

Planning Committee Report	
Planning Ref:	FUL/2020/1443
Site:	75 Cannon Hill Road
Ward:	Wainbody
Proposal:	Change of use of existing barn & erection of single storey extensions to form a single storey dwellinghouse (Use Class C3) (Resubmission FUL/2019/1412)
Case Officer:	Emma Spandley

SUMMARY

The application seeks planning permission to convert and extend the existing single storey former agricultural building to create a one bedroomed dwelling. The proposal includes off road car parking to the front garden area, with the required bin storage. A single storey extension, similar in form and massing as the existing building, is proposed to be linked by a partially glazed walkway, thus creating an internal courtyard for the garden area.

BACKGROUND

The previous application FUL/2019/1412 sought to extend the building in a similar way, but the number of bedrooms sought was two. The application was refused, details of which are in the main body of the report.

The current application seeks to extend the building in a similar manner, with some minor door and fenestration changes, but seeks a one bedroomed property instead of a two bedroomed property.

The impact of the changes between the two applications is discussed in more detail below

KEY FACTS

Reason for report to committee:	Over five objections received against the officer recommendation.
Current use of site:	Vacant outbuilding
Proposed use of site:	Erection of one, one bedroomed, single storey dwelling

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 will not have a negative impact on the setting of the Conservation Area.
- The proposal accords with Policies: DS3, H3, H4, H9, DE1, HE2, GE1, GE3, GE4, AC1, AC2, AC3, AC4, EM1, EM2, EM5, EM6 and EM8 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

SITE DESCRIPTION

This application site relates to an unlisted barn within the Ivy Farm Lane Conservation Area. The Conservation Area retains a distinctly rural character, with a series of historic farm buildings and houses collected along winding rural lanes. The barn in question is a red brick structure set well back from the road and accessed via Cannocks Lane which leads to a footpath out onto Cannon Hill Road.

The barn the subject of this application was formerly associated with No.75 Cannon Hill Road.

Ivy Farm Conservation Area was designated a Conservation Area on 16th November 1989 in order to preserve and enhance the general character of the area. The area maintains a strong rural character, a result of the building type and form, the street pattern and the landscape qualities. Ivy Farm Lane, Cannocks Lane and Shultern Lane are all shown on maps dating from as early as 1597. The area once formed the old hamlet of Canley and was based on a number of separate farms.

PLANNING HISTORY

There have been previous planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
R/2003/0200	Erection of a bungalow and associated fencing.	Refused 19th March 2003 and subsequently dismissed on appeal due to design proportions read against the buildings to the west and south and having a harmful impact on the Conservation Area by neither preserving nor enhancing its character.
FUL/2019/1412	Change of use of existing barn & erection of single storey extensions to form single storey dwelling house (Use Class C3).	Refused 17 th September 2019 due to insufficient private amenity space, design and insufficient evidence being submitted regarding the retention of trees.

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 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) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

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

DS3	Sustainable Development Policy
H3	Provision of New Housing
H4	Securing a Mix of Housing
H9	Residential Density
GE1	Green Infrastructure
GE3	Biodiversity, Geological, Landscape and Archaeological Conservation
GE4	Tree Protection
DE1	Ensuring High Quality Design
HE2	Conservation & Heritage Assets
AC1	Accessible Transport Network
AC2	Road Network
AC3	Demand Management
AC4	Walking and Cycling
EM1	Planning for Climate Change Adaption
EM2	Building Standards
EM5	Sustainable Drainage Systems
EM6	Redevelopment of Previously Developed Land
EM8	Waste Management

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development

SPD Delivering a More Sustainable City

SPD Coventry Connected

SPG 'Extending Your Home'

CONSULTATION

No objections subject to conditions have been received from:

- Archaeology
- Conservation
- Ecology
- Environmental Protection
- Highways
- Tree Officer

Any further comments will be reported as a late item.

Immediate neighbours and local councillors have been notified; a site notice was posted on 23rd July 2020. A press notice was displayed in the Coventry Telegraph on 23rd July 2020.

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

- Out of character with the setting of the Conservation Area;
- No changes to the application which was refused;
- Impact on trees;
- Impact on bats
- Impact on traffic.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are:

- Principle of development;
- Design and Visual;
- Impact on Amenity;
 - Neighbouring Amenity;
 - Outside Amenity Space;
 - Future Occupiers Amenity;
- Highway Issues;
- Ecology and Biodiversity
- Trees.

Principle of development

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.

The site is in a sustainable location accessible by several sustainable transport modes and is close to several employment generating areas and local retail provision, 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 visual amenity

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

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

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

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

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

Whilst it is acknowledged that the NPPF supports sustainable development and those developments which are considered sustainable must be decided without delay, the NPPF also places significant weight on creating high quality design. It states that 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.

