

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	FUL/2020/0502
<b>Site:</b>	Land rear of 46-54 Jobs Lane
<b>Ward:</b>	Westwood
<b>Proposal:</b>	Demolition of bungalow and outbuildings and erection of 4 dwellings with associated vehicular access, parking and landscaping.
<b>Case Officer:</b>	Shamim Chowdhury

## SUMMARY

The application proposes to develop the site with 4 dwellings together with a new access road from Jobs Lane. The proposal includes demolition of No. 54 Jobs Lane to make way for the development access. Whilst the proposed development sits to the rear of existing properties and therefore takes the form of backland development, it has been designed with its own access to create a small Cul-de-Sac development providing its own street frontage.

The proposed compliance plan and the proposed site plan demonstrate that the site is capable of accommodating a residential development for 4 dwellings together with a vehicular access, car parking, landscaping and associated work. The proposed access is considered acceptable from a highway safety point of view. The site plan shows satisfactory separation distance would be retained with the surrounding neighbouring houses and therefore, the proposal would not affect the surrounding neighbouring amenities in terms loss of light, outlook, overlooking and associated loss of privacy. The site is in a sustainable location with good access to facilities. The development would also assist in delivering the city's housing needs although the number of houses is minimal. The proposal is considered to accord with the Coventry Local Plan 2016 and is therefore recommended for approval.

## BACKGROUND

The application site is an unkempt, overgrown scrubland previously used for garage and storage purposes. A planning application (R/2007/2161) was granted by the Planning Committee in 2008 for 7 dwellings on this site, however that site was larger than the current site and included part of the rear garden of No. 56, No. 58 and No. 60 Jobs Lane. The previous application (FUL/2019/2545) for a similar proposal was withdrawn as the proposal did not adequately address the impact on the adjacent protected trees.

## KEY FACTS

<b>Reason for report to committee:</b>	More than 5 objections and a petition against the proposal
<b>Current use of site:</b>	Vacant scrubland
<b>Proposed use of site:</b>	Residential

## RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions.

## 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: H3, H9, DE1, DS3, EM4, EM5, EM7, GE3, GE4, AC2, and AC3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

The application seeks permission to erect four new dwellings comprising of a pair of semi-detached and two detached dwellings with associated car parking, cycle and bin storage and amenity space. The proposal also includes demolition of No. 54 Jobs Lane, a detached bungalow to form a new access road into the site off Jobs Lane. A new 1.8m high metal railing gate would be installed towards the front part of the private shared access between No. 50 and No. 48 Jobs Lane as part of the proposal. The proposed dwellings are 4 bedroomed and each would have 2 parking spaces.

### **SITE DESCRIPTION**

The site area is around 0.2ha (2000m<sup>2</sup>) and accessible through private shared access between No. 48 and 50 Jobs Lane. The site comprises of No.54 Jobs Lane and a former garage court situated behind the rear gardens of Nos. 46, 48 and 50 Jobs Lane. No.54 Jobs Lane is a bungalow with vehicular access at the front from Jobs Lane. The surrounding area is predominately residential though there is a day nursery operating from No. 41 Jobs Lane directly opposite the application site. A shared access to the site/vacant garage court is located between Nos. 48 & 50 Jobs Lane. The site is adjoined on all sides by the rear garden boundaries of residential properties on Jobs Lane, Pine Tree Avenue and Ballingham Close.

The site is largely level to the adjoining properties on Jobs Lane and Pine Tree Avenue though there is a level change of approximately 1m to Ballingham Close with the site being at the higher ground level. There is boundary planting particularly on the eastern boundary with Pine Tree Avenue where there are a number of mature trees, including an Ash and Oak tree with a Tree Protection Order (TPO) on them.

### **PLANNING HISTORY**

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

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
R/2007/0010	Demolition of existing buildings and erection of 8 residential dwellings with associated vehicular access and parking	Refused 25/10/2007, Appeal dismissed 14/05/2008
R/2007/2161	Demolition of existing buildings and erection of 7 residential dwellings with associated vehicular access and parking	Approved 21/02/2008
FUL/2019/2545	Demolition of bungalow and outbuildings and erection of 4 dwellings with associated vehicular access, parking and landscaping.	Withdrawn 04/12/2019

## **POLICY**

### **National Policy Guidance**

National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF 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) 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 H3: Provision of New Housing

Policy H9: Residential Density

Policy DE1 Ensuring High Quality Design

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

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 EM7 Air Quality

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

SPG Design Guidelines for New Residential Development

SPD Delivering a More Sustainable City

SPD Coventry Connected

## **CONSULTATION**

No Objections received from:

- West Midlands Fire Service

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

- Flood Risk and Drainage; Highways; Ecology; Environmental Protection; Tree Officer

Immediate neighbours and local councillors have been notified; a site notice was posted on 11 March 2020.

