

Planning Committee Report	
Planning Ref:	PL/2024/0001179/FUL
Site:	40 Ansty Road Coventry. CV2 3EU
Ward:	Lower Stoke
Proposal:	Erection of two-storey front and rear extension with first floor side extension and single storey side and rear extensions to accommodate an increase from 6no. bedroom Care Home (Use Class C2) to 9no. bedrooms with ancillary facilities, with the erection of outbuilding and ancillary landscaping and parking provision including improvements to existing vehicular access.
Case Officer:	Tom Cox

SUMMARY

The purpose of this report is to consider the above application which seeks the erection of extensions to an existing care home facility to provide respite care facility for those with disabilities situated on a corner plot at the junction of Ansty Road and Mellowdew Road. The existing care home has 6no. bedrooms which the applicant seeks to extend to 9no. including the provision of ensuite facilities and improvement to the communal facilities available within the property. These extensions include the erection of a first-floor front, two storey rear and single storey side and rear extensions. Ancillary works include the erection of an outbuilding, ancillary landscaping and parking provision and improvements to the existing vehicular access off Mellowdew Road. The lawful use of the existing site falls within Use Class C2 and as such, no formal change of use is proposed or required as part of this application.

BACKGROUND

The application site is a larger corner plot property located on the Ansty Road, on the junction of Ansty Road and Mellowdew Road. The property was previously used as a doctor's surgery until the 1980s, when an application to change the use to a care home was granted permission under reference S/1985/0034. According to council tax records, it is understood that the previous care use ceased in September 2022. Since then, the property was vacant for a year and in October 2023 became a residential dwelling house, however, no formal change of use has taken place. From speaking to the applicant, it is noted that plans to refurbish the property were in preparation prior to the property being leased out as a dwelling house, this was primarily to prevent the property becoming at risk from vandalism or falling into disrepair. The property has been leased out on an Assured Shorthold Tenancy agreement and the occupants are aware of the proposed works. It has therefore only been rented out as an interim measure to allow time for the applicant to prepare and secure planning permission for the works being considered under this application.

The proposed development is reported to Planning Committee as more than 5no. objections have been received. An elected member has also expressed their objection to this application and has called the application into committee.

KEY FACTS

Reason for report to committee:	More than 5no. objections received and elected member has expressed concern about application.
Current use of site:	Use Class C2 (Care Home)
Proposed use of site:	Use Class C2 (Respite Care Facility)
Parking provision	3no. parking spaces

RECOMMENDATION

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

REASON FOR DECISION

- The principle of the proposed extensions is acceptable and would accord with the Local Planning Authority's Householder Design Guide SPD
- The proposal includes the provision of 3no. car parking spaces within the site where there has previously been no parking which would accord with the parking standards laid out in Appendix 5 of the Coventry Connected SPD.
- The proposal accords with Policies: DE1, H8 and AC1-4 of the Coventry Local Plan 2017, together with the aims of the NPPF.

SITE DESCRIPTION

The site is a large, detached building located on a prominent corner plot on the junction of Ansty Road and Mellowdew Road. Ansty Road is a classified highway and serves as a key arterial road connecting Coventry City Centre to the University Hospital Coventry and Warwickshire (UHCW) and the national highways network. The site's last known lawful use is a care home (Use Class C2). It is understood that the property is currently being rented out as a family dwelling house, however, no formal change of use has taken place, and based on the application before us, the existing use is temporary.

The property has 6no. bedrooms as well as a shared communal area, kitchen and utilities, and a large garden to the rear with a small garage and associated vehicular access off Mellowdew Road. The ground levels of the property drop from Ansty Road toward the rear of the garden, and the boundary with no.2 Mellowdew Road. There are no other known site constraints which would impact the development of this site.

APPLICATION PROPOSAL

The applicant is seeking permission to extend the existing residential care home facility for the purposes of providing respite care, which seeks to provide short term stays for those with additional needs, this is still within Use Class C2, but increasing the number of bedrooms from 6no. to 9no. The proposed alterations include the erection of a two-storey front and rear, first floor side and single storey side and rear extensions to the existing building.