Policy HE2 of the Local Plan states proposals will be approved that preserve or enhance those aspects of the historic environment which are recognised as being of special historic significance and Policy DE1 states all development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The proposed extensions are considered to respond positively to the built environment and to the setting of the Conservation Area. The two buildings in the area are visually distinct, and the simple architectural characteristics and shape of the existing barn are to be retained. The other visual changes to the existing building are very minor and furthermore, the void to the interior is retained, with the more private spaces that require subdivision (such as bedrooms) confined to the new build element. New windows are proposed to be metal, and the doors timber, which defer to the character of the building.

The previous application sought to include bi-folding doors, which was considered to be unacceptable as it did not respond positively to the character and appearance of the building and was not what one would expect to see on an agricultural building. This

current application has changed the bi-folding doors to wooden French doors, and reduced the bedrooms by one, so now the proposal includes only one bedroom. A one bedroomed property is not expected to have children where larger amenity areas are required.

The properties within the immediate locality are characterised by being former agricultural buildings formed around traditional courtyards with medium to long rear gardens. The proposed development does not follow this established pattern and the previous reason for refusal included a reason for refusal around the size of the garden contrary to the established pattern of development within the immediate area.

However, the building does have some age to it being at least of 19th century in origin, and with rural provenance, and is considered a positive contributor to the Conservation Area's significance. Therefore, whilst the established character and appearance of the area is larger garden areas, it is considered that the current altered proposal leading to the preservation and retention of the existing building now out ways this reason for refusal, as the buildings retention is a contributing factor in the setting of the Conservation Area it sits in.

Bin storage details have been included within the current application and are shown to be located within the front garden area. Further details of the design of the bin housing has been conditioned.

Taking all of the above, whilst being mindful of the previous reasons for refusal and balancing the requirement to ensure that new development accords with the special architectural and visual qualities of the area into account, it is considered that the buildings preservation and retention is a strong requirement as it is a positive contributor to the setting of the Conservation Area which maintains a rural character, whilst encouraging new buildings to be designed as part of a wider whole, in sympathy with the area's unique character.

The proposals are therefore considered to be in accordance with the aforementioned paragraphs of the NPPF and Policy DE1 & HE2 of the Coventry Local Plan.

Impact on residential amenity

Neighbouring Amenity

The NPPF seeks to protect the amenities of all existing and future occupants of land and buildings. The erection of all structures are assessed against Policy DE1 of the Local Plan and the SPG titled 'Extending Your Home'.

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 together with the principles of creating a satisfactory residential environment as set down within Design Guidance for New Residential Development SPG.

The Extending Your Home 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. A window to window separation distance of 20m is retained between the front and backs of opposite properties.

The proposed extension will be single storey to match that of the existing building, the current building forms the rear boundary with Cannocks House; the proposed link extension will run along the rear boundary of No.1 Ravensholt Ivy Farm Lane & the proposed single storey extension will run along the rear boundary of No.2 Ravensholt Ivy Farm Lane. The extension will be at a distance of 11.5m tapering to 10m, at the pinch point from the rear elevation of No.2 Ravensholt Ivy Farm Lane (the closest neighbouring property). No windows are proposed within either side wall, therefore there is no issue with overlooking or loss of privacy to any neighbouring property.

The proposed structure is to be single storey in height with a dual pitched roof at a distance of at least 10m from the nearest neighbour, No.2 Ravensholt Ivy Farm Lane, taking all of the above into account; it is considered that the proposed will not cause demonstrable harm to the occupiers of the adjoining residential properties through increased visual intrusion, overbearing or overshadowing.

The proposal is therefore in accordance with the aforementioned policies of the NPPF and Policy DE1 & H3 of the Coventry Local Plan and the requirements of the SPG and will not cause harm to the occupiers of the existing dwellings through increased visual intrusion, overbearing or overshadowing.

Outside Amenity Space

The Design Guidance for New Residential Development SPG states garden depths should be a minimum of 10m deep and should be 30-50m² as a minimum. The private amenity area, a courtyard, for the new dwelling will be at the centre of the building. It is formed and flanked by the built form on the north, south & west, 3 sides, with the boundary treatment to the rear garden of No. 75 & a small section of No.77 Cannon Hill Road, on the east side. The resultant amenity area measures 4.5m wide by 6m long and is therefore heavily enclosed and only 27m², which is just under the minimum area that the SPG requires. Whilst it offers a private area the resultant depth / size of the garden is below the 10m requirement, as set down within the SPG, at 4.5m deep, although it is only just under the requirement in terms of area, being 3m² short. The previous application was refused on the basis that the resultant amenity space would be unacceptable for the proposed two bedroomed property.

The current application has reduced the bedrooms to one, one bedroomed properties are not expected to have children residing in them, where adequate amenity space is a fundamental requirement. Given that the overall area of outdoor amenity space is only just under the 30m² requirement of the SPG, a condition will be imposed which will restrict the building to be one bedroom to ensure that a larger area of amenity space is not required. As such, it is considered that, whilst the outdoor amenity space is below the amount required by the SPG, it is in this instance acceptable.

Future Occupiers Amenity

The previous application had the majority of the proposed habitable room windows all looking out into the internal courtyard area. The room layout has been changed which now provides non habitable rooms outlooking onto the courtyard. These changes have now resulted in an improved residential environment being created.