7 letters of objection including one from Councillor Lapsa have been received, raising the following material planning considerations:

- a) Raised concerns due to Covid-19; the residents, particularly with underlining health issues would not be able to attend committee meeting to raise their concerns in person.
- b) Backland development.
- c) Loss of privacy to surrounding properties due to proximity of proposed dwellings to site boundaries.
- d) Loss of light to the surrounding neighbouring properties and impact on the outlook
- e) Effect on quality of living by increased noise from both traffic and occupants on completion.
- f) The new private drive access is substandard, would result in significant highway safety concerns for pedestrians and vehicles using Jobs Lane, particularly during peak times in the morning and in the afternoon.
- g) Safety risks due to increased traffic turning off an already busy road through the creation of the access especially due to its location opposite a children's day nursery.
- h) Inadequate parking.
- i) Noise, pollution and vibration during demolition and construction.
- j) Security concern in particular at the rear of the neighbouring houses.
- k) The proposed 4 dwellings are not in keeping with the area and would affect the character of the neighbourhood.
- l) The new development would remove a lot of the soakaway and as result neighbouring land is susceptible to surface water flooding.
- m) Effect on wildlife and habitat – development pays little regard to wildlife and is close to a number of protected trees and in the known habitat of bats, newts and hedgehogs which area protected species.
- n) Bins collection point would have negative impact on the neighbouring occupiers and on the visual amenity.

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

- o) The application house has caused subsidence to the neighbouring house and the impact of the demolition of the bungalow on neighbouring houses.
- p) Neighbouring properties would lose value due to the proposal
- q) Not in public interest but maximise the profit for the developer
- r) The drainage system (main sewer) within the side access road requires attention/upgrading

A petition containing 15 signatures sponsored by Councillor Lapsa has also been submitted to oppose the proposed development. The petition claimed that the removal of a house to gain access to the site and any development would cause noise nuisances, air pollution, property security concerns, loss of privacy and possible structure damage. Due to the location being opposite a children's nursery, the proposal would cause traffic issues and pedestrian safety issues.

Any further comments received will be reported within late representations.

## **APPRAISAL**

The main issues in determining this application are principle of development, design and character of the area, impact upon neighbouring amenity, highway considerations and impact on protected trees.

### **Principle of development**

The principle of residential development on the site was established in 2008 under the previously adopted Development Plan and included a planning approval for 7 dwellings. However, that development did not commence, and the site remained vacant. A new Local Development Plan has been adopted in December 2017, therefore, it is considered necessary to assess the current proposal against the new Local Plan Policies known as Coventry Local Plan (CLP) 2016.

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

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

It is certain that the proposal is a backland development given the site is surrounded by residential gardens. However, the demolition of No. 54 Jobs Lane would create a satisfactory access road into the site from Jobs Lane and would open up the site to provide an attractive residential environment similar to many cul-de-sacs and courtyard-style developments. The proposed development would maintain satisfactory separation distances from the surrounding neighbouring dwellings. There will be a net gain of 3 dwellings. Therefore, it is considered that this plot of land is appropriate for residential development. The existing bungalow No. 54 Jobs Lane appears in good condition although it does not display any special features nor does it have any architectural or historical merit. Therefore, the demolition of the bungalow is acceptable in principle.

The Coventry Local Plan 2016 expects that windfall sites would help to meet housing needs within the plan period. The proposed development is compatible with the nearby uses and it is considered that it would result in an attractive residential environment that would not appear cramped. The density of the proposed development is satisfactory and retains sufficient spaces between buildings and the residential gardens. The development site is in an established residential area, with convenient pedestrian access to local facilities and is near to bus routes into the City Centre and surrounding area. Therefore, the proposed residential development is considered acceptable in principle. It is also considered that the proposal provides an attractive residential environment for future occupiers and hence, complies with Policy H3 and H9.

### **Design and Character of the area**

The NPPF and Policy DE1 both encourage high quality urban design. The NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Policy DE1 of CLP 2016 added stating that all development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an

area. Furthermore, Policy H9 of CLP 2016 states that the density of development should represent the most effective and efficient use of land whilst ensuring compatibility with the quality, character and amenity of the surrounding area. The design element would be considered in terms of the enhancement of the character and quality of the local environment; the relationship between buildings and spaces; and building details such as proportion, massing and materials.

