

OFFICER REPORT

Planning Committee Report	
Planning Ref:	FUL/2021/2020
Site:	Land off Broadmere Rise
Ward:	Westwood
Proposal:	Construction of 3 x five-bedroom, two-storey, detached houses with associated car parking on land to the rear of 45 and 47 Fir Tree Avenue (this results in an additional two houses and amendments to the positioning of plot 6 and parking layouts approved under application ref. FUL/2020/2769)
Case Officer:	Daniel Taylor

SUMMARY

The application proposes to develop the site with 3 x five-bedroom detached houses, accessed from Broadmere Rise. The western part of the site already has planning permission for a five-bedroom detached house, called Plot 6, which was approved as part of a six house development that includes the land immediately to the north of the application site and which was approved in December 2019 and January 2021. The proposal includes altering the position slightly of plot 6 and constructing two new houses on adjacent land to the east. As a result, the additional number of houses proposed under this application would be two, however, due to the need to change the position of the already approved house on the site, all three houses form part of this planning application.

The proposal would form a comprehensive development with the previously approved 6 house development, hence the proposed houses being labelled Plots 6-8 and would use the same approved access. As per the 2019 and 2021 permissions the proposal would be an extension of the cul-de-sac of Broadmere Rise and have its own street frontage that would match the design and scale of the approved development. A former Scout hut occupied part of the site, which has not been used by the Scouts for the last 17 years after they moved to new premises. The building was condemned in 2014 and demolished in 2016 due its deteriorating condition with the land having remained derelict ever since.

It has been demonstrated that the site is capable of accommodating a residential development for 3 dwellings together with rear gardens, vehicular access, car parking and landscaping. There would be satisfactory separation distances with existing neighbouring houses and the proposal would not have a detrimental impact on neighbour amenity in terms of loss of light, outlook, overlooking and associated loss of privacy. The proposed access is considered acceptable from a highway safety point of view and the site is in a sustainable location with good access to facilities. The development would also contribute, albeit modestly, to delivering the city's housing need. The proposal is considered to accord with the Coventry Local Plan 2016 and is therefore recommended for approval.

BACKGROUND

Planning Committee has previously granted 6 x four-bedroom detached houses in this location under ref. 2019/1883, approved on 19th December 2019. A subsequent application was approved on 6th January 2021 under ref, 2020/2769, amending all of the houses from

four-bedrooms to be five-bedrooms. The red line boundary for these two applications were the same and comprised the land immediately to the north of the current application site, which accommodates Plots 1-5 and part of western part of the application site, which accommodates Plot 6. The application boundary lay to the rear of property nos. 281-289 Broad Lane to the north; nos. 39-18 Larch Tree Avenue to the west; no.16 Larch Tree Avenue to the south; and no. 30 Broadmere Rise and the Scout hut to the east.

KEY FACTS

Reason for report to committee:	More than 5 objections have been received
Current use of site:	Vacant scrubland
Proposed use of site:	3 new detached houses

RECOMMENDATION

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

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: H3, H9, DE1, DS3, EM4, EM5, EM7, GE3, GE4, AC2, and AC3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

APPLICATION PROPOSAL

The application seeks permission to erect 3 x five-bedroom detached houses, all with rear gardens and two car parking spaces to the front. These are named Plots, 6, 7 and 8 as they are located to the south of and would form a comprehensive development with, Plots 1-5 approved in December 2019 and January 2021. The rear gardens of Plots 6 and 8 would measure 10m in depth and the rear garden of Plot 7 measuring 13m in depth and all would have an area of circa 90sqm. The rear gardens would provide storage for refuse and recycling bins and a Sheffield hoop cycle stand providing space for two bikes.

The new access road would extend out from the existing turning head at the end of Broadmere Rise and would measure 5.7m wide. Two visitor car parking spaces would be provided at the western end of the development and a bin collection area for all residents to place their bins within on collection day would be provided adjacent to the existing turning area in Broadmere Rise.

The proposed houses would be constructed of red brick in the form of 65mm Forterra Hampton Rural Blend brick with pitched roofs made of Forticrete Gemini Interlocking Concrete Tiles in colour 'Slate Grey'. The window frames would be Upvc double glazed colour Light Ivory ral 1015 and typical sandstone features are proposed as an alternative finish for cills and stringer courses.

SITE DESCRIPTION

The application site is roughly square in shape, measuring 996sqm and has been cleared to implement the December 2019 and January 2020 permissions. The site used to comprise unkempt, overgrown scrubland and was previously occupied by a former paper and cardboard reclamation works that was accessed via an entry located in between Nos. 279 and 281 Broad Lane and a former Scout hut that was accessed via an entry located in between 47 and 49 Fir Tree Avenue. All buildings on the site were demolished many years ago. The site lies at the end of the cul-de-sac of Broadmere Rise and backs onto the rear gardens of property nos. 16-26 Larch Tree Avenue and 45-49 Fir Tree Avenue. The site faces approved Plots 1-5 of planning permissions 2019/1883 and 2020/2769.

The surrounding area is predominately residential made up of a mix of detached, semi-detached and terrace housing that are predominantly red brick with the properties along Broadmere Rise featuring pitched roofs and the properties along Larch Tree Avenue, Fir Tree Avenue and Broad Lane featuring predominantly hipped roofs. The site is a circa 12-minute walk to Jardine Crescent District Centre and Alderminster Road shops, a 7-minute walk to Beech Tree Avenue shops and a 5-minute walk to Broad Lane Dental Surgery.