As mentioned above, whilst it is acknowledged that the proposal does not accord with all the criteria as set down within the Design Guidance for New Residential Development

SPG, it is considered that the buildings preservation and retention outweighs this, as the existing building is a positive contributor to the setting of the Conservation Area which maintains a rural character; together with the reduction in bedrooms, it is therefore considered taking everything into account that the proposal will now create a satisfactory residential environment for a single bedroomed dwelling and has overcome the previous reasons for refusal.

The application is in accordance with Policy DS3, DE1, H3 & HE2 of the Coventry Local Plan 2016, and the aforementioned paragraphs of the NPPF.

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.

Parking

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.

Highways have raised no objections to the proposal as the application provides the required 2 off road car parking spaces and utilises the existing access from Cannocks Lane. A condition is required to ensure the access is laid out prior to occupation of the property.

Ecology and biodiversity

Policy GE3 states that development will be permitted provided that species which are legally protected are protected and mitigating measures installed as appropriate.

A bat survey has been submitted with the application which states that there was no presence of bats, however, the ridge was not inspected and therefore the report

recommends further activity survey works is undertaken prior to works commencing on site, together with a condition requiring mitigation to be provided through landscaping, tree planting and enhancements within the buildings. A condition is therefore attached to require further survey work to take place and any required mitigation to be completed.

Trees

Policy GE3 states that development will protect, enhance and preserve existing landscaping features of amenity value and on sites having biodiversity or geological conservation value development will be permitted provided that it protects, enhances and/or restores habitat biodiversity.

Policy GE4 states that 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.

There are trees located to the boundary of the site. A Tree Survey has been submitted with the application to demonstrate that the existing trees on site can be retained. The Tree Officer has raised no objections subject to a condition requiring an Arboricultural Method Statement is submitted prior to commencement on site.

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:

eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

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. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, H3, H4, H9, DE1, HE2, GE1, GE3, GE4, AC1, AC2, AC3, AC4, EM1, EM2, EM5, EM6 and EM8 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:
Location and Block Plan - Drawing No.390 - 3;
Proposed Plan & Elevations - Drawing No.390 - 2 Rev E.

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

3. No development (including any demolition or preparatory works) shall commence unless and until a further bat survey of the site has been submitted to and approved in writing by the Local Planning Authority. This shall include appropriate activity surveys in accordance with Bat Conservation Trust: Bat Surveys - Good Practice Guidelines and a detailed mitigation plan including a schedule of works and timings. The approved mitigation plan shall be implemented in full prior to any demolition or preparatory works taking place and thereafter any mitigation works 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.*

4. Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 & HE2 of the Coventry Local Plan 2016.*

5. 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 the development 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.*

6. No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. This shall include details of; the methodology for carrying out a hand dug exploratory trench/pit within the Root Protection Area without causing damage to those roots greater than 25mm diameter, contingency should roots be discovered within trench/pit, design of foundations to respect a 200-300mm air void located between the existing ground level and lower surface level of suspended foundation floor, and full tree protection details. The development shall only be carried out in strict accordance with the approved details.

Reason: *To protect those trees which are of significant amenity value to the Conservation Area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3, GE4 and HE2 of the Coventry Local Plan 2016.*

7. The development hereby permitted shall not be occupied unless and until the access to the site, manoeuvring space(s) and car parking area(s) indicated on the approved drawings have been provided in full accordance with those details and thereafter those areas shall be kept marked out and available for such use at all times.

Reason: *In the interests of highway safety in accordance with the aims and objectives of Policies AC1, AC2 and AC3 of the Coventry Local Plan 2016*

8. No development (including any demolition) 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 AC1 and AC2 of the Coventry Local Plan 2016.*

9. 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. 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'. The development discharge rate must be managed to a limiting value of 5.0 l/s offsite.

II. All 'within building plot' drainage must be considered for the incorporation of water re-use systems/ water butts, such as grey water harvesting, and consideration must also be given to features such as green roof technology to manage down both peak and total rainfall runoff discharging to sewer systems, watercourses and groundwater.

III. 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'.

IV. Foul drainage plans

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

Reason: *To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policies DS3, EM1, and EM5 of*

the Coventry Local Plan 2016 and Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'

10. Any gas boilers installed on site shall have a dry NO_x 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.*

11. Prior to the first occupation of the development hereby permitted, details of bin storage areas shall be submitted to and approved in writing by the Local Planning Authority. The bin storage areas shall be provided in full accordance with the approved details prior to first occupation of the development and thereafter they shall remain available for use at all times and shall not be removed or altered in any way.

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

12. 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. Therefore, no additional development is to be carried out without the permission of the Local Planning Authority in accordance with Policies H3 HE2 and DE1 of the Coventry Local Plan 2016.*

13. The building hereby permitted shall not have more than one bedroom.

Reason: *Due to the restricted nature of the application site, specifically the amenity space size & location, it is considered important to ensure that the property is not subdivided to create an additional bedrooms in accordance with Policies H3 and DE1 of the Coventry Local Plan 2016.*