

Planning Committee Report	
Planning Ref:	FUL/2020/1480
Site:	28 Stivichall Croft
Ward:	Earlsdon
Proposal:	Erection of two 5 bed detached houses.
Case Officer:	Darren Henry

SUMMARY

The application seeks to build two detached 5-bedroom houses to the front of 28 Stivichall Croft.

BACKGROUND

The application site is located within a suburban area of Coventry, within the ward of Earlsdon. The surrounding is predominantly housing.

The application site has been subject to numerous proposals over recent years for developing 4 to 5 houses on-site, none of which have been successful. The applicant is now proposing to reduce the number of properties to two and maintaining the existing property.

KEY FACTS

Reason for report to committee:	From the first consultation (24 th September 2020) 14 letters of objection were received and a further 7 objections received from the second consultation (8 th December 2020) stating that they maintain their initial objection.
Current use of site:	Existing residential property
Proposed use of site:	To develop two new 5-bedroom detached houses

RECOMMENDATION

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

REASON FOR DECISION

- a) The proposal is acceptable in principle.
- b) The proposal will not adversely impact upon highway safety.
- c) The proposal will not adversely impact upon the amenity of neighbours.
- d) Together with the aims of the NPPF, the proposal accords with Coventry Local Plan Policies:

AC3: Demand Management
DE1: Ensuring High Quality Design
DS1: Overall Development Needs
GE4: Tree Protection
H3: Provision of New Housing
H4: Securing a Mix of Housing
H9: Residential Density

APPLICATION PROPOSAL

The applicant is proposing to build two new 5-bedroom houses with attached garages to the front of the curtilage of 28 Stivichall Croft, with associated car parking. The proposal would involve removing much of the front attractive sandstone boundary wall, along with a fair proportion of the mature landscaping behind it.

SITE DESCRIPTION

Stivichall Croft lies to the south west of Coventry City Centre. The area is a residential one, with large, primarily detached properties with hipped roofs and bay windows lining both sides of the road. The houses are set back within their reasonably large plots. Substantial areas of mature landscaping add to the character of the area. Indeed, many of the dwellings are typical in their external appearance of the architectural style, detailing and character of the inter war period. A significant number of the dwellings are detached, two storey of brick construction with bay windows, hipped rooves of slate or tile and set within their own substantial gardens or curtilages and gives the area a unifying character set within a green and pleasant suburb of the City.

No.28 Stivichall Croft is a little different to many surrounding properties, being a large house set back substantially within its plot, which is considerably larger than those surrounding. Indeed, the site may have been even larger, as it appears to have been subdivided previously with the addition of Nos.28a and 28b to the west. 28b is located up a narrow access drive and is set on a similar line to Nos 28-24, but with a much smaller plot, providing a rare example of back-land development in the area. The building line of No.28 Stivichall Croft is replicated by Nos.26 and 24 to the north, all of which provide mature and attractive landscaping to their frontages and add to the character of the area. The sandstone boundary walls along the frontages of Nos.28 and 26 further add to the character and local identity of the area.

Tree protection orders (TPO) have been imposed on two of the trees within the application site; a sycamore set halfway into the site close to its north east boundary, and a Lawson's Cypress on the south east corner of the plot, adjacent to the road. To the immediate south of the site lie Nos 28a and 28b Stivichall Croft. These houses seem to be more modern than many on the road and appear to have previously formed part of the grounds of No 28. No 28a follows the uniform building line of the road, with No 28b located up a narrow access drive and is set on a similar line to Nos 28-24, although with a much smaller plot, providing a rare example of back-land development in the area.