There is no prevailing architectural style or design of property in the area. The general urban grain of development in the vicinity of the site varies to include traditional linear road frontage development to cul-de-sacs developments accessed from Jobs Lane. The housing styles, size and architectural designs are similarly varied. Houses are mainly detached or semi-detached comprising of either bungalows or two-storey dwellings. There are 2/3 storey flat roofed residential flats located to the west side of Jobs Lane.

The proposed dwellings are two storeys in height and include a mix of both semi-detached and detached dwellings which is in keeping with the general character of the area. The houses would be with hipped roof which is also not wholly out of character with the roof design of the houses in the area as there are no single roof designs dominating the area and roof design varies from hipped, pitched and flat. The design and layout of the scheme will enable the creation of a sense of place.

The dwellings within the site have been designed to achieve an attractive environment for future occupiers with open plan landscaped areas and private spaces. The dwellings will be in keeping with the mass, scale and design of the houses in the vicinity. The existing south to north gradient has been maintained. The modern design dwellings would have render detailing to the upper floor elevations of three houses and one house in the middle would have red bricks on the external elevations. Ground floor windows would have brick header detailing and all the houses would have canopy roof above the open style porch.

It is considered that due to the modern design being similar to the modern houses in the area and quality building materials being proposed, the proposed development would enhance the built form and character of the area and replace dilapidated and neglected vacant land. The houses would have their principal elevations fronting the open area including views towards the proposed vehicular access. The proposed parking spaces have been kept open and incorporated with the soft landscaping. This will provide natural surveillance and an opportunity to encourage informal social interaction.

The existing tree including the TPO trees along the eastern boundary with the houses on Pine Tree Avenue would be retained. In addition, there would be new planting along the southern boundary with the houses on Ballingham Close. These would help to provide some screening from the adjoining residential properties. The garden depth of the proposed houses vary from 9.5m to 12.3m which is also similar to garden depth of some houses in the area in particular houses on Ballingham Close. However, the garden of the houses on Pine Tree Avenue are fairly deep and back on to the gardens of the proposed houses. Therefore, the garden depths to the proposed dwellings are acceptable and on balance it is felt that the resulting amenity space will create an attractive residential environment.

Access to a private shared alley between No. 48 and 50 Jobs Lane will be retained and a lockable metal gate would be installed, and keys would be given to the occupiers who have access rights on the shared access. This arrangement would help to deter anti-social behaviour and provide an element of security to the neighbouring occupiers. The proposed development includes soft landscaping comprising of planting and laying of lawned areas; refuse bins and cycle storage areas in the gardens; and designated bins collection area along the new access drive within 25m from Jobs Lane. Along both sides of the new access drive (shared boundaries with No. 50 and 56) boundary treatment would be extend towards the front and new hedge/soft landscaping would be incorporated in front of the fence/wall. Details of these matters would be secured by condition. The proposal is therefore considered to provide an appropriate layout and design that will enhance the character of the area in accordance with Local Plan Policies DE1 and H3.

### **Impact on residential amenity**

The concerns raised by local residents are carefully noted; however, the proposed scheme is acceptable in terms of separation distances and relationship with surrounding neighbouring houses. In order to protect the amenity of existing residents, the SPG recommends that a minimum distance separation of 20m be maintained between principal windows to the front/rear of properties. Furthermore, Paragraph 127 of the NPPF seeks to protect the amenities of all existing and future occupants of land and buildings.

There would be a separation distance of approximately 35m - 40m between the rear elevation of the houses on Pine Tree Avenue and the rear elevation of the proposed houses. The distance between the front elevation of the proposed houses and the rear elevation of houses on Jobs Lane is around 45m-50m. The side elevation of the proposed house on plot 4 is around 14.6m from the rear elevation of No. 15 Ballingham Close. This is more than the 12m separation distance required by the adopted Design SPG. Whilst No 15 does have a single storey rear projection which is around 8.5m from the side elevation of the proposed house on plot 4, however, there are no existing windows on the end elevation of this extension and therefore there are no concerns for privacy or overshadowing. There are no windows on the south elevation of the proposed house on plot 4, therefore the proposal would not have any potential of overlooking and loss of privacy towards the rear amenity of the houses on Ballingham Close. In addition, given the separation distance between the proposed houses and the houses on Jobs Lane and Pine Tree Avenue which are well above 20m, it is considered that the proposal would not result in harmful overlooking and loss of privacy. Therefore, given the separation distance, siting and position of the new dwellings it is considered that no adverse impact in terms of loss of light, visual intrusion, overlooking and loss of privacy would result to the adjacent residential occupiers.

