

Planning Ref:	FUL/2020/2879
Site:	Land Adjacent to Spring Cottage, Watery Lane, Corley Moor, Coventry
Ward:	Bablake
Proposed Number of Units:	One
Proposed Number of Affordable Housing Units:	N/A
Proposal:	Erection of a detached, 3 bedroomed bungalow with detached double garage and associated parking and landscaping, following demolition of existing buildings
Case Officer:	Fiona Runacre

SUMMARY

The site relates to agricultural land within the Green Belt, within the Ancient Arden area on which there is former cattle shed set back within the site and a small group of L-shaped buildings at the front of the site. An agricultural access is afforded from Watery Lane. A detached dwelling is proposed in the approximate location of the cattle shed with a detached garage towards the front of the site, following demolition of the existing structures.

KEY FACTS

Reason for report to committee:	More than 5 representations in support of the application
Current use of site:	Vacant agricultural buildings and land
Proposed use of site:	Residential dwelling and associated land

RECOMMENDATION

Planning committee are recommended to refuse planning permission for the reasons set out in this report.

REASON FOR DECISION

- The proposal involves the development of greenfield land (that is land that is not previously developed) within the Green Belt which is unacceptable in principle, due to its 'inappropriateness' being contrary to Policy GB1 of the Coventry Local Plan and paragraph 145 of the NPPF.
- The proposal would result in harm to the openness of the Green Belt.
- There are no 'Very Special Circumstances' that would overcome the harm caused by 'inappropriateness and 'any other harm' such that identified harm is outweighed.
- The site is not within a sustainable location so would be contrary to policy H3 of the Coventry Local Plan.

BACKGROUND

APPLICATION PROPOSAL

It is proposed to erect a single storey pitched roof dwelling, on an L-shaped footprint on the approximate location of the existing cattle shed, set back approximately 13 m into the site. The small cluster of buildings in the front south western corner of the site would be removed, and a detached double garage would be provided at the front of the site, set back approximately 4.6 m from the front boundary. The existing access would be utilised and upgraded and the hardstanding and turning area re-laid with permeable block paving. The buildings would be constructed from red brick with plain Rosemary roof tiles, with timber or flush casement pvc windows and doors.

SITE DESCRIPTION

The site lies in the western part of the City's Green Belt, within the Ancient Arden, in a rural setting. The site occupies an unenclosed area of 535 sq. m, with a frontage width of 19.3m and a depth of 27.7m and is part of a wider parcel of agricultural land.

The single storey former cattle shed is in a poor state of repair with large sections of the roof missing, with unglazed windows. Two buildings at the front of the site appear to be timber and brick construction and are located within the boundary vegetation and overgrown by bramble.

To the north of the site, at 25m is Spring Cottage. Immediately adjoining the site is the Blacksmiths workshop, a monopitch building set back from the road with parking fronting it. To the rear of the workshop there is a single storey detached outbuilding associated with the closest residential property, Beech House that has been subject to recent extensions.

Residential development on this part of Watery Lane is sporadic in nature with limited linear frontage development, other than a group of detached dwellings on Green Lane to the south west of the site. The site frontage is screened by dense bramble scrub with frequent mature holly and occasional semi mature ash.

PLANNING HISTORY

There have been previous applications on the site which are detailed below:

Application Number	Description of Development	Decision and Date
FUL/2019/1623	Demolition of the existing cattle shed and outbuildings and erection of a two-bedroom self-build dwelling	Refused 20/08/2019
FUL/2016/1450	Conversion of a redundant cattle shed into a single storey dwelling and associated parking	Refused 19/09/2016
FUL/2016/0618	Demolition of existing outbuildings and erection of a detached dwelling, garage and stables.	Withdrawn 4/06/2016

POLICY

National Policy Guidance

The National Planning Policy Framework (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, and identifies that the purpose of planning is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: economic, social and environmental objective which are interdependent and need to be pursued in mutually supportive ways. Of specific relevance to key issues is part 2: Achieving Sustainable Development; part 13: Protecting Green Belt Land and part 9: Promoting Sustainable Transport.

