** *Having regard to the design, layout and general nature of the proposed development it is important to ensure that no further development is carried out which would detract from the appearance of the area and affect the amenity of adjacent properties. Therefore, no additional development is to be carried out without the permission of the Local Planning Authority in accordance with Policies H3 and DE1 of the Coventry Local Plan 2016.*