The proposed two-storey front extension will project 1.5m beyond the existing front elevation, largely project above the existing porch and bay window. The two-storey rear extension will have a depth of 4m and project over the single storey rear extension which

will project across the width of the building. The first-floor side extension, located on the side closest to no.38 Ansty Road, will project 2.35m beyond the existing side elevation, but will not project along the depth of the whole property. Finally, the single storey side extension will project toward Mellowdew Road and will extend approximately 1.5m beyond the existing side elevation.

In addition to this, the applicant is also proposing the erection of a single storey outbuilding, approximately 3m in height with dimensions of 4.6m x 3.6m. This outbuilding will be used by occupants of the respite care facility as a sensory room. Additionally, the proposed layout includes 3no. parking spaces and improved vehicular access with an associated cycle and bin store, and associated landscaping. The proposed single storey rear extension will include a green roof.

PLANNING HISTORY

The following application is the only application relevant to this proposal/site:

Application Number	Description of Development	Decision and Date
S/1985/0034	Change of use from Doctor's surgery and six-bedroom residence to home for seven adults requiring care and staff [40 Ansty Road]	Granted - 12.11.1985

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2023. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

Consultation was recently carried out seeking views on the Government's proposed approach to revising the NPPF. It also sought views on a series of wider national planning policy reforms. The consultation closed on 24th September 2024.

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 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy H8: Care Homes, Supported Housing, Nursing Homes and Older Persons accommodation

Policy GE1 Green Infrastructure

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

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Coventry Connected
SPD Householder Design Guide

CONSULTATION

Statutory

No Objections received from: Highways (subject to conditions)

Non-statutory

No Objections received from: Ecology, Environmental Protection, Waste Management

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 03.07.2024.

8no. letters of objection have been received as well as an objection from an elected member, who has asked that this application be called into planning committee, they have raised the following material planning considerations:

- Detrimental impact on neighbouring amenity through loss of light, overbearing and increased overlooking as a result of the proposed extensions.
- The expansion of the use would be an overdevelopment and over-intensification of the site which would impact negatively on the surrounding area.
- Increased noise and comings and goings as a result of the increase in members of staff and number of occupants using the care home.
- Insufficient parking to accommodate additional vehicles, parking is already a significant issue in this area, particularly at the top of Mellowdew Road.
- Concerns about the maintenance of the site and in particular the upkeep of the proposed landscaping.
- The proposal will result in increased nuisance from the building works and its intended use.

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

- a) Poor management when site was previously used as a care home which led to reports of fly-tipping, and poor management of waste.
- b) The proposed works will reduce the value of the neighbouring properties.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are the principle of development, the impacts on neighbouring and residential amenity, highway considerations and ecology.

Principle of development

Policy H8 of the Local Plan states that proposals for care homes, nursing homes and other specialist and supported forms of housing for the elderly and those requiring care will be encouraged in areas that are accessible by a choice of means of transport and that are situated in close proximity to key local services.

It is noted that the property's existing lawful use is a care home, and as such, no material change of use is proposed as part of this development. This being said, due to the intensification of the property's use, it should be considered whether the proposed location is appropriate for the expansion of the care facility.

The application site is located within an established residential environment, its location on the classified Ansty Road means it is easily accessible from a choice means of sustainable transport methods. There is a bus stop adjacent to the site, which serves several bus services within the city and the surrounding settlements. Whilst there are no parking opportunities on Ansty Road itself, parking is available on Mellowdew Road to the side of the property. The section closest to the junction does include a red route meaning no parking or stopping is permitted in this area. This being said, on-street parking is still available along the majority of Mellowdew Road, including locations which are not directly in front of dwelling houses. The site is located approximately 500m in either direction from Ansty Road Local Centre and Walsgrave Road Local Centre where various local amenities are available. The property is also less than 10 minutes' drive from UHCW.

The location of the property is therefore considered to be an appropriate and accessible location for a residential/respite care facility and would therefore accord with Policy H8 of the Coventry Local Plan 2017. It is therefore considered that the principle of development is acceptable, subject to all other material planning considerations.