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 policy relating to this application is:

Policy DS1: Overall Development Needs
Policy DS3: Sustainable Development Policy
Policy H1: Housing Land Requirements
Policy H2: Housing Allocations
Policy H3: Provision of New Housing
Policy H9: Residential Density
Policy GB1: Green Belt and Local Green Space
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy DE1 Ensuring High Quality Design
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards
Policy EM3 Renewable Energy Generation
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
SPD Air Quality
SPG Design Guidelines for Coventry's Ancient Arden

CONSULTATION

No objections subject to conditions have been received from:

«Applications_Ref_No»

- Highways (1/04/2021)
- Environmental Protection (21/12/2020)
- Ecology (04/01/2021)

Immediate neighbours and local councillors have been notified; a site notice was posted on 07/01/2021. A press notice was displayed in the Coventry Telegraph on 07/01/2021.

One letter of objection has been received, raising the following material planning considerations:

1. The proposal would set an unacceptable precedent of development on agricultural land that is not a brownfield site.

26 letters of support have been received, raising the following material planning considerations:

2. Provide a needed home within the community
3. Improvement to the area removing derelict buildings
4. Design is in keeping with the local vernacular.

1 representation expresses disappointment at the lack of reference to sustainable energy use and the lack of garden to the rear of the property.

The Parish Council supports the planning application because this will enhance the site and indicate the current dilapidated building is in need of replacement with a new dwelling which fits in within the area.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are:

- The principle of the development;
 - Green Belt assessment; and
 - Whether the site is in a sustainable location.
- Street scene, design and landscape;
- Highways and access; and
- Ecology and biodiversity.

Principle of development

Green Belt considerations

Paragraph 134 of the NPPF identifies that the Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and

- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

The construction of new buildings, such as the dwelling proposed is to be regarded as 'inappropriate development' in the Green Belt as identified in paragraph 145 of the NPPF. The NPPF identifies that there are exceptions to this, as follows:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - i) not have a greater impact on the openness of the Green Belt than the existing development; or
 - ii) not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Local plan Policy GB1 states that inappropriate development will not be permitted in the Coventry Green Belt unless very special circumstances exist. Development proposals, including those involving previously developed land and buildings, in the Green Belt will be assessed in relation to the relevant national planning policy.

The planning statement refers to the most recent use of the main building and site as being used by the previous owner for car repairs and most recently for storage, concluding that the site is previously developed land, thereby falling under part (g) of policy GB1 as appropriate development. Appended to the planning statement are letters from two persons having knowledge of the site stating that:

- In the 1970s the keeping of animals ceased and the building became a storage shed for secondhand cars and spare parts, in connection with a motor dealer business from Spring Cottage. In later years the whole area surrounding the shed was a junk yard where all old cars and parts thereto were just left. Towards the end of the owner's life many scrap dealers came and removed the old cars and parts that were just left there.
- For the past 46 years the land and buildings have not been used for agricultural purposes. In 1973 the owner of Spring Cottage had given up his job as a butcher and had started dealing in secondhand cars, some of which he kept in the old pig barn. In the latter years the barn has just been used for storage.

The applicant also states that when Spring Cottage was purchased in 2015 that all outbuildings were full of cars and car parts. Two cars parked in the concrete building were taken away and about 350 car wheels and tyres that were all in various states of repair, had to be disposed of at national tyres on Allesley Old Road, and that it was obvious that the buildings had been used as a vehicle repair business at some point prior to the previous owner's unfortunate demise.

Notwithstanding the above, there is however no definitive evidence of this material change of use. The planning history, aerial images and characteristics of the site do not indicate that the use, or last use of the site was anything other than agricultural, and do not appear to indicate that a material change of use of the land and building(s) has taken place. In the absence of evidence, such as a lawful development certificate under section 191 of the Town and Country Planning Act 1990 to confirm the existing lawful use of the land, (which would need to be pursued separate to any planning application), the site is considered to be greenfield land, due to its historical agricultural use and the character and appearance of the site. By extension, agricultural buildings are specifically excluded from the definition of previously developed land. The proposal would therefore not qualify to meet exception (g) of the stated exceptions for inappropriate development set out in paragraph 145 of the NPPF as listed above.