PLANNING HISTORY

There have been a number of historic planning applications on this site, as set out below:

Application Number	Description of Development	Decision and Date
FUL/2020/0788	For the demolition of existing house and erection of two 5 bed and two 4 bed detached houses.	Withdrawn. 25 th June 2020.
APP/U4610/W/16/3164060	Appeal dismissed	16 th March 2017

OUT/2016/2127	Outline application including access with all other matter reserved for the demolition of No. 28 Stivichall Croft and development of 4 No. 2.5 storey houses	Refused 17 th October 2016
OUT/2016/0884	Outline application discharging access and layout (with all other matters reserved) for the demolition of 28 Stivichall Croft and development of five 2.5 storey houses	Application withdrawn

Summary of appeal decision

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 6th December 2017. Relevant policies relating to this application are:

AC3: Demand Management

DE1: Ensuring High Quality Design

DS1: Overall Development Needs

DS3: Sustainable Development Policy

GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

GE4: Tree Protection

H3: Provision of New Housing

H4: Securing a Mix of Housing

H9: Residential Density

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development

SPG Air Quality

SPD Coventry Connected

CONSULTATION

No Objections received from:

a) Coventry City Council Urban Design

No objections subject to conditions received from:

- e) Coventry City Council Archaeology
- f) Coventry City Council Conservation
- g) Coventry City Council Environmental Protection
- h) Coventry City Council Highways
- i) Coventry City Council Trees
- j) Coventry City Council Tree Preservation Order
- k) Coventry City Council Urban Design & Landscape

No Comments received from:

- l) Coventry City Council Streetscene & Greenspace

From the first consultation on the 24th of September, fourteen letters of objection were received, raising the following material planning considerations:

- The houses on Stivichall Croft are all set in their own spacious plots, with each house being almost unique in design, both of which add a definite character to the road and the surroundings. The design of this development contradicts those design cues and surroundings by forcing two houses into the front of a plot which leaves each house tightly planned to the front of the plot.
- The properties at the rear of this development have clear sight of neighbouring rear gardens from the upstairs windows, creating privacy issues, for instance to No.28a.
- The New Residential Design Guide states that back-land development should not be permitted
- None of the proposed dwellings have a plot size remotely similar to existing properties.
- The proposal in its present form is contrary to policy and constitutes harm to the amenity of neighbours, particularly No.30 (28a) from plot 2.
- The proposed properties as shown on the plan are dissimilar and unsympathetic in design to neighbouring properties. Furthermore, they are significantly greater in height than neighbouring properties, therefore out of proportion.
- The shape and 30-degree pitch of the roofs differ from practically all of the houses on the street. The pyramid roof is unfortunate and the shallow pitch is alien to the rest of the street. A different roof shape is needed if the development is to be visually sympathetic to its surroundings. The massing of the dwellings is too much and should be reduced by changing the front gables to hipped roofs.
- Placement of the proposed properties so close to the front of the site would inevitably lead to significant loss of the existing tree screening and cause loss of privacy particularly to properties opposite on Stivichall Croft.
- The proposal would turn a predominantly green area into one of brick and hard standing as viewed from Stivichall Croft thus affecting the existing visual amenity.
- Object to the removal of part of the frontage wall and all of the trees and shrubs behind it, thereby reducing the positive effect that the bosky frontage has on the local identity and character and appearance of the area.
- The site layout is cramped, siting the two houses close to the plot frontage, with the layout plan showing space to facilitate the erection of two more houses if the existing dwelling were to be demolished.
- The proposal will set a precedent for the area and will open up other applications to use the substantial sized gardens to build more dwellings on them, particularly front

land development, and will change the character of the area. This will increase traffic, noise and require the natural beauty of the area to be removed to accommodate more buildings

- This is a unique area of Coventry where houses have large gardens and space. Both the proposed buildings have small gardens that do not match the area.
- The proposed development will result in the primary area of No.57's garden and the rear of the house being severely overlooked.
- There will also be a loss of view to No.57 and will have an adverse impact on the residential amenity of neighbouring properties.
- The rear balcony will look into No.28a and Plot 2 will have unrestricted views along the back of all properties in this row.
- The scale of the dwellings is notably higher than neighbouring dwellings to both sides, as shown on the street scene drawing. Any new dwellings should fit in with the surrounding context and therefore should not be greater in scale than those of adjoining properties.
- It is inferred that solar panels are to be affixed to the roof though no specific mention is made of these nor of their design. If so, they ought to be the matt black versions without aluminium framing or subdivisions.
- The type of roof tiles is unspecified. They ought to be plain clay tiles to match most of the older houses which this development imitates. Concrete plain interlocking tiles would be utterly out of character with others on the street.
- The designs show timber as a feature panel on the house frontages. This is out of character with most houses on Stivichall Croft. It is, of course, a maintenance item, perhaps to be replaced by plastic at a later date. Clay tile hanging would be a better design feature as it is used on a large number of houses on the street.
- Render is proposed on the side and rear of the properties, which is featureless. Generally, on Stivichall Croft there is brick detailing with soldier courses and quoins. The render, with a lack of sympathetic detailing is poor and will be evident from road frontage.
- No information is provided on guttering but white plastic would be wrong. It ought to be dark coloured and preferably cast metal.
- Window frames are shown as white on the elevation drawings. However, without notes to verify this it is entirely possible that the currently popular grey powder coated aluminium could be used. This would be wholly out of keeping with the window frames of other houses on Stivichall Croft.