The boundary treatment in association with the soft landscaping/hedge planting along both sides of the new access drive would minimise the impact on both adjoining neighbouring houses and their rear gardens from overlooking and any noise from comings and goings through the new vehicular access.

### **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 application proposes creation of an access road to enable the development. The proposed layout and width of the access road would satisfy the criteria of a private road to serve 4 new dwellings and is to the satisfaction of Highways Officers. The width of the access road is 4.5m. The existing dropped crossing to 54 Jobs Lane at the junction of the new access road would be widened and splayed to provide additional manoeuvring areas and retain visibility splay. All the dwellings would have direct vehicular and pedestrian access from the proposed new road and each dwelling house will have two parking spaces. In addition, there will be one visitor space provided. Therefore, 9 parking spaces will be provided for the new development. It is considered that the proposed parking spaces for the new development would be sufficient and would not have any additional impact on existing parking provision than that which already exists. It would also be in accordance with the maximum standards required by Appendix 5 of the Local Plan. The site is well connected and within a highly sustainable location. Jobs Lane is a bus route into the City Centre and surrounding area. Local amenities are within a short walking distance. The Highways Officers have no objection to the proposal. Given the density of the development, new road layout and parking provision within a small residential Cul-de-Sac, it is considered that the proposal would not have any demonstrable impact on the free flow of traffic and endanger highway safety. The proposal therefore accords with Policy AC2 and AC3 of CLP 2016. In addition, all the houses would have provision of bicycle storage in the rear garden which has direct access from the front. This arrangement would assist in meeting the aims of Policies DS3 and AC4 which promote sustainability and encourage provision of cycling and walking as an alternative mode of transport.

### **Ecology and Tree**

The Arboricultural Report (Marlow Consulting Ltd, 15<sup>th</sup> February 2020) identified 12 trees within close proximity of the site including a veteran Oak and Ash tree which are protected. These two native TPO trees located adjacent to the rear boundary (eastern boundary) of this application site are identified in the report as T4: veteran Oak and T10: mature Ash. The Arboricultural Report indicates that a total of 4 trees (adjacent to the northeast corner) would be removed which have been rated as being of low suitability for retention. The Tree Officer is satisfied with the applicant's tree survey which has provided evidence that their revised layout will not impact upon the subject tree roots by hand digging out a trench to the location of the proposed foundations to a depth where tree

roots would usually be expected to grow to. The Tree Officer agrees with the proposed removal of adjacent vegetation to T4 Veteran Oak, and considers it would be greatly beneficial to reduce the halo competition of light, water and nutrients from Veteran Oak.

The application proposes additional onsite planting and the formation of a new landscaped boundary to the south of the site as well around the perimeter of the site. It is considered the addition of new landscaping and boundary treatments provides a key opportunity to enhance the biodiversity and setting of the site for both new and existing properties.

The Ecology Officer is satisfied with the submitted Protected Species Survey Report and The Tree Report. The Ecology Officer considers that the information provided is adequate and welcomes additional landscaping to enhance biodiversity and recommended conditions to ensure that Policy GE3 are properly fulfilled by the developer.

### **Other considerations**

Environmental Protection are satisfied with the proposal but recommended relevant conditions to establish the extent of contamination of the site given the site was used for storing cars in the past. They also suggested mitigation measures to offset the environmental impact of the development including air quality, in particular Environmental Protection recommends a condition in order to minimise the impact of the development on local air quality by requiring any new gas boilers to meet a dry NO<sub>x</sub> emission rate of <40mg/kWh. In addition, a condition requiring provision of electric vehicle re-charging within the development would be reasonable to minimise impact on the air quality. In addition, it is considered that a construction environmental management plan (CEMP) will be required prior to demolition, site clearance/construction activity commences detailing hours of operation during construction, and how dust emissions will be controlled and monitored to prevent any adverse impact such as noise and disturbance from construction work upon neighbours.

Residents comments were noted about the main sewer line which they consider needs attention. However, this particular matter is not a material planning consideration in this instance as this would be a civil matter and needs raising with the utility provider (Severn Trent Water). Council Flood Risk and Drainage Engineers have raised no concerns subject to conditions to minimise the risk of surface water flooding and to ensure the development is in compliance with the Water Frame Work Directive.

### **Equality Implications**

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application. There are no known equality implications arising directly from this development.