PLANNING HISTORY

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

Application Number	Description of Development	Decision and Date
S/1951/0602	Use of premise for business of landscape gardener (16 and land at rear Larch Tree Avenue)	Approved 29th May 1951 as a personal temporary permission until 30th June 1952.

S/1951/0134	Use of Land and buildings for secondhand car business (rear of 279 and 281 Broad Lane)	Approved 30th May 1951 as a personal permission until 30th June 1952
S/1974/0149	Erection of new cardboard store.	Approved 23 rd May 1974. Baling Machine only allowed to be used until 31 st December 1975
S/1975/4288	Erection of new cardboard store (Submission of revised details)	Approved 23 rd December 1975. Baling Machine only allowed to be used until 31 st December 1975
S/1975/4289	Proposed installation of electric baling machine.	Approved 23 rd December 1975. Baling Machine only allowed to be used until 31 st December 1975
S/1976/1615	Retention and continued use of baling machine.	Approved 24 th February 1976. Baling Machine only allowed to be used until 31 st December 1978
S/1977/1606	Proposed erection of new store.	Approved 19 th May 1977.
S/1979/2066	Retention and continued use of baling machine.	Approved 17 th September 1979
G/C/22048E	Retention and continued use of electric baling machine	Approved 9 th May 1979. Baling Machine only allowed to be used until 31 st December 1982
S/1982/1214	Prefabricated concrete store for paper storage.	Approved 18th January 1982
L/1993/0381	Demolition of existing buildings and erection of new bungalow. (Land to the rear of 16-38 Larch Tree Avenue).	Refused 17th May 1993*
L/1994/0038	Construction of two bungalows and alterations to vehicular access. (Land to the rear of 16-38 Larch Tree Avenue)	Refused 13th April 1994*
L/1995/0488	Construction of two bungalows and alterations to vehicular access. (Land to the rear of 16-38 Larch Tree Avenue).	Refused 12th July 1995*
L/1995/1429	Extension to building to house new paper baling machine	Approved 20th February 1996.
FUL/2019/1881	Erection of 6 x 2 storey detached houses with parking and access from Broadmere Rise	Approved 19th December 2019
FUL/2020/2769	Erection of six two storey detached houses with parking and access from Broadmere rise Revision of approval	Approved 6 th January 2021

	FUL/2019/1883 with room to roof space	
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* The applications were refused for the following reasons: -

- a) The proposal constituted back land development, out of keeping with the established pattern of development;
- b) The accessway was substandard for a refuse vehicle
- c) Would prejudice a more satisfactory comprehensive development which could be served via Broadmere Rise.

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. The latest framework came into effect on 20th July 2021. The NPPF 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:

- Policy DS1: Overall Development Needs
- Policy DS3: Sustainable Development Policy
- Policy H3: Provision of New Housing
- Policy H5: Existing Housing Stock
- Policy H9: Residential Density
- Policy DE1: Ensuring High Quality Design
- Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
- Policy GE4: Tree Protection
- Policy AC1: Accessible Transport Network
- Policy AC2: Road Network
- Policy AC3: Demand Management
- Policy AC4: Walking and Cycling
- Policy EM1: Planning for Climate Change Adaptation
- Policy EM2: Building Standards
- Policy EM4: Flood Risk Management
- Policy EM5: Sustainable Drainage Systems (SuDS)
- Policy EM7: Air Quality

Supplementary Planning Guidance/ Documents (SPG/ SPD):

- SPG Design Guidelines for New Residential Development
- SPD Delivering a More Sustainable City
- SPD Coventry Connected

CONSULTATION RESPONSES

The following consultees responded with no objections:

- Archaeology, Planning Policy, Trees, Lead Local Flood Authority and Streetscene and Greenspace

The following consultees responded with no objections subject to conditions / contributions:

- Highways, Environmental Protection, Ecology and Seven Trent

PUBLIC CONSULTATION RESPONSES

Notification letters were sent to adjoining neighbouring properties and local councillors were notified on 3rd August 2021 and a site notices were put up outside the site on 05th August 2021. 27 public representations were received objecting on the following grounds:

Construction of approved development

1. Indiscriminate working practices, blatant disregard of the safety and wellbeing of residents and developer getting away with not complying with construction mitigation requirements.
2. Construction traffic causing disruption on Broadmere Rise with indiscriminating parking, tearing up the grass verge, creating difficulties accessing driveways, engines running and reversing with no banksman.
3. Debris and mud on the road from traffic from the site.
4. Noise and dust disruption and burning debris on site, including at very early hours.
5. Complaints not acted on when reported to the developer.
6. Cutting down trees and hedgerows and the site started to be cleared before planning permission had been granted.
7. Site not properly secured causing security concerns for properties that back onto it.
8. Rights of access for properties on Broadmere Rise to Broad Lane not being maintained.

Design and Amenity Impacts

9. Loss of view from rear windows and gardens.
10. Overlooking and loss of privacy into rear windows and gardens.
11. Over development of the site.
12. Not in character with the area with the development making Broadmere Rise a much busier road and the development will be a visual eyesore.
13. Increase noise from additional dwellings.
14. Bin storage area not big enough.
15. Loss of sunlight in the morning and overshadowing of gardens by virtue of the proposed houses being located too close to existing properties.
16. Creates a security risk for existing properties.
17. The number of additional houses will ruin the close-knit friendly community of Broadmere Rise.
18. Increase light pollution from more streetlights and garden security lights.