A second neighbour consultation was held from the 8th December 2020 to inform neighbours of the changes resulting from the initial consultation. Seven objections were received reiterating their initial objections to the proposal.

APPRAISAL

The main issues in determining this application are principle of development, the impact upon neighbouring amenity, design and visual appearance, landscape and trees, impact on highway safety and heritage

Principle of development

The site is in a residential area with good access to services. There is no direct conflict with the NPPF's presumption in favour of sustainable development and the principle of

residential use is generally considered acceptable, subject to consideration of other plan policies.

The National Planning Policy Framework (NPPF) establishes the need for the planning system to achieve sustainable development and it breaks down sustainable development into three key constituents which are: economic, social and environmental dimensions (paragraphs 7 and 8). The NPPF also sets out a presumption in favour of sustainable development (paragraph 11). In broad terms, this means that the application should be approved providing that it is in accordance with the development plan, which includes the Coventry Local Plan 2016 to 2031 (CLP) and the NPPF, unless material considerations or adverse impacts indicate otherwise. The presumption in favour of sustainable development is also set out in Policy DS3: Sustainable Development Policy of the CLP and is considered as the golden thread running through both plan making and decision taking.

It is therefore considered that the principle of residential development in this location is suitable, sustainable and acceptable.

Impact on residential amenity

The way buildings relate to each other must provide and protect acceptable levels of amenity for both existing and future residents. Therefore, the orientation and separation distance must be holistically thought out, taking into account of front, rear and side facing windows to habitable rooms, as these will be protected from significant overlooking and overshadowing where such windows are the primary source of light.

The proposal is for two 5-bedroom dwelling houses. Policy H4: Securing a Mix of Housing of the Coventry Local Plan (CLP) states that the Council requires a mix of market housing to contribute to a mix of house types and sizes. The policy does, however, also state that on smaller sites it may not be appropriate to provide a full range of housing types. Taking this into account for a development of this size it is acceptable for all the units to be similar in scale.

In relation to separation distances, there have been several objections in relation to the impact on neighbouring properties. The Council's Supplementary Planning Guidance in relation to extending homes and new residential development sets out minimum distances in order to avoid being overlooked or overshadowed. The nearest properties to the proposed two houses are numbers 28a, 28b and 28 Stivichall Croft.

Impact on 28a Stivichall Croft

No 28a will be to the side of Plot 2; the distance between them will be approximately 8.7 metres. There are no habitable room windows proposed to the side of plot 2, just ground floor and second floor bathroom windows. It is therefore considered that there will be no loss of privacy or overlooking 28a Stivichall Croft.

Impact on 28b and 28 Stivichall Croft

The Council's Supplementary Planning Guidance for New Homes states that there should be a minimum distance of 20 metres separating facing front and rear windows as well as 12 metres separating habitable room windows and flank elevations. In this instance the closest point to No.28 b Stivichall Croft from Plots 1 and 2 is circa 25.6 and 31.3 metres,

respectively. The separation distance between the Plots 1 and 2 and No.28 (the existing house) is 23.7m and 19.3 metres, respectively. In both cases, the separation distances are measured from the rear of Plots 1 and 2 and to the nearest side elevation of Nos.28b and 28. There is no direct line of sight between the rear of the new houses and to the front of the existing neighbouring properties.

It is therefore considered that the proposal will have no detrimental on impact on residential amenity.