Impact on visual amenity

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

Whilst the subject property is not a residential dwelling house, the built form is of a similar character to a large dwelling house, it is also situated within an established residential environment. Therefore, the proposed extensions should be considered in accordance with the Local Planning Authority's Householder Design Guide SPD. In assessing these proposals, due consideration should be given to the individual elements as well as the proposal as a whole.

In considering these proposals the SPD states that: '*Extensions will usually be expected to respect the form, scale, architectural style and materials of the original building.*' The plot is larger in size than the surrounding residential plots, and therefore it can potentially accommodate larger extensions. This being said, this should not be to the detriment of the surrounding residential environment and neighbouring amenity.

Firstly, with due consideration to single storey extensions, the SPD states that the depth of the extension should not exceed: '*A projection of 4m along the boundary or impinge*

an imaginary 45-degree line taken from the centre of the neighbour's closest habitable rear facing window (whichever gives the greater depth) subject to ground levels and orientation.' The proposed extension will not project greater than 4m beyond the existing rear elevation, however, as the proposal projects off a side extension adjacent to no.38 which does not form part of the original dwelling house, the 45-degree line will be assessed.

From the nearest rear facing window, the 45-degree line will be slightly breached by the proposed extension. However, the proposed extension and the adjoining neighbour are set off from the boundary, meaning that the overall impact would not be detrimental to their amenity. The orientation of the neighbour at no.38 also faces slightly away from no.40, and the flat roof design reduces the overall impact of the proposal. The principle of the single storey extension is therefore considered to be acceptable.

With due consideration to the proposed two-storey rear extension which will project above part of the single storey element, the SPD states: *'The depth of the extension should not exceed an imaginary 45-degree line taken from the centre of the neighbour's closest habitable rear facing window (ground or first floor)'*. The proposed two-storey extension has been set away from the adjoining neighbour, no.38 Ansty Road, and will project no more than 4m beyond the existing rear elevation, as such the proposal will not breach the 45-degree line. The proposal also does not face the rear elevation of any properties behind the building, as such there are not considered to be any issues with overlooking overbearing impacts, despite the change in ground levels. The principle of the two-storey extension is therefore considered to be acceptable.

The next matter to assess is the proposed first floor side extension, which will project towards no.38 Ansty Road. This extension has been reduced in massing to reduce the impact on neighbouring amenity. In considering the principle of this development, Principle 3 of the SPD states that extensions should:

- 'normally be proportionate to the existing dwellinghouse.
- normally be subservient with a lower ridge.
- to prevent the linking of non-terraced houses, first floor side extensions should normally be set in 0.5m from the side property boundary and set back 1m from the front principal elevation, however other design approaches may be acceptable if they prevent inappropriate terracing.'

The width of the proposal is 2.4m, this is considered to be proportionate to the overall width of the building, which is estimated to be in excess of 10m and includes a lower ridgeline and is therefore subservient to the main building. In reference to the linking of non-terraced dwelling houses, the overall footprint of the dwelling house will not be enlarged on this side and as such, the gap between no.40 and no.38 will remain unchanged. This is therefore not considered to be an issue.

The SPD goes on to state that: *'Where a neighbouring dwellinghouse has a side facing window which provides the primary source of light and / or outlook to a habitable room (e.g. kitchen, living room, bedroom), a side extension which adversely impacts on such a window would not normally be acceptable.'* At first floor level it is noted that the neighbour has a side facing window serving a landing, given that this is a non-habitable room, this is not considered to be a significant issue. At ground floor, there are side facing

windows serving the kitchen, which would be considered a habitable room. The applicant has reduced the massing of the extension such that it does not impact these windows, projecting only 4m along the side elevation to ensure the proposal would not result in an unacceptable loss of light. Given this, the principle of the side extension is acceptable.

Considering the single storey side extension which projects toward Mellowdew Road, due to the location of the property the principles of corner plot extensions should be applied. In reference to corner plot extensions, the SPD states that extensions should:

- 'deliver a width of extension which is proportionate to the width of the original dwellinghouse.
- not infringe upon any established relevant building lines in the immediate vicinity.
- maintain a minimum distance of at least 2m (measured at the narrowest point) between the edge of the side extension and the boundary.'