Traffic and Parking

19. Increase traffic on Broad Lane and Broadmere Rise, which are ill equipped to support the additional volume of traffic.

20. Not enough visitor parking provided and no garages provided, exacerbating the existing parking pressures in Broadmere Rise, which is a narrow road and where there isn't enough parking for existing residents and which has gotten worse since the vets surgery was granted approval to expand, with staff and customers parking in the street and causing congestion on Broadmere Rise.
21. Not enough parking provided for each house as with 5-bedrooms children that grow up in the houses will want to own their own cars.
22. Restricted access for essential vehicles such as bin lorries.
23. Inappropriate access to the site via Broadmere Rise, which as a result causes safety concerns and will increase pollution, impacting on the ability of children to play outside.

Flooding and environmental impacts

24. Natural spring in the cleared area to potentially cause issues of flooding.
25. Negative impact on the landscape for existing residents following the removal of all the trees and shrubberies from view.
26. Reduction in habitat, wildlife and biodiversity on the site with the site completely cleared of vegetation.
27. We shouldn't be building on all open space.

Other concerns raised

28. The land was Scout land and thought it could only be built on by the Scouts.
29. Impact on water supply, sewage system and water table.
30. This is the third application to increase development on the site and there is concern the developer will keep applying to increase development on the site.
31. 5-bedroom house significantly increases the amount of people living on the site, even compared to the originally approved 4-bedroom houses.
32. Not convinced there is demand in the area for large properties.
33. More houses will only cause more disruption for existing residents.
34. It seems to be about maximising profit at the cost of local residents.

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

1. Devaluing of existing properties
2. Large tree behind no. 28 larch Tree Avenue is being neglected and causing damage to the back wall and foundations of the garage of no. 28 and which is now deemed unsafe to access, with the developer being unresponsive to messages.
3. Inability of neighbour to access the outer parameter of their garden hedge once Plot 6 is built resulting in the hedge potentially dying and causing a security risk.

APPRAISAL

The main issues in determining this application are principle of development, design and character of the area, impact upon neighbouring amenity, highway considerations, air quality, drainage and ecology, biodiversity and trees.

Principle of development

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

Policy H9 of the CLP seeks the appropriate density for residential developments and suggests that proposals must make the most effective and efficient use of land whilst ensuring compatibility with the quality, character and amenity of the surrounding area.

The surrounding character of the area is residential and the principle of residential development on part of the application site was established through the December 2019 and January 2021 permissions. Both permissions included a detached house on Plot 6 as part of the wider six house development and were approved under the current Coventry Local Plan 2016 (CLP) adopted in December 2017. The principle of redeveloping the former Scout hut land, to provide the additional two houses is also considered acceptable by virtue of the context of the site, which is surrounded by houses, is located at the end of a cul-de-sac and would form part of a comprehensive and coherent development with the six approved houses adjacent.

A letter from the Scouts Association in Coventry has been submitted in support of the application, where the Project Leader confirms that for the last 17 years no Scouting activity has taken place at or on the Scout hut and land. Scouting provision continues within the area with groups that meet at other locations within the CV5 area. These being the 14th at Mount Nod School, the 21st at Kenthurst Close and the 1st in Washbrook Lane. In addition, the 5th/80th are a couple of streets away in St James Hall in Westcotes and the Scouts have further provision close to Hearsall Common with the 36th/51st. The letter confirms that all these locations have capacity to maintain their current level of Scouting provision as well as allow Scouting to successfully grow in years to come. Following no Scouting activities taking place on the site, the Scout hut was demolished in 2016 and the land has remained vacant since.

The land is not designated for a particular use in planning terms and developing it for housing would comply with the community and leisure use policies in the CLP. Policy CO1 (New or improved social community and leisure premises) sets out a sequential approach to the location of new community and leisure uses, however, the site is not located within a designated centre or in an edge of centre location and is not adjacent to other associated facilities such as schools, community uses or education facilities. Therefore, the site would not be the most suitable for such uses. The former Scout hut land is served by a poor access arrangement, being a long and narrow path off Fir Tree Avenue, no more than 3m wide, situated between nos. 47 and 49 Fir Tree Avenue. The policy also requires there to be no material impact on neighbour amenity and a non-residential use on this site, given the tight residential context, has the potential to cause more issues in terms of traffic, noise and other disturbances to existing residents. By virtue of the site being at the end of a residential cul-de-sac a residential use would be a compatible use for the site.

Policy CO2 (Re-Use of or Redevelopment of Community Facilities) would also be complied with by virtue of how long the site has been vacant and confirmation from the Scouts Association that all Scout groups within the CV5 area have long term provision in the area, with the site not considered viable to continue it for Scouting activities. Policy CO2 also seeks to ensure the suitability of the location for community uses, which as mentioned in the above paragraph, this site is considered a less than ideal location for such uses.

The application is located within a sustainable location, being a circa 12-minute walk to Jardine Crescent District Centre and Alderminster Road shops, a 7-minute walk to Beech Tree Avenue shops and a 5-minute walk to Broad Lane Dental Surgery. Several schools are located within walking distance and Broad Lane is served by bus routes 14 and 14A that serve the City Centre, Tile Hill, Eastern Green and the University of Warwick.