Impact on visual amenity

Section 12 of the National Planning Policy Framework 2019 (NPPF) outlines the Government's commitment to good design and attaches great importance to the design of the built environment, highlighting it as a key aspect of sustainable development. Consequently, decisions should aim to ensure that developments are visually attractive as a result of good architecture and appropriate landscaping.

The NPPF further states that "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". However, "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" (130).

Furthermore, Policy DE1: Ensuring High Quality Design, states: "All development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area". In reference to new housing Policy H3 states that new residential development must provide a high-quality residential environment to help urban regeneration and create sustainable communities with adequate amenity space and car parking provision and be safe from environmental pollutants, excessive noise and air quality issues.

With regards to amenity space, Plot 1 will have approximately 270 sqm of rear garden space, whilst Plot 2 will have approximately 180 sqm, quite a bit less due to its proximity to the shared driveway. Still, it is well over the minimal recommended amount of 50sqm set out in the SPG for New Housing. It is also proposed that each plot will have 3 parking spaces, one more than that set out in the Coventry Connected SPD. With regards to noise and air quality, Environmental Protection Officers (EPO) were consulted and raised no concerns regarding noise. With regards to air quality, however, EPO requested that a condition, if approved, be imposed relating to gas boilers having a maximum dry NOx emissions rate of 40mg/kWh. It is therefore considered that the proposal will have not be subject to excessive ambient noise or result in increased NO2 concentrations above national air quality objective.

Surrounding Area

The area and surrounding properties are characterised by a number of design points that are consistent among the majority of the properties, these being;

- Primary Brick Vernacular
- Bay Windows
- Attached garages

- Access positioned to the edge of each of the plots
- Boundary wall at the front of the property

Nevertheless, some properties in the area have deviated from some of the above common traits with updated vernacular finishes. Despite this, they still retain the majority of the area's characteristics such as bay windows, edge of site access, retaining boundary walls and attached garages, minimising the impact on the overall streetscape.

Design and Appearance

City Council's Urban Design Officers were consulted on the proposal. After several amendments the Urban Design Officers are now satisfied with the design and appearance of the proposed dwellings, stating that the latest proposal has been responsive to previous comments and have taken these into consideration to adopt a number of traits which are beneficial to the scheme. Such improvements include the provision of integrated garages, central front entrances, hipped roofs, projecting front gables and bay windows and chimneys.

The Urban Design Officer also consider the new layout is a positive improvement from previous applications, with the retention of the majority of the existing front boundary treatment, thereby reducing the visual impact of the proposal. This is emphasised by the new access being located at the edge of Plot 1, as opposed to the middle of the site in previous applications and helps to maintain a positive continuation of plot rhythm in accordance with Policy DE1.

The Urban Design Officer also made comments regarding the choice of materials, stating that the primary vernacular treatments of red brick and render reflect the predominant treatments in the locality and would therefore be further supported through Policy DE1.

Resolution of Planning Inspector's Concerns Relating to Out/2016/2127

At the Appeal to outline application 2016/2127, the Inspector dismissed the appeal on the grounds that the design indicated the houses would be 2.5 storeys and would clearly be out of character with the surrounding houses. The development, then, would appear cramped and wedged-in, compared with the spacious character of the area. The Inspector also had concerns with the loss of much of the sandstone wall to the front as well as the proposed number of dwellings proposed. Indeed, the quantum of development would likely have a detrimental impact to the root protection areas of protected trees, particularly the Sycamore Tree. Consequently, the Inspector stated that the proposal would be contrary to the relevant policies at that time, resulting in an inefficient use of land, inconsistent with the principles of good design, thereby failing to take account of the different roles and characters of different areas.

At present the landscaping covers much of the front sandstone wall. There is a short break in its south east corner, where the gated single access to No 28 is located. At the Appeal for outline application 2016/2127 for a larger proposal at this site for four dwellings at 2.5 storeys, the Inspector had concerns that much of the sandstone wall would be removed from the middle of the site. However, the applicant is now proposing a smaller access point with the removal of 3.5 metres of the sandstone wall at the southwest corner, opposite the existing access point. This is much more beneficial as it maintains more of a continuation of the sandstone wall rather than it being disrupted in the middle

The Inspector further notes that the layout of the indicative plans demonstrate that the proposed houses could be located in 2 rows of 2, with the front 2 properties following the building line set by Nos 38-28a to the south, and the rear 2 houses following the building line of Nos 28b-24 (having the character of back-land development). Furthermore, whilst scale is a reserved matter, the development description states that the scheme would provide four 2 ½ storey houses. This type of development would have the potential to appear out of place within the area, which is characterised by two 2 storey houses with hipped roofs.