The proposed extension will project 1.5m beyond the side elevation of the building, which is proportionate to the width of the original building. The existing building already infringes on the building line of properties to the rear, along Mellowdew Road, whilst the proposal will increase this infringement, due to the separation distance between the no.40 Ansty Road and properties on Mellowdew Road, this is not considered to be a significant issue. Finally, it is noted that the extension will project within 1.5m of the site boundary. Whilst this may not technically accord with the SPD, this is not considered to be a significant issue due to the overall openness of the plot and the single storey nature of the proposal. The development is also set back from the front elevation meaning the impact of the extension on the street scene is reduced when viewed from the front elevation.

The final extension to consider is the proposed front extension, the SPD states that: '*Front extensions are generally not acceptable unless they can be appropriately designed without projection forward of the established building line.*' It is noted that the proposed extension would project forward of the established building line. However, due to the detached nature of the property, it is not generally read within the context of the surrounding dwelling houses. Therefore, the proposed projection of around 1.5m forward is not considered to be detrimental to the character of the area or set a precedent for other properties to do the same due to the nature of the building.

With due consideration to the design of front extensions, the SPD states: '*Where front extensions are proposed, distinctive features of the host dwellinghouse should be maintained, whilst roof lines and facing materials should complement the existing property.*' The proposed front extension would seek to maintain the existing double gable design seen and continuing this design forward, maintaining the character of the property and preserving the prominence of this feature. This is therefore considered to be an acceptable design approach which would accord with the SPD.

The final matter of built development to consider is the proposed outbuilding. the applicant has stated they are intending to use this as a sensory room. In reference to outbuildings, the SPD states that the following principles should be applied:

- Garden buildings/ sheds should be proportional to the scale of the associated dwellinghouse and plot.
- Garden buildings/ sheds should be sited so they do not result in visual intrusion, overshadowing, overlooking or loss of privacy to neighbouring properties.

- Care needs to be taken on corner plots to ensure that buildings are not located in a prominent position where they could adversely impact on the character of the area.

The proposed outbuilding will be of a small scale compared to the relative plot, positioned carefully in the corner of the proposed rear garden, which is intended to be landscaped, adjacent to the proposed parking area. The proposal will not have any impact on neighbouring amenity, as it is positioned away from all neighbouring properties, any views of the outbuilding from the adjoining no.38 are obscured by their existing garage which abuts the boundary with no.40. Finally, it is noted that the property is a corner plot, however, the outbuilding is not located in a position where it would be prominent as it is away from the boundary with the street scene. The principle of the outbuilding is therefore considered to be acceptable and in accordance with the SPD.

Overall, whilst the proposed extensions are of a large scale, given the size of the plot the increased footprint is not considered to be an overdevelopment of the site, as a level of subservience and respect is still maintained to the host building, which is still the main feature of the site. The applicant has worked with officers to mitigate impacts on neighbouring amenity and to ensure the proposals do not result in an inappropriate loss of light or have an overbearing impact on the neighbouring properties. The principle of the extensions is therefore considered to be acceptable and in accordance with Policy DE1 and H5 of the Coventry Local Plan 2017.

Impact on residential amenity

Whilst the impact on neighbouring amenity has been considered, the intensification of the existing care home use has the potential to impact on the amenity of neighbouring residents. Comments submitted by neighbours do raise concerns about potential disturbances from noise, increased comings and goings and the overall negative impact on the area.

Neighbours have noted that when the property previously operated as a care home, there were issues with disturbance from residents including distressing sounds at all hours of the day, as well as noise from staff. Anti-social behaviour was also noted from staff sitting in their cars or walking up and down Mellowdew Road in the middle of the night. The site was kept in a poor state, issues of mice were reported due to poor management of waste as well as the garden being left in a poor state of repair. Whilst these concerns are noted that the property remains in C2 use and no material change of use is proposed, as has been explained, the applicant has only rented the property out on a short-term basis to allow time for an application to be prepared and planning permission secured. This being said, as the proposal seeks to extend the existing facility, the principle of extending the use should be reviewed, Policy H8 states that proposals '*be compatible with the character of the surrounding area.*'

The concerns raised by objectors have been raised with the applicant who has produced a management plan outlining how the property will be operated and managed. Measures have been put in place to ensure an appropriate environment for occupants of the care facility and nearby residents, including procedures to mitigate noise levels and other forms of disturbance. The management plan submitted is conditioned within the list of documents the Local Planning Authority is recommending for approval as part of any

permission granted. Thereby, failure to accord with this plan would be a breach of condition.