Access from Broadmere Rise is considered to provide a satisfactory access for vehicles and pedestrians, being an existing adopted road of Broad Lane that already serves the 21 existing houses on Broadmere Rise. The three houses being considered under this application would contribute to a cohesive street scene alongside the five approved houses, with the whole development reflecting the character and appearance of the surrounding area and providing a good residential environment.

The houses can comfortably be accommodated on the site with all having the required rear garden depths and areas, car and cycle parking spaces and distances between the existing and consented properties, which are in line with the Council's guidance. The private drive provides the required number of visitor car parking spaces and an appropriately sized waste collection area.

The proposal will result in a net gain of 2 dwellings, compared to the January 2021 permission with the Coventry Local Plan 2016 expecting that windfall sites would help to meet housing needs within the plan period.

By virtue of the above, the proposed residential development is considered acceptable in principle and the site is considered appropriate for additional residential development above that already approved. The proposal would provide an attractive residential environment for future occupiers in accordance with Policies H3 and H9 of the CLP.

Design and Character of the area

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

Furthermore, Policy H9 of CLP 2016 states that the density of development should represent the most effective and efficient use of land whilst ensuring compatibility with the quality, character and amenity of the surrounding area. The design element would be considered in terms of the enhancement of the character and quality of the local

environment; the relationship between buildings and spaces; and building details such as proportion, massing and materials.

The proposal would form a comprehensive development with the approved 5 houses immediately adjacent to the north. Previous reasons for refusal for applications to construct houses on this site have centred around isolated and piecemeal developments which were out of character with the established pattern of development. The desire of the City Council was for a proposal to include all the undeveloped land to form one comprehensive development accessed via Broadmere Rise, which the proposal achieves. In respect of Policy DE1, the proposed development is considered to have been designed to enhance the area having regard to the existing physical context of the site, which is comprised primarily of disused land, that formally accommodate a number of dilapidated buildings.

The form of the buildings has been arranged to form the head of a cul-de-sac, which will follow the existing established character of Broadmere Rise. The houses would have pitched roofs made of slate grey concrete tiles and be constructed of red brick. The approach would be in keeping with the appearance of the properties on Broadmere Rise and would form a continuation with the properties approved under the January 2021 permission and would be supported by Policy DE1. The design is considered to be of a high quality with detailing that would enhance the built form and character of the area with brick header detailing and stone buff cills around the windows, brick feature banding at ground level and stone buff feature banding at first floor level.

There has been a positive consideration in term of massing for the proposed units being suggested as two-storey, which are reflective both of that experienced in the locality and that previously approved for the houses immediately to the north. The properties would be detached and while Broadmere Rise is made up of predominantly semi-detached houses, detached houses are a feature on part of the street close to Broad Lane and along Broad Lane itself. There is a need for larger family housing in the area and in Coventry as a whole and as a result, the massing would be supported by Policy DE1.

When considering the layout there has been positive consideration given to hard and soft landscaping, with planting and the laying of lawned areas and which incorporates parking within it for each dwelling. The front of the houses would face onto the private access drive and have a direct relationship with it, the consented houses and the public realm. This will provide natural surveillance and an opportunity to encourage informal social interaction.

The design and layout of the scheme will create an attractive and acceptable street frontage and environment for future occupiers and will enable the development to create its own sense of place, which would be supported by Policy DE1.

Policy H3 requires, amongst other items, appropriate levels of amenity space for the occupiers of the proposed houses. The Design Guidance for new residential development sets out the criteria that all new homes are required to meet. It states a 3+ bedroom house requires 50sqm of useable, private amenity space and that a 10m depth should be achieved. All the properties have a rear garden area that either meet or exceed the 10m depth and are in excess of the 50sqm area at circa 90sqm. When combined with the generous depth of the rear gardens of existing properties along Fir Tree Avenue and Larch

Tree Avenue that the site backs onto, a generous separation distance between the proposed and existing properties is achieved.

The consideration given to the provision of secure and convenient bin and cycle storage in the rear gardens and at the entrance to the site is supported by the Waste Storage Technical Advice Note and the Residential Design Guide. These are assessed in more detail in the Highways section below.

The proposal is therefore considered to provide an appropriate layout and design that will enhance the character of the area and will provide a good standard of residential accommodation that would make efficient and effective use of a predominately vacant and neglected piece of land, in accordance with Local Plan Policies DE1 and H3.

Impact on existing residential amenity

The concerns raised by local residents in respect to the impact on existing houses that surround the site are carefully noted above.

Paragraph 130 of the NPPF seeks to protect the amenities of all existing and future occupants of land and buildings. Policy H5 requires new development to be designed and positioned so it does not adversely affect the amenities of the occupiers of neighbouring properties. In order to protect the amenity of existing residents, the Residential Design Guide SPG recommends that a minimum distance separation of 20m be maintained between principal windows to the front/rear of properties. The SPG states a minimum rear garden depth of 10 metres should be provided to ensure that a) adequate amenity space is provided for the dwellings, and b) the minimum 20m window to window separation distances are achieved. As mentioned above, all the plots are in excess of the guidelines for garden depth and overall square metres of useable, private amenity space.