The new proposal is for 2 two storey houses with hipped roofs and similar in style to most of the surrounding properties. The reduced number of dwellings helps to create a more spacious development rather than one that has the appearance of being “cramped and wedge-in”. No back-land development is proposed.

It is therefore considered that the proposal is now in-keeping with the majority of the surrounding properties and will not have any detrimental impact on the Streetscene and wider character of the area.

Landscape and Trees

Policies GE4 and DE1 refer to the protection of trees and landscape. Policy GE4 states that there should be no unacceptable loss of or damage to trees and where trees are lost they should be replaced, whilst Policy DE1 states development is expected to “respect and enhance landscape quality, including trees, hedges and other landscape features of value”.

Within the application site there are two trees designated under Tree Preservation Order (TPO), a Lawson’s Cypress (T1), to the front boundary’s north corner, and a Sycamore Tree (T2), located further north along the same northern boundary. Both are identified in the applicant’s Arboricultural Impact Assessment as being of moderate quality or value and should be retained within the design. The TPO indicates the root protection radius of the Lawson’s Cypress is 5.10m and the Sycamore’s is 7.2m.

The Council’s Tree Officer describes the Lawson’s Cypress as being an exotic species of conifer suitable to the temperate climate. The mature specimen is approximately 12m in height and has formed into an attractive tree. The tree is made up of an elegant evergreen crown of luxuriant sprays made up of hues of blue-green foliage, supported upon a strong multi-leader trunk which forms an interesting feature. The Tree Officer considers the tree will reach a maximum height of approximately 15m – 17m and will be visible from the street scene.

The Tree Officer describes the Sycamore Tree as being a non-native deciduous species and has adapted well to its surroundings. The Sycamore is composed of a strong trunk which supports an attractive distinct mid-green domed crown of approximately 15m in height. It is located within the mature tree lined boundary where its upper crown is visible from the public vantage points off Stivichall Croft. The Sycamore will become more visible as a consequence of the applicant’s proposal to remove vegetation along the frontage.

The Tree Officer’s initial comments were somewhat limited as further information was required. As such the applicant has submitted more detailed Arboricultural Assessments

and plans, including Arboricultural Method Statement, Arboricultural Impact Assessment and a New Planting Plan.

The applicant's Arboricultural Method Statement (AMS) states that "All trees that are being retained on site are to be protected by barriers and/or ground protection prior to any site activity and before any materials or machinery are brought onto the site, before any demolition, development or stripping of soil commences. Where all activity can be excluded from the root protection area (RPA), vertical barriers are to be erected to create a construction exclusion zone, in accordance BS 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' and as identified within the Tree Protection Plans 18-88-06".

The AMS further states that "The protected area is to be regarded as sacrosanct, and, once installed, barriers and ground protection are not to be removed until completion of the physical build phase. The tree protection fence may only partially be removed from that shown on the Tree Protection Plan 18-88-06 with written permission from a qualified arboriculturist. Where the protection fencing is set back (within the RPA) to allow for construction access to the Eastern elevation of Plot 1, temporary ground protection is to be installed as part of the implementation of physical tree protection measures prior to work starting on site. Temporary ground protection is to be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

Moreover, in relation to protecting the two TPO trees, T01 & T02, two phases of tree protection fencing are to be installed. The initial fence position, Phase 1, will protect the trees during the initial site clearance and main construction activities associated with the works. On completion of these works this fencing is to be relocated to the secondary fence line, Phase 2 (as illustrated on the Tree Protection Plan 19-88-06). This is to enable the installation of the no dig, porous hard surfacing.