The facility will have 7no. staff members working on a rota, with a maximum of 4no. staff working on site at any one time, with the average being three. Concerning the increased comings and goings, it has been established that this is a respite care facility and not a traditional residential care facility. This means that people will use this facility for short breaks, and therefore, visitors to the site will be minimal as families will only be involved in dropping off or picking up users of the facility. It is expected that this will largely be accommodated within the confines of the site, meaning there will be no impact on the availability of parking on site.

With due consideration to noise disturbances, appropriate measures for the management of the facility have been noted. This includes ensuring noisy activities (e.g. cleaning and maintenance) happen at appropriate times of the day, a condition relating to this will be confirmed with late representations to ensure that these activities are restricted to certain hours within the day, this will be in consultation Environmental Protection. The extensions are also proposed to adopt modern building standards which will reduce noise transmission. In considering the layout of the design the officer has sought to reduce disturbances to neighbours, by ensuring the activities in areas close to neighbour's boundaries are kept to a minimum. This includes the repositioning of the bin and cycle store so that it is located away from the boundary with no.2 Mellowdew Road, a new door along the side elevation with no.38 Ansty Road has also been removed. Further clarity has also been sought about the management of staff to ensure that any gathering of staff does not occur in areas which will cause disturbance to neighbouring residents.

Clarification has also been sought concerning the use of outdoor areas by occupants including the sensory garden and associated sensory room. The applicant has outlined that gardens will primarily be used in daytimes and early evenings and will generally be used by up to six service users at any one time and will be seen as a social and relaxing space for users to enjoy as part of the facility. To ensure that there is no disturbance to neighbouring residents, the officer will liaise with Environmental Protection to condition the use of these spaces to ensure they do not occur at inappropriate times of day. The sensory room proposed has capacity for up 3no. service users.

With due consideration to the plan which the applicant has put together, it is considered that the impact on residential amenity will be mitigated and would therefore be acceptable.

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.

The existing site has an existing vehicular access to the rear of the property with a small, run down garage which would not be usable for the purposes of car parking. As part of the works, the applicant is seeking to extend the vehicular access and install a parking area to accommodate 3no. vehicles as well as an associated bin and cycle store. The applicant has also submitted a technical note which outlines the impact on parking.

It is noted that the existing 6 bed care home with up to 3 staff would require 4no. parking spaces, as there is no parking available on-site, this is currently accommodated for on-street. The proposed expansion to 9 beds with 2no. additional staff would require an extra 2no. parking spaces, in accordance with Appendix 5 of the Coventry Connected SPD. The provision of 3no. parking spaces would therefore accommodate the increased demand for parking resulting from the intensification of the use. This would also provide a net increase of 1no. space which could potentially lead to a reduction in the impact on parking. The proposal would therefore meet the parking standards set out within the SPD.

It is noted that neighbour objections referred to the lack of parking available on Mellowdew Road due to people using this location for accessing bus services to the city centre and hospital. However, it is noted that the previous operation did not utilise off-street parking, and if any was used it was likely to be a maximum of 1no. space. Therefore, the introduction of off-street parking has the potential to alleviate some parking stress being experienced along Mellowdew Road despite the intensification of the site's use.

The car park layout proposed indicates that sufficient space is available for cars to turn within the site meaning they will be able to enter and exit in a forward gear. Details of a security gate to be installed have been submitted, and appropriate visibility splays are shown on the site plan. The applicant will also provide cycle parking within the proposed parking court.

The local highways authority has raised no objection to the application subject to a condition relating to the provision of details for cycle parking.

Ecology

Policy GE3 states that Sites of Specific Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced.