All distances to existing neighbouring properties are compliant with the Council's guidelines with the rear gardens of nos. 45 and 47 Fir Tree Avenue that back onto the site to the south having garden depths of 18m. Combined with the 10m and 13m garden depths of the proposed houses, this ensures the 20m window to window separation distance is exceeded.

Nos. 16-26 Larch Tree Avenue to the west of the site would see Plot 6 side onto their rear gardens. The Residential Design Guide SPG states a minimum of 12m is required between the rear of one property and the side, blank gable of another property. The rear garden depth of properties on Larch Tree Avenue to the west of the site range from 16m to 20m which results in a 24m separate distance between the rear windows and the flank gable end wall of Plot 6, which would be acceptable.

The rear garden of No. 49 Fir Tree Avenue runs along the east side of the application site and the flank gable end of Plot 8 would face side on to the end of this neighbour's garden. No. 49 has one of the longer rear gardens along Fir Tree Avenue at circa 40m and Plot 8 would run along the last 25m of it with the house on Plot 8 itself only extending for 10m and would be set 1.5m off this side boundary with no. 49's rear garden. As a result, a sufficient distance from the rear elevation of the property at no. 49 would be achieved.

The first-floor side windows of all the proposed houses would serve either bathrooms or the top of the stairs / landing area and would be conditioned to be obscure glazed at all times in order to protect the amenity and privacy of neighbouring properties.

By virtue of the proposed dwelling's positioning on the site and distance from the existing properties on Broadmere Rise, they would not have a significant impact on the amenity of existing residential properties on Broadmere Rise, in terms of overlooking, privacy and loss of light. The potential impacts for the residents on Broadmere Rise in regard to traffic and parking, flooding and environmental quality are covered later in this report.

As result of the above, the proposal accords with the adopted SPG and Policy H3 of the Coventry Local Plan 2016 and would not cause significant overlooking or loss of privacy towards existing surrounding properties. Being located to the north and east of existing properties, the proposal also would not have a significant impact on the daylight or sunlight levels or cause significant overshadowing to existing properties throughout the day.

The proposal would also provide a good relationship with the approved houses to the north by virtue of their angle positioning meaning there would be no directly facing windows and the separation distances of 18-21m would be acceptable so has not to cause any overbearing or daylight/sunlight issues.

The Supplementary Planning Guidance 'Extending your Home' states new buildings should not breach a 45-degree sightline taken from the middle of the nearest habitable room windows of neighbouring properties. None of the proposed houses will impact on any existing neighbouring property by breaching the 45-degree sightline. In addition, all the proposed houses are positioned and have windows positioned so that they will not breach of the 45-degree sightline between them. However, due to the orientation and stagger in building lines between all three proposed dwellings and the distances between the Plot boundaries, it is considered reasonable to remove the Permitted Development Rights for Class A extensions to all three proposed properties and to remove the Permitted Development Rights for front boundary treatments to any of the plots in order to retain the openness and character of the site. This will be secured by condition.

As a result of the above, the proposal will not have an adverse impact on the amenity levels of the existing adjacent properties through increased visual intrusion, loss of light and loss of privacy. It is considered that the proposal will create a suitable and satisfactory residential environment and is in accordance with Policy H3 of the Coventry Local Plan, the paragraphs contained within the NPPF and the aforementioned SPG's and SPDS.

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.

Policy H3 also requires safe and appropriate access in order to create a suitable residential environment

The proposal would utilise the approved access of the December 2019 and January 2021 permissions, which would be sufficient to serve an additional two houses. Broadmere Rise is an existing adopted highway and therefore is maintained at public expense. Highways raise no objection to the proposal and a condition will be attached requiring the site access, turning areas and parking facilities to be available for use prior to occupation.

The proposed layout and width of the access road would satisfy the criteria of a private road to serve a total of 8 new dwellings, allowing two cars to pass with ease and is to the satisfaction of the Council's Highways Officers. The width of the access road is 5.7m, the same as Broadmere Rise.

All the dwellings would have direct vehicular and pedestrian access from the proposed new road and each dwelling house will have two car parking spaces. In addition, there will be two visitor spaces provided. This would comply with policy AC3 and Appendix 5 of the Local Plan and Coventry Connected SPD, which for 3 or more-bedroom houses requires 2 spaces per dwelling + 1 unallocated space per 5 dwellings for visitors. The visitor parking requirement would be satisfactory to serve the wider 8-unit development.

It is considered that the proposed parking spaces for the new development would be sufficient and would not have any significant additional impact on existing parking provision above that which already exists. The site is well connected and within a highly sustainable location. Broad Lane is a bus route into the City Centre and surrounding area and is served by routes 14 and 14A. Local amenities are within a short walking distance including Jardine Crescent District Centre, Alderminster Road shops (both a 12 minute walk), Beech Tree Avenue shops (7 minute walk) and Broad Lane Dental Surgery (5 minute walk).

The comments are noted with regards to the increase in traffic and changing the nature of Broadmere Rise however, it is considered that the inclusion of an additional two houses to be incorporated into the wider 8 houses, at the end of an existing turning head will retain the cul-de-sac character and the associated trips with the houses will have a negligible impact.

The comments are noted with regards to the existing access located off Fir Tree Avenue, however, this access was used in connection with the Scout hut and is substandard in width to create any sort of safe access for vehicles and pedestrians and has woefully, substandard visibility. It measures 3 metres wide for a length of circa 60m with no

opportunities for passing by of two vehicles, or to allow a refuse lorry access, let alone including a safe pedestrian route.