Part (e) of paragraph 145 allows for limited infilling villages. However, the Local Plan does not identify any villages with settlement boundaries within the administrative area of Coventry.

In addition to appropriate development in the Green Belt identified in the NPPF, Local Plan Policy GB1 identifies that limited infill development would be considered appropriate. Any proposal in these locations will be expected to be of an appropriate density to reflect surrounding properties, should not impact negatively on the openness and character of the wider Coventry Green Belt and will also need to accord with Policy H3.

There is no definition of 'limited infill' within the development plan, however appeal decisions have informed the definition to relate to what can be perceived as a minor gap fronting the public highway between an otherwise largely uninterrupted built up frontage, which is visible as part of the streetscene. This is not the case in this part of Watery Lane, where development is more sporadic in character.

Therefore, in summary the proposed development would be 'inappropriate development' within the Green Belt, not meeting any of the stated exceptions in the NPPF or providing limited infill permitted by Local Plan Policy GB1.

Whether 'very special circumstances' exist

The development plan and NPPF is clear that unless 'very special circumstances' exist that inappropriate development, that by definition is harmful to the Green Belt, should be refused.

Paragraph 144 of the NPPF explains what this means in practice. "*When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the green belt. 'Very special circumstances' will not exist unless the potential harm to the green belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*"

There is no defined list of 'very special circumstances' as they will vary from site to site. The planning statement identifies that the resulting improvements to the character and appearance of the local area, and the ability to provide an additional dwelling without further encroachment into the countryside are capable of comprising very special circumstances that would enable planning permission to be granted.

Appeal decisions have informed what factors and combinations of factors have been regarded as 'very special circumstances' to justify Green Belt development in recent years. There may be factors that individually would not amount to very special circumstances, but combined may do so, in line with the three overarching objectives of achieving sustainable development: economic, social and environmental.

In this case, the improvements to the condition of the site referred to and cited in the representations of support is within the control of the landowner irrespective of whether the site is developed or not. The development of the site to 'improve the character and appearance of the area' would therefore not represent very special circumstances. On the second ground put forward, it should be noted the City has two distinctive types of Green Belt – the open countryside of Ancient Arden on its western boundary, predominantly used for agriculture and quiet, passive leisure; and Green Belt corridors, which are extensive and continuous tracts of open land that extend through the built-up area of the city, to and from the countryside beyond. The application site falls within the former, and the development of the site would represent encroachment into the countryside. Both grounds are not considered to constitute 'very special circumstances'.

In the event that 'very special circumstances' to justify development in the Green Belt were identified, the 'very special circumstance's' will not exist unless the harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal is clearly outweighed by other considerations.

However, in this case, the proposed development would constitute 'inappropriate development' for which 'very special circumstances' do not exist. The proposed development of this greenfield site would be contrary to policy GB1 of the Local Plan and Green Belt policies in the NPPF.

Impact on the openness of the Green Belt

Had the site been accepted as previously developed land, such that the proposal would not be 'inappropriate development', an assessment of the impact on the openness of the Green Belt would be required. The NPPG identifies a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- the degree of activity likely to be generated, such as traffic generation.

A comparison of the footprint and volume of the existing and proposed buildings has been provided. The submission details that the new dwelling has a footprint of 121sq m compared to that of the existing cattle shed which is 178sq m. The proposed garage would add a further 41 sq. m to the development total. In addition, the L-shaped

outbuildings at the front site boundary would also be removed. There would therefore be a reduction in the coverage of buildings on the site.