The existing garden space is largely green, although its upkeep has been neglected in the last few years, it is also noted that there were previously trees which lined the boundary along Mellowdew Road. This provided a sense of privacy to the amenity space;

these have been removed within the last few years along with trees to the rear of the property, along the boundary with no.2 Mellowdew Road.

The proposed development will result in the loss of garden space to accommodate the proposed parking court and other proposed extensions to the main property. However, some attempts to mitigate this loss of biodiversity has been made through the introduction of a green roof on the single storey rear extension. The applicant has also provided a landscaping plan which indicates that there would be an overall increase in the biodiversity found on the site, resulting in a biodiversity net gain. The increase is indicated to be 10.24% which is above the 10% requirement, therefore no additional measures are required. The Local Planning Authority's ecology officer has raised no objection to the proposal. The proposed biodiversity of the site is therefore considered to be acceptable and in accordance with Policy GE3 of the local plan.

Concerns have been raised by some neighbours about the maintenance of the landscaping and in particular the green roof, as this is adjacent to the adjoining neighbour, no.38. It is understood that this is in part due to the poor management of the garden in previous years of being a care home, which, whilst noted, the previous management of the care home is not a material consideration in the determination of this application. The landscaping is included within the approved plans and as such, forms an integral part of the scheme and will need to be managed in the same as the rest of the external space at the site.

Other Matters

In picking up any other matters, it is noted that the applicant has shown cycle and bin storage as part of the layout. The officer has consulted waste management about the applicant's proposal to ensure there is sufficient space for the amount of bins required for a facility of this size. The consultee stated there would be a recommendation for 1 x 660L bin for general waste, and 1 x 660L bin for recycling, 2no. communal bins are shown in the plans so this is not considered to be an issue. An appropriate condition has been included for full details of the proposed bin store.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

Conclusion

In conclusion, the proposed development is considered to be acceptable and in accordance with Policy DE1, H5, H8 and AC1-4 of the Coventry Local Plan 2017. The proposal would be an appropriate location for a residential care home, the proposed extensions are not considered to result in an unacceptable impact on neighbouring amenity and would not have a detrimental impact on the highway. It is therefore recommended that planning permission is granted, subject to appropriate conditions.

CONDITIONS/REASONS

1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>
2.	The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Site Plan DWG 1336.03D; Proposed Floor Plans DWG 1366.05G; Proposed Elevations DWG 1366.07D; Proposed Elevations-2 DWG 1366.08D; Existing and Proposed Roof Plans DWG 1366.09C; Management Plan for Respite Service at 40 Ansty Road (received 07.10.2024); Transport Assessment - Highways Technical Note; 93256_BNG_Rev_A_Final; 1366_11 Planting Specification;
Reason	<i>For the avoidance of doubt and in the interests of proper planning</i>
3.	Prior to occupation of the use 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 of the building and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<i>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 2017.</i>
4.	The development hereby permitted shall be occupied by no more than 9no. residents at any time.
Reason	<i>To ensure that the development is not used in an over-intensive manner, prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policies DE1, H3 and H5 of the Coventry Local Plan 2017.</i>
5.	The proposed development hereby permitted shall not be occupied unless and until the car parking provision for that dwelling has been constructed and

	<p>/ or laid out and made available for use by the occupants and / or visitors to the dwelling and thereafter those spaces shall be retained for parking purposes at all times and shall not be removed or altered in any way.</p>
Reason	<p><i>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 2017.</i></p>
6.	<p>Prior to the first occupation of the development hereby permitted, details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the type of bricks and colour of the railings and gates; footpaths; and hard surfacing (which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area). The hard landscaping works shall be completed in strict accordance with the approved details within three months of the first occupation of the care home 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.</p>
Reason	<p><i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2017.</i></p>
7.	<p>Prior to the first occupation of the development hereby permitted, details of the proposed bin store shall be submitted to and approved in writing by the Local Planning Authority. The bin storage areas shall be provided in full accordance with the approved details prior to first occupation of the development and thereafter they shall remain available for use at all times and shall not be removed or altered in any way.</p>
Reason	<p><i>In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policy DE1 of the Coventry Local Plan 2017.</i></p>