

Late Representations

Planning Committee 20th June 2024

Item No. 6	<p>Planning Ref: PL/2023/0000197/FUL</p> <p>Site: Garage Block Rear Of 152 To 174 Dillotford Avenue Coventry.</p> <p>Proposal: Demolition of existing garages and erection of two new dwellings with associated access, parking and landscaping.</p> <p>REPORT</p> <p>'Key Facts' at the start of the report states there will be two 3 bed properties, whereas it should say one 3 bed property and one 4 bed property.</p> <p>The second sentence of paragraph 3.2 should have the word 'Whilst' omitted to say "Window to window distances from front and rear windows to adjacent properties would exceed the recommended 20 m distance in the residential SPD"</p> <p><u>HIGHWAYS</u></p> <p>Since the report was completed, minor changes have been made to the site layout plan to move the parking area on Plot 2 further away from the entrance to the site to improve highway safety. The two parking spaces to serve this property are now located to the rear of the plot 2 rather than the front. Concerns have been raised with regard to the loss of parking within the site. The site is currently occupied by 9 garages which are in a poor state of repair with one of them boarded up. Given their size, they would not be suitable for the parking of vehicles. The remainder of the site is laid to hardstanding and could accommodate parking for up to around 16 vehicles. However, this does not appear to be well used and any displaced parking could easily be accommodated along Hele Road where parking is unrestricted along the full length of the road, with further on street parking available on Dillotford Avenue and Ivybridge Road, as the majority of properties in the immediate area benefit from off-street parking.</p> <p>CONDITIONS</p> <p>Condition 2 (drawing numbers) updated with the relevant drawing reference numbers:</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Proposed Site Layout DWG 495-G Site Location Plan DWG 496-A Existing Site Plan DWG 497-A External Works Boundary Treatments DWG 498-C 4B Housetype DWG 1410-B</p>
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3B Housetype DWG 1412-A
Existing Front Elevation DWG 2205
Plot 2 Existing Front Elevation DWG 2207
Plot 2 Proposed Front Elevation DWG 2208-B
Existing Side Elevation DWG 2209
Proposed Side Elevation DWG 2210-C
Sustainability Statement
Transport Assessment
Topographical Survey
Biodiversity survey and report
Ecological Appraisal and Biodiversity Impact Assessment
Services Records
Telecoms supplementary info
Geo-Environmental Report
Design and Access Statement
Proposed Front Elevation DWG 2206-B
Tree Protection Method Statement DWG 495-2
Tree Protection Plan DWG 495-2

An additional condition is proposed to ensure the refuse collection area is located in an appropriate position:

'Notwithstanding the submitted plans, prior to the first occupation of the development hereby permitted, details of the refuse roadside collection area shall be submitted to and approved in writing by the Local Planning Authority. The approved collection area shall be installed prior to first occupation and shall be retained thereafter. The lay-up area shall only be used on designated collection days.'