A volume comparison suggests that the proposed dwelling will be broadly similar to the cattle shed, the dwelling being 540 cubic m compared to the 543 cubic m of the existing building. The garage element has a volume of 136 cubic m, which is considered equivalent to, or less than, the L shaped outbuildings at the eastern boundary (footprint unknown) which are also to be removed. In terms of site coverage and volume taken in isolation of all other factors, the proposal would amount to less built development.

However, overlays of the existing and proposed elevations show that the ridge height of the dwelling would be 1.85 m greater than the existing building. This combined with the higher eaves level of 0.95m, the siting of the garage at the front boundary and the formalising of the residential garden and access, and domestic paraphernalia would have a significant harmful visual impact on the openness of this part of the Green Belt, which is presently devoid of residential references and contributes to the openness of the countryside in this part of the Ancient Arden landscape.

In summary, the proposed development would result in significant harm to the openness of the Green Belt in the Ancient Arden area. The development constitutes 'inappropriate development' in the Green Belt, and 'Very Special Circumstances' have not been identified that would overcome the harm caused by inappropriateness, and loss of openness, and any other harm (identified further in the report), such that the identified harm is outweighed.

Sustainable location

When considering the suitability of a site for housing development that is not already allocated, Policy H3 must be considered to ensure it is situated within a sustainable location and will ensure the creation of an appropriate and acceptable residential environment.

A suitable residential environment will be within a sustainable location and 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. The development will provide a suitable residential environment. However, the site is not located within a sustainable location and fails to meet all the following distances set out in part 4 of policy H3 which states that wherever possible new developments should also be:

- a) within 2km radius of local medical services;
- b) within 1.5km of a designated centre within the city hierarchy (policy R3);
- c) within 1km radius of a primary school;
- d) within 1km of indoor and outdoor sports facilities; and
- e) within 400m of a bus stop
- f) within 400m of publicly accessible green space.

The site is not within 1.5 km radius of a designated centre. Paragraph 78 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, and that where there are groups of smaller settlements, development in one village may support services in a village nearby. Due to the location of the site near to the boundary with

North Warwickshire borough council, it is reasonable to include a consideration of the distance to services and facilities therein.

The planning statement identifies that the site will have access to existing facilities in nearby settlements, including Corley Moor and Fillongley, which are identified as being in categories 4 and 5 of the North Warwickshire settlement hierarchy respectively. Fillongley is identified as 'an other' settlement with development boundary and Corley Moor as being outside of the stated categories and where only development for agricultural and forestry purposes or for other uses requiring a rural location will be permitted, subject to the need being justified.

The statement further identifies that Corley Moor is approximately 250m to the north of the site access and has a public house and recreation facilities at Moor Farm. Separately, Corley to the east is a 2.7km journey and contains a church, sports facilities, village hall and play area. The village of Fillongley is a 3.8km journey from the site, and provides facilities including a doctor's surgery, social club, village hall and primary school. Both Corley and Fillongley are accessible by bicycle.

The bus stops at Corley Moor are within the 400m threshold stipulated in Policy H3. There is a daily service from Corley Moor to the Coventry bus station (service 735). The service is operated by Coventry Minibuses and has a journey time of approximately 29 minutes. The city of Coventry is therefore accessible and provides a wide range of community facilities and retail opportunities.

However, taking account of the facilities and services identified above, there is a clear deficit as there are no nearby convenience shops. Distance to the closest school, medical services, indoor and outdoor sports facilities and publicly accessible space significantly exceeds that stated in Policy H3.

Achieving a sustainable development runs at the heart of the NPPF. The supporting text of Policy H3 states that it is vital that new homes are easily accessible to schools, health facilities, leisure provisions and public transport etc, and should development come forward that is deficient against the criteria in policy H3 then the site specific circumstances will be considered to understand the extent to which the criteria are not met. In this case, the location of the site for housing would be wholly deficient against the criteria in Policy H3, therefore encouraging reliance on the private car. This is exacerbated by the fact the site is accessed from a rural country lane without footpaths discouraging walking. There are insufficient services immediately accessible from the site to support sustainable residential development.