Dedicated space would be provided in the rear gardens of each property for the storage of Coventry City Council issued wheelie bins. The guidance on refuse collection is provided in Manual for Streets, which advises that “waste collection vehicles should be able to get to within 25m of the waste storage point”. The proposal includes a bin collection area along the south side of the private driveway next to the turning area on Broadmere Rise that residents will be invited to place their wheelie bins within on collection day only ensuring a refuse wagon could collect the bins but would not need to enter the development site if that was the preference. This design was accepted as part of the December 2019 and January 2021 permissions and is still considered an acceptable arrange for eight dwellings and would be supported by the Waste Storage Technical Advice Note. Therefore, the design for refuse and recycling collection is considered to be appropriate.

The provision of dedicated and secure cycle parking in the rear garden of each property is supported. The storage provision would use Sheffield cycle stands, which would ensure accessible and easy storage for all. This would assist in meeting the aims of Policies DS3 and AC4 which promote sustainability and encourage provision of cycling and walking as an alternative mode of transport and would be in line with Appendix 5 of the Local plan and the Residential Design Guide.

The Highways Officers have no objection to the proposal. Given the density of the development, new road layout and parking provision within a small residential Cul-de-Sac, it is considered that the proposal would not have any demonstrable impact on the free flow of traffic and endanger highway safety. Car parking provision would accord with maximum standards set out in the CLP. The proposal therefore accords with Policy AC2 and AC3 of CLP 2016 and Policy H3 in providing a sustainable community and high-quality residential environment.

The NPPF provides a presumption in favour of sustainable development, with paragraph 111 stating that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.” Planning permission for six dwellings has been secured on the site. Additional land allows the project to be expanded to provide eight dwellings using a private roadway. There are no material changes to the previously approved access and design and accordingly the proposal has not been found to have a severe impact on the function and safety of the local road network.

Ecology and Trees

Policy GE3 establishes that developments should provide a net gain and where this is not possible provide some form of off-setting. Policy GE4 states that trees make a valuable contribution to the city’s green landscape. New developments should seek to retain existing trees and other landscape features, incorporating them into a high-quality design and landscape proposals where possible. Should loss be unavoidable, compensatory provision of new trees should be proposed as part of a well-designed landscape scheme.

The site was previously partly occupied by a former paper and cardboard reclamation works and partly by a Scout hut. Both uses abandoned the site many years ago and the site has been left unmanaged and over time developed into woodland, scrub and ruderal vegetation. The site has now been cleared through the implementation of the January 2021 permission.

The application is supported by a Preliminary Ecological Appraisal, which assesses the status of protected species on the site and a Tree Survey Report providing an arboricultural observation of the site.

Following consultation with the Council's Ecologist, it has been determined that the development would not have any direct impact on any statutory or non-statutory wildlife sites. It is located approx. 350m from Limbrick Wood (Local Nature Reserve, Local Wildlife Site, Ancient Woodland) and approx. 1000m from Tile Hill Wood (SSSI, LNR, LWS, Ancient Woodland). There are no records of notable species from the site, but there are records of bats and hedgehogs from the local area and evidence of an active badger. The site was visited to check for the presence of badgers and no evidence for badgers on the site was found although the Scout hut area was identified as potentially holding a satellite/occasional sett. There is very little probability that there is a main sett on the site, but badgers are present in the area and have used the site for foraging/commuting and therefore further investigation and mitigation is required. This will be secured by condition.

Much of the site is brownfield which had been allowed to develop into secondary woodland and urban habitats providing locally significant biodiversity and a link to nearby areas of ancient woodlands. The site includes poor semi improved grassland, ruderal urban habitat and tipped materials. While the proposal would lead to an additional loss of habitat and biodiversity, there would be no objection on ecology grounds subject to any biodiversity damage being fully mitigated and protected species (badgers) on site being fully safeguarded.

The conditions recommended comprise submission of a badger walkover survey, the details of open excavation mitigation, hedgehog habitat, control of lighting for bats, specific biodiversity details requiring 4 x bird box and 2 x bat box, and a biodiversity offsetting scheme. A draft Warwickshire Biodiversity Impact Assessment shows that the site has a biodiversity value of 0.18 biodiversity units (0.03 ha, tall ruderal habitat). The required contribution for offset should be based on this.

The Arboricultural Report submitted in support of the application identified that following the clearing of the site as part of the implementation of the January 2021 permission, which approved the removal of the trees on the site, one significant tree remains along the boundary within the area where Plot 6 will be located. Due to its location, it was not considered to impose a constraint upon the development that could not be overcome by design, layout and technical solutions. No trees were identified on the Scout hut site and all protection measures approved under the previously approved applications will be secured by condition.

There are no Tree Preservation Order (TPO) that cover the site nor is the site located within a Conservation Area, therefore the removal of the existing trees whilst unfortunate, was not something that can be controlled by Planning Legislation. Notwithstanding the above, the

Tree Report (Beechwood, 2019) considers that the trees on the site had/have a low amenity value and none were required to be retained on Arboricultural grounds.

The application proposes additional onsite planting and the formation of a new landscaping that provides a key opportunity to enhance the biodiversity and setting of the site.