Loss of Trees and Potential Impact on Biodiversity

To assess the quality of the trees within the application site, the applicant commissioned an Arboricultural Impact Assessment. The AIA was carried out by Bea Landscape Design (refer to Appendix A) on behalf of EJJ Properties Limited on the 8th September 2020 in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'. The AIA identifies 13 trees to be retained and 11 trees to be removed. These are identified in the Tree Implication Plan, drawing No 19-188-04. Of the 11 trees to be removed four are considered unsuitable due to poor condition and the rest are being removed to facilitate the development.

Policy GE3 states that Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced. Proposals for development on other sites, having biodiversity or geological conservation value, will be permitted provided that they protect, enhance and/or restore habitat biodiversity. Relevant to this application, the development will be expected to ensure that they:

- c) avoid negative impacts on existing biodiversity; and
- d) preserve species which are legally protected, in decline, are rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans.

Furthermore, the Wildlife & Countryside Act 1981, as amended, forms the legislative basis for protecting Britain's flora and fauna, this includes nesting birds and bats. Consequently, if approved, a condition will be imposed to ensure the protection of bats and birds where trees are to be removed

The AIA states that "Mitigation for trees required to be removed to facilitate the development are to be provided in the form of replacement tree planting within the remaining garden of the existing building and to the plot frontages. Tree species are to in keeping with the character of the surrounding landscape including species such as Norway maple, Birch, Hornbeam, Field maple, Cherry as illustrated on the New Planting Plan 19-88-07".

On submission of the revised arboricultural assessments, the Tree Officer was re-consulted. In response the Tree Officer was satisfied with the amendments subject to conditions.

Highway Safety

Policy AC3 requires safe and appropriate access to the highway system together with satisfactory on-site arrangements for vehicle manoeuvring so as to ensure safety for all users. Consequently, Coventry City Council Highways were consulted. Their response states that "Following amendments to the driveway in relation to the red line boundary, the Highway Authority considers that the impacts of the development are not severe and has no objections to the current proposal subject to conditions.

Impact on Heritage

Local Plan Policy HE2 reflects NPPF policy and states that development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

In the objections received several comments referred to the impact the development would have on the Kenilworth Road Conservation Area and, particularly as approximately 3.5m sandstone wall will be removed from the south west corner of the site to make way for a new access point. Taking away the existing access point at the south east corner, the wall measures just over 33 metres with a height of almost two metres. Consequently, there will be just under 30 metres of sandstone wall left once the new access is installed, much of which is covered over with vegetation and therefore not visible.

It should also be noted that the site is not within any conservation area, is not listed, either nationally or locally. Nonetheless, the Council's Conservation Area Officer was consulted and did not raise any concerns, stating that "in heritage terms the proposal would have a minimal effect on the setting of that part of the Kenilworth Road Conservation Area lying a short distance to the west. It would also have no adverse effect on the settings of 8 Stivichall Croft as a locally listed building or of Bremond College as a Grade II statutory listed building".

The applicant proposes to remove the vegetation along the sandstone wall, which will expose more of the sandstone wall to public views, as opposed to much of it being hidden.

Flood Risk

The site is located in Flood Zone 1, the most least likely zone to be flooded and most sustainable to develop in.

Contaminated land

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

Environmental Protection were consulted and did not raise any concerns over contamination.

Developer Contributions

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 development is a minor application and therefore does not trigger the requirement for planning contributions.

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, character and visual appearance of the

area, landscape and trees, highway safety, heritage or result in increased risk of flooding or contamination, subject to relevant conditions. Together with the aims of the NPPF, the reason for Coventry City Council granting planning permission is because the development is in accordance with the following Coventry Local Plan 2016 Policies: DS3, AC3, DS1, DS3, DE1, GE3, GE4 H3, H4, H9 and HE2.