The scheme is therefore considered to fail to meet the aims and objectives of Policy H3 and sustainable development principles in the NPPF and is therefore unacceptable in principle.

Street scene, design and landscape considerations

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. Paragraph 124 of the NPPF identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The Council's Ancient Arden SPG sets out design guidance for new dwellings. Notwithstanding the issue of the principle of the development, with the exception of the rear projection that should be subservient to the main part of the building, with a reduced ridge height, and the lack of at least one substantial chimney stack and pot, (an essential feature of Arden traditional buildings), the dwelling is of an appropriate single storey design with simple gable, pitched roof construction.

The SPG further identifies that driveways and parking areas can have a considerable visual impact in a rural area and small stone gravel, local brick or flagstone are the most appropriate surfacing materials. The introduction of a domestic garage at the front of the site would also be at odds with the openness of this part of the street scene. The creation of a curtilage around the building can also have a harmful effect on the character of the countryside. No details have been provided of the boundary treatments proposed. However, the introduction of a residential curtilage in this location would be at odds with the openness of this part of the Green Belt.

Amendments to the design and additional details have not been sought due to the principle being unacceptable. However, the siting, design and height of the dwelling, the siting of the garage and resultant residential nature of the site would have a harmful impact on the openness of the Green Belt.

The proposal as submitted would not reflect the character of the wider area within the Ancient Arden landscape and detailed matters set out in the SPG, thereby contrary to policies DE1 and H3, and part 12 of the NPPF.

Highway and access 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 original objection from Highways (04/01/2021) related to the potential road safety conflict between vehicle and pedestrian visibility and the commitment to retain the existing hedgerow without amendment or engineering design. Further to the receipt of an access design statement which shows a visibility splay to the north of 2m x 43 m and to the south of 2m x 46 m of the access, involving the loss of some vegetation to the north, the objection has now been removed.

Parking provision would exceed that required in accordance with Appendix 5 of the Local Plan and the Coventry Connected SPD.

Conditions to secure a construction method statement, visibility splays of 2m x 46 m remaining free of obstructions above 600mm in height and details of the footway crossing are recommended had the proposal been acceptable. There is no objection to the proposal on highways and access grounds, such that the proposal would accord with policies AC2 and AC3 of the Local Plan.

Ecology and biodiversity

Policy GE3 of the Local Plan identifies that proposals for development on statutory and non-statutory sites, having biodiversity or geological conservation value, will be permitted provided that they protect, enhance and/or restore habitat biodiversity.

The Council's ecologist has identified that the development would not have any direct impact on any statutory or non-statutory wildlife sites. It is located approx. 270m from Corley Moor (Local Wildlife Site) and approx. 400m from Birchley Hays Wood (Ancient Woodland, LWS). The site is located within the Green Belt.

There are no records of notable wildlife from the site. There are nearby records of bats, reptiles and amphibians (including great crested newt approx. 250m away). The application includes a protected species ecological report (ecolocation, August 2020) which assesses the potential for protected species on the site and nearby. The overall conclusions of the report are accepted; it is unlikely that bats are present in the buildings, but the site does provide opportunities for wildlife such as hedgehogs, reptiles, amphibians and nesting birds. The report recognises that the development will lead to a net loss of habitat and biodiversity and makes a number of recommendations.

The recommendations include precautionary approaches to work on the site, a separate CEMP is not required in respect of ecology. The recommendations for biodiversity enhancement are rather weak and require further detail if there can be any confidence that loss of biodiversity is properly offset. The enhancement/creation of a native hedge with wildflower margin on all the boundaries, including Watery Lane, would address this. Ecology would be concerned regarding any development outside the red line on the adjacent meadow within the blue line.

Whilst there is no objection on ecology grounds, had the proposal been acceptable, conditions to secure biodiversity features, landscape and ecological management plan and details of a native hedge around all boundaries are recommended to ensure that the development complies with Local Plan policy GE3 and there is no loss of biodiversity.