Air Quality and Environmental Protection

The application site is located within an Air Quality Management Area (AQA) declared for NOx. In line with the NPPF paragraph 186, the Air Quality SPD and with Chapter 11 (on air quality) as well as policies H3, DS3 and EM2 of the Coventry Local Plan the air quality impact of the development needs to be mitigated.

The Council's Environmental Protection Officers are satisfied with the proposal but recommend conditions to establish the extent of contamination of the site given the site's previous use. They also suggested mitigation measures to offset the environmental impact of the development on air quality by requiring a minimum of 1 x electric vehicle charging point per dwelling and requiring gas boilers to have ultra-low NOx emissions with a maximum dry NOx emissions rate of 40mg/kWh. Both these requirements will be secured through an appropriately worded condition.

The measures contained within the submitted Environmental and Construction Management Plan and Method Statement of Emissions were considered acceptable and will be conditioned so as to be complied with.

Drainage

The application is located within Flood Zone 1 and therefore there is no risk of flooding. The Lead Local Flood Authority were satisfied with the information contained within the submitted drainage strategy and drawings, and ground investigation report and raises no objections subject to the development to be carried out in accordance with the submitted information. This will be secured through a condition.

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 proposal is considered to provide an acceptable form of development and will not result in any significant harm upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions. It is therefore considered that the proposed development accords with development policies DE1, DS3, H3, H9, AC2, AC3, EM4, EM5, GE3 and GE4 of the Coventry Local Plan 2016, together with the aims of the NPPF. Subsequently the application is recommended for approval, subject to conditions.

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:
 - 1624-BP-01_A - Proposed site/block plan
 - 1624-LP-01_A - Proposed location plan
 - 1624-LP-02 - Existing location plan
 - 1624-P-01_A - Proposed plans & elevations 6, 7 & 8
 - Environmental & Construction Management Plan and Method Statement of Emissions - Proposed erection of dwelling houses on Land off Broadmere Rise Coventry, for Zurich Developments Ltd
 - FW2079_TN_001 – Technical Note, dated 11 June 2021
 - FW2079-D-400-A2 – Drainage Strategy Drawing
 - FW2079-D-401-A2 – Private Drainage Construction Details
 - FW2079-H-500-A2 – External Levels
 - IFA-2220470-02 – Ground Investigation Report
 - FW2079-H-501 A2 – Hard Standing Layout
 - Preliminary Ecology Appraisal, prepared by Martin Ecology, dated June 2019
 - Tree Report 114 A, prepared by Beechwood Trees & Landscapes Ltd., dated 25 June 2021
 - External Materials sheet – ‘Facing Brick - 65mm Forterra Hampton Rural Blend main brick and all features’, ‘Forticrete Gemini Interlocking Concrete Tiles - Colour ‘Slate Grey’’, ‘Window frames to be Upvc double glazed colour Light Ivory ral 1015’, ‘Typical sandstone features as alternative finish for cills and stringer course on certain plots’.

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

3. The development hereby approved shall be built out only in full accordance with the approved External Materials sheet, prior to the first occupation of the development and thereafter shall be retained, maintained 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 Policies DE1 and H3 of the Coventry Local Plan 2016.*

4. An investigation and risk assessment (in addition to any assessment provided with the planning application); must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site, and any report of the findings must be submitted to and approved in writing by the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and approved in writing by the Local Planning Authority. The report of the findings, to be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', must include
 - (i) a survey of the extent, scale and nature of contamination.
 - (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monument.
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6, H3, DS3 and EM2 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

5. The development shall only be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6, H3, DS3 and EM2 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

6. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6, H3, DS3 and EM2 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

7. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 4, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 5, which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 6.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6, H3, DS3 and EM2 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

8. Any gas boilers installed on site shall be ultra-low NOx emissions with a maximum dry NOx emission rate of 40mg/kWh. A minimum of one electric vehicle recharging point per dwelling shall be provided prior to occupation of the development and shall not be removed or altered in any way and shall be kept available for such use by residents at all times thereafter.

Reason: *To mitigate the impacts of the development on air quality in accordance with Policy DS3, EM7, H3, EM2 and AC1 of the Coventry Local Plan 2016 and the aims and the objectives of the NPPF.*

9. The demolition/construction phase of the development hereby approved shall be carried out only in full accordance with the approved Environmental & Construction Management Plan and Method Statement of Emissions. The development shall only proceed in full accordance with the approved details.

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

10. None of the dwellings hereby permitted shall be occupied unless and until the access to the site, turning areas, manoeuvring space(s), the visitor car parking provision and the dedicated car parking provision for that dwelling, indicated on the approved drawings, have been constructed or laid out in full accordance with those details, and made

available for use by the occupants and / or visitors to the dwellings and thereafter those areas shall be kept marked out, retained and available for such use at all times and shall not be removed or altered in any way unless otherwise agreed in writing by the Local Planning Authority.

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

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

Reason: *In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.*

12. The development hereby permitted shall not be occupied unless and until the bin storage area(s) have been laid out and provided in full accordance with the approved details and thereafter those facilities shall remain available for use at all times. All bins which serve the development within the red line site area must be stored within the approved bin storage area and not positioned on the designated bin collection area or in the open, unless on bin collection days.

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

13. 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 extensions, enlargement, alterations or additions under Class A shall be erected or constructed within the curtilage of any dwelling house hereby permitted without the prior grant of planning permission by the Local Planning Authority.