CONDITIONS:REASONS

1. The development hereby permitted shall begin not later than 3 years from the date of this decision (TL1).

Reason: *To conform with Section 91 of the Town and Country Planning Act 1990 (as amended) (RTL1).*

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Site Plan 1.1; Existing Site Layout Plan 1.3; Existing Topographical Survey 1.4 Rev A at 1:250; Amended Proposed Site Layout Plan 2.4 Rev N; Amended Plot 1 Proposed House Type C Plans and Elevations P1 2.10 – 2.23 Rev C; Amended Plot 2 Proposed House Type C Plans and Elevations P2 2.10 – 2.23 Rev Rev C; Amended Arboricultural Impact Assessment 19th October 2020; Arboricultural Method Statement 16th October 2020; Tree Survey Plan 19-88-02; Tree Constraints Plan 19-88-03; Amended Tree Implications Plan 19-88-04 Rev A; Tree Retention and Removal Plan 19-88-05; Amended Tree Protection Plan 19-88-06 Rev A; Amended Planting Plan 19-88-07 Rev B; Bat Assessment: Preliminary Roost Assessment and Roost Characterisation Surveys 10th September 2020 (AP1).

Reason: *For the avoidance of doubt and in the interests of proper planning (RAP1).*

3. One electric vehicle recharging point shall be provided prior to occupation and shall not be removed or altered in any way and shall be kept available at all times (AQ2).

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 (RAQ2).*

4. Any gas boilers installed on site shall have a dry NOx emission rate of no more than 40mg/kWh (AQ2).

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 (RAQ2).*

5. Prior to occupation of the development details of the footway crossing for vehicular access shall be submitted to and approved in writing by the Local Planning Authority. Then prior to occupation the footway crossover shall be implemented, retained therein after and kept available for this use at all times (Non-standard).

Reason: *In the interest of highway and pedestrian safety and ensure the free flow of traffic using the adjoining Highway.(RHW1).*

6. No structures including vegetation shall be placed within the 2m x 2m pedestrian visibility splay and then be retained thereafter and kept free from all obstructions exceeding 600mm (HW1).

Reason: *In the interests of highway and pedestrian safety and to ensure the safe and free flow of traffic using the adjoining highway (RHW1).*

7. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during construction;
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development (HW13).

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 (RHW7).*

8. No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted by the applicant and approved in writing by the Local Planning Authority. Once approved the development shall only be undertaken in accordance with those approved details (AR1).

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 RAR1)*

9. Prior to their incorporation into the development hereby permitted, sample details of the facing brickwork, roof tiles, fenestration, guttering and timber to be used on the front as a feature 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 (MA3).

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016 (RMA1).*

10. Prior to any works associated with mounting the solar panels to the dwellings hereby approved, full details of the SPV panels shall be submitted (including dimensions, siting, colour and a statement with regards to minimising the impact of glint and glare) to and approved in writing by the Local Planning Authority. The development shall only be undertaken in full accordance with those approved details and thereafter shall be retained and shall not be removed or altered in any way other than for maintenance or decommissioning.

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area, highway and aviation safety in accordance with Policies AC1 & DE1 of the Coventry Local Plan 2016.*

11. All works to trees and vegetation shall be carried out in accordance with the submitted approved documents and plans, specifically with the Arboricultural Method Statement, Tree protection Plan and the Planting Plan.

Reason: *For the avoidance of doubt and to ensure that any works are carried out only in accordance with the terms of this permission in the interests of visual amenities of the area in accordance with Policies GE1 and GE4 of the Coventry Local Plan 2016 (RAP3).*

12. Within three months of the implementation of the work hereby permitted a replacement planting scheme shall be submitted to and approved in writing by the Local Planning Authority and shall include:
 - a) a plan showing the location of the trees to be planted;
 - b) details of the size and species of the trees to be planted;
 - c) approximate date(s) of planting; and
 - d) a schedule of maintenance for the trees.

The replacement planting shall be undertaken in accordance with the approved details within nine months of the implementation of the works hereby permitted.

All trees 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 (excluding hard surfaces). Selection should be prioritised from local provenance and in compliance with current biosecurity guidelines. The trees shall be maintained in strict accordance with the approved schedule of maintenance.

If within a period of five years from the date of planting the tree(s) (or any other tree(s) planted in replacement for it) is removed, uprooted, destroyed or dies or becomes; in the opinion of the Local Planning Authority; seriously damaged or

defective, another tree(s) of the same size and species as that originally planted shall be planted at the same place (TW2)

Reason: *In the interests of the visual amenities and natural environment of the area in accordance with Policies GE3, GE4, EM1 and DS3 of the Coventry Local Plan 2016. (AP3).*