### **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 DE1, DS3, H3, H9, AC2, AC3, EM4, EM5, GE3 and GE4 of the Coventry Local Plan 2016, together with the aims of the NPPF.

### **CONDITIONS/REASON**

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.

**REASON:** *To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)*

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Transport Statement; Protected Species Survey Report; Planning Statement; Arboricultural Report; Proposed Street Scenes; Plot 4 Proposed Details; Plot 3 proposed Details; Proposed Elevations plot 1 & 2; Plot 1+2 Proposed Plans; Proposed Block Plan; Proposed Site Plan; Existing Site Plan; Location Plan; 053\_12C\_Proposed Compliance Plan.

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

3. No development including demolition of No. 54 Jobs Lane shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of:
  - hours of work;
  - hours of deliveries to the site;
  - the parking of vehicles of site operatives and visitors during the demolition/construction phase;
  - 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;
- details of any piling together with details of how any associated vibration will be monitored and controlled; and
- a scheme for recycling / disposing of waste resulting from demolition and construction works.

Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.

**REASON:** *The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies EM7, AC1 and AC2 of the Coventry Local Plan 2016.*

4. 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, and any report of the findings must be submitted to and approved in writing by the local planning authority. The report of the findings, to be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', must include; (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk 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).

**REASON:** *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

5. The development shall only be undertaken in accordance with 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, which shall be submitted to and approved in writing by 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 safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

6. 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 safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

7. 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 4, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 5, which shall be submitted to and approved in writing by 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 6.

**REASON:** *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

8. None of the dwellings hereby permitted shall be occupied unless and until the car parking provision for that dwelling has been constructed or laid out, and made available for use by the occupants and / or visitors to the dwellings and thereafter those spaces shall be retained for parking purposes at all time and shall not be removed or altered in any way.

**REASON:** *To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan 2016.*

9. Notwithstanding the details shown on the approved plans; prior to occupation of the dwellings hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.

**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, AC3 and AC4 of the Coventry Local 2016.*

10. 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 designated

bin collection area or in the open, unless on bin collection days.

**REASON:** *In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policies DE1 and H3 of the Coventry Local Plan 2016.*

11. Any gas boilers installed on site shall have a dry NOx emission rate of no more than 40mg/kWh. One electric vehicle recharging point per dwelling shall be provided prior to occupation and shall not be removed or altered in any way 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 DS3 of the Coventry Local Plan 2016 and the aims and the objectives of the NPPF.*

12. Prior to the first occupation of the development hereby permitted, details of both hard and soft landscaping works shall be 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 type of bricks and 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 strict accordance with the approved details within three months of the first occupation of any of the dwellings hereby permitted; and all planting shall be carried out in accordance with the approved details within 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. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

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

13. No development approved by this permission shall be occupied until the following information has been submitted to and approved by the Local Planning Authority and Lead Local Flood Authority:
  - I. During demolition phase, provision must be made to avoid sediments loads on the surface water runoff.
  - II. A scheme for the provision of surface water drainage, incorporating SuDS infiltration or attenuation techniques for the management of all surface water, peak and total flows, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
  - III. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.

IV. In accordance with point i) above, the development discharge rate must be managed to a limiting value of 5.0 l/s offsite.

V. Provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase.

VI. Where new or redevelopment site levels result in the severance, diversion or the reception of natural or engineered drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.

VII. The development must be considered for the implementation of permeable paving or similar permeable material for the partial reduction of flow and the improvement of water quality in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.

VIII. Evidence to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the building will be protected in such an event.

IX. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.

Once approved, the development shall only proceed in accordance with the approved details including any recommended mitigation measures and shall remain in place thereafter.

**REASON:** *To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policies EM1, EM4 and EM5 of the Coventry Local Plan 2016 and Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'*

14. No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until the tree protection measures identified in the approved application documentation have been put into place in strict accordance with the approved details and thereafter they shall remain in place during all construction work. In addition no excavations, site works, stock piling, 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 or root protection area of any protected tree(s); no equipment, machinery or structure shall be located within this zone; 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 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 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 GE3, GE4 and DE1 of the Coventry Local Plan 2016.*

15. Prior to the first occupation of the development hereby permitted two bat boxes and two bird nesting boxes shall be installed within the site and they shall be

retained and shall not be removed or altered in any way.

**REASON:** *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2018.*

16. 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 dwellinghouse 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 as well as the amenity of the future occupiers and which would also detriment to the health and root system of the adjacent protected trees. 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.*