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

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no gate, fence, wall or other means of enclosure shall be erected, constructed or improved or altered such as to place the structure in front of the forwardmost part of any dwelling houses fronting a highway or footpath without the prior grant of planning permission by the Local Planning Authority

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

15. Prior to first occupation of the development hereby permitted, details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the type of bricks and colour of the railings and gates; footpaths; and hard surfacing (which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area). The hard landscaping works shall be completed in strict accordance with the approved details within three months of the first occupation of any of the dwellings hereby permitted; and all planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

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

16. The drainage works shall only be carried out in strict accordance with the design details hereby approved and which are listed as approved documents in condition 2. The works shall be completed prior to occupation and shall remain in place for the lifetime of the development and shall not be removed or altered in any way.

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

17. 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, the first floor window to be formed in the east and west (side) facing elevations of all Plots hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window will be at least 1.7m above the floor of any room in which the window is installed.

Reason: *In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2016.*

18. No development (including any demolition or preparatory works) shall commence unless and until a walkover badger survey has been undertaken by a qualified ecologist to ensure that there have been no setts created within the application site since the date of the badger survey provided in support of the application. The results of this survey work together with the scope and timing of any necessary mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works. The mitigation measures shall be undertaken in full accordance with the approved details and timetable of works and once undertaken 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.*

19. No development (including any demolition or preparatory works) shall commence unless and until details of measures to protect badgers from being trapped in open excavations and/or pipes and culverts have been submitted to and approved in writing by the Local Planning Authority. The measures shall include: a) creation of sloping escape ramps for badgers which may be achieved by edge profiling of trenches / excavations or by using planks placed into them at the end of each working day; and b) blocking off open pipe-work larger than 150mm outside diameter at the end of each working day. All protection measures shall be implemented in strict accordance with the approved details and shall be retained accordingly whilst development works are undertaken.

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.*

20. Prior to the first occupation of the development hereby permitted, details of general ecological habitat enhancement measures and hedgehog mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall include retention and management of boundary vegetation, and hedgehog friendly boundary fencing and gates. The habitat enhancement measures shall be undertaken in strict 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 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.

21. Prior to the first occupation of the development hereby permitted details of two bat boxes and four bird nesting boxes (to be in the form of 2 x swift bricks on 2 x adjacent properties due to swifts being colonial and like nesting in groups), shall be submitted to and approved in writing by the Local Planning Authority. The two bat boxes and four bird boxes shall be fully installed in strict 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 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.

22. No development (including any demolition or preparatory works) shall commence unless and until a scheme ('the offsetting scheme') for the offsetting of biodiversity impacts at the site has been submitted to and approved in writing by the Local Planning Authority. The offsetting scheme shall include:
- a) a methodology for the identification of receptor site(s);
 - b) the identification of receptor site(s);
 - c) details of the offset requirements of the development (in accordance with the recognised offsetting metrics standard outlines in the Defra Metrics Guidance dated March 2012, or any document that may update or supersede that guidance).
 - d) the provision of arrangements to secure the delivery of the offsetting measures (including a timetable for their delivery); and
 - e) a management and monitoring plan (to include for the provision and maintenance of the offsetting measures in perpetuity).
- The offsetting scheme shall be implemented in strict accordance with the approved details within three months of the first occupation of the development hereby permitted and thereafter shall not be withdrawn or amended in any way.

Reason: In order to safeguard and enhance habitat and secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2016.

23. No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until a Dimensioned Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority, in relation to the existing trees around the perimeter of the site, as identified in the Tree Report 114 A, prepared by Beechwood Trees & Landscapes Ltd., dated 25 June 2021, hereby approved, (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 5.5/ Table B.1), site monitoring (6.3) of British Standard BS5837:2012 - Trees in relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works. The approved mitigation and / or protection measures shall be put into place prior to the commencement of any works and shall remain in place during all construction work. In addition no excavations, site works, stock piling, trenches

or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy or root protection area of any protected tree(s); no equipment, machinery or structure shall be located within this zone; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).

Reason: *To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3, GE4 and DE1 of the Coventry Local Plan 2016.*

24. Prior to their incorporation into the development hereby permitted, sample details of the materials to be used in the construction of new access drive 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, maintained 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 Policies DE1 and H3 of the Coventry Local Plan 2016.*

25. Notwithstanding the plans hereby permitted, prior to first occupation of the development, details of the position, appearance and materials of the boundary treatment of the site that would be within the public realm area, shall be submitted to and approved in writing by the Local Planning Authority. The details are in relation to the area along the west of the site between plot 6 and the two proposed visitor car parking space (the part of the site boundary that is not incorporated into the private rear gardens of the three dwellings hereby permitted and would be adjacent to the rear of existing properties nos. 24 and 26 Larch Tree Avenue). The boundary treatments shall be completed in full accordance with the approved details 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 of the Coventry Local Plan 2016*

26. Prior to the installation of any street lighting or any external lighting to be fixed to any building(s), an external lighting strategy (including a plan) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate that lighting shall be kept to a minimum at night in order to minimise impact on emerging and foraging bats, and to restrict light spillage onto foraging corridors. The lighting shall be installed in full accordance with the approved strategy and all lighting thereafter shall be subsequently maintained in strict accordance with the approved details.

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*