Other matters

Impact on residential amenity

Due to the separation distances between the existing and proposed dwelling, there would be no loss of amenity through overlooking, overshadowing, loss of light and loss of outlook. No Issues arise in this regard.

Heritage Assets

No matters arise in respect of heritage assets.

Flood Risk

The site falls within flood zone 1 and is not in an area at risk from flooding. Surface water drainage is proposed to a soakaway. Foul drainage is not known at this stage. Such matters could be appropriately conditioned.

Contaminated land and related matters

Environmental Protection has recommended that an assessment of the roofing material of the existing buildings to be demolished is undertaken prior to demolition to establish whether the material is identified as containing asbestos. A construction environmental management plan is also recommended. Had the proposal been acceptable, these matters could be appropriately conditioned.

Air quality

With the city being declared an Air Quality Management Area since 2009 for nitrogen dioxide, primarily as a result of traffic related emissions, and the more recent Ministerial Direction that requires the city council to implement a package of measures to reduce nitrogen dioxide emissions to legal levels within the 'shortest possible time', policy (AC1) and Coventry Connected SPD requires the infrastructure for electric vehicles to be installed through planning condition; in this case one space. The policies reflect paragraph 181 of the NPPF.

Had the proposal been acceptable, it would be necessary to impose a condition requiring electric vehicle charging points to be provided, such that the proposal would accord with Policies AC1 and EM7 of the Local Plan, Coventry Connected SPD, Air Quality SPD and the objectives of the NPPF.

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;
- a) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- b) 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 development of this greenfield site would be unacceptable in principle due to the inappropriateness of the development in the Green Belt, for which there are no 'very special circumstances' that would overcome the harm caused by its inappropriateness,

loss of openness of the Green Belt, unsustainable location, and incompatibility with the character of the Ancient Arden, such that the identified harm is outweighed.

CONDITIONS:/REASON

The application is contrary to Policies GB1 and H3 of the Coventry Local Plan 2016 and the aims and guidance contained within the National Planning Policy Framework 2019 and is not justified by any other material considerations. The application site lies within the Green Belt and Ancient Arden Historic Landscape where strict policies of restraint apply. This application proposes a detached dwellinghouse and associated vehicular access and driveway and detached double garage within a large, open parcel of agricultural land which would be inappropriate development causing serious harm to the character and appearance of the Green Belt by virtue of its inappropriateness, having a greater impact on the openness of the Green Belt than the existing buildings, and would conflict with the purpose of including land in the Green Belt by encroaching upon the countryside, extending urban sprawl. The development would be harmful to the maintenance of the character of the Green Belt, whilst failing to contribute to the achievement of any of the objectives for the use of land in the Green Belt. The development is not considered to constitute limited infill or fall within any of the exceptions for new buildings within the Green Belt set out in the National Planning Policy Framework 2019, and no very special circumstances have been identified to justify the proposal in order to outweigh the harm which would be caused by the proposal.

The development would be contrary to Policies GB1, H3 and DS3 of the Coventry Local Plan 2016 and the sustainable transport aims and objectives of the National Planning Policy Framework 2019 in that:

- i) The dwellinghouse will fail to meet the distance criteria to services and facilities set within Policy H3, which requires new residential development to be sustainably located, stating that it is vital that new homes are easily accessible to shops, schools, health facilities, leisure provisions and public transport etc.
- ii) The application site is sited within an unsustainable rural area and future occupiers of the dwellinghouse would therefore have significant dependency upon the private motor car.

The proposed dwelling would fail to deliver high quality design in this location in the Ancient Arden, contrary to policies DE1 and H3 of the Coventry Local Plan and part 12 of the National Planning Policy Framework 2019, and the Design Guidelines for Development in the Ancient Arden - An Historic Landscape Area SPG. The dwelling would be out of character with the traditional design of buildings within the Ancient Arden area by virtue of the ridge height of the rear projection, not subordinate to the main part of the dwelling, lack of chimney feature, and proposed driveway materials, harmful to the street scene and character of the landscape.