

Planning Committee Report	
Planning Ref:	PL/2023/0002649/RESM
Site:	401 London Road, Coventry
Ward:	Binley and Willenhall
Proposal:	Submission of reserved matters in respect of application reference OUT/2020/2882, granted on 16/09/2021 for Outline application (with all matters reserved except access): for erection of up to 24 dwellings with car parking, served off the existing accesses.
Case Officer:	Liam D'Onofrio

SUMMARY

This is a Reserved Matters application relating to Outline planning application OUT/2020/2882, which was granted at Planning Committee on 02nd September 2021. Matters for consideration under this application include:

- Appearance;
- Landscaping;
- Layout; and
- Scale.

BACKGROUND

The outline application was previously considered by Planning Committee on 02/09/21 where it was resolved:

(a) That the grant of planning permission in respect of Application OUT/2020/2882 be delegated to the Strategic Lead for Planning, subject to conditions listed in the report and the completion of a S106 agreement.

(b) That the application for Reserved Matters on this site be brought to this Committee in due course.

The decision notice was subsequently issued on 16/09/2021.

KEY FACTS

Reason for report to committee:	Members have requested that the Reserved Matters be brought back to Committee.
Current use of site:	Residential
Proposed use of site:	Residential
Proposed no of units	Up to 24 no. dwellings – 14 no. are proposed

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions summarised in this report.

REASON FOR DECISION

- The proposal is established as acceptable in principle under Outline consent.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal makes provision for necessary developer contributions.

- The proposal accords with Policies: DS1, DS3, DS4(a), H1, H2, H3, H4, H6, H9, HE2, GE1, GE3, GE4, JE7, DE1, AC1, AC2, AC3, AC4, EM1, EM2, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2017, together with the aims of the NPPF.

SITE DESCRIPTION

The site is an inverted L shape and has a frontage to London Road with two existing vehicular access points. The site is generally flat and occupied by a large Edwardian detached house set back from the road by some 19no. metres; a former granary building; a store and garages.

The site is part of a larger Housing Allocation site (Policy H2:9), which also comprises the Whitley Pumping Station site on London Road (which adjoins the NE and NW boundaries) and the Allard Way site. The application site will remain independent from these sites and accessed from London Road. The Folly Lane Boys Club venue adjoins the southern boundary of the site and also forms part of the Policy H2:9 allocation.

APPLICATION PROPOSAL

This Reserved Matters application is for 14 units with associated landscaping and car parking. The Edwardian dwellinghouse has consent for demolition, but will be retained as part of the scheme and converted into 2 two-bedroom apartments. The adjacent Granary outbuilding will be retained and converted into 1 one-bedroom unit. The two new apartment buildings will provide 11 one-bedroom units.

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
OUT/2020/2882 (401 London Road)	Outline application with all matters reserved except access for erection of up to 24 dwellings with car parking, served off the existing accesses.	Granted 02/09/2021
Adjoining sites in allocation H2:9		
PL/2023/0001225/RESM Allard Way site (adjoining site within allocation H2:9)	Reserved matters application for the development of 125 dwellings, including appearance, landscaping, layout, and scale.	Granted 15/12/2023
RMM/2022/1904 Allard Way site (adjoining site within allocation H2:9)	Submission of reserved matters in respect of application reference OUT/2020/2665, granted on 21/12/2021 for Outline application (with all matters reserved except access): Erection of up to 125	Refused 14/10/2022

	<p> dwellings, new vehicular access onto Allard Way, public open space, drainage, landscaping, car parking areas and other works.</p>	
<p>OUT/2021/2665 Allard Way site (adjoining site within allocation H2:9)</p>	<p>Outline application (with all matters reserved except access): Erection of up to 125 dwellings, new vehicular access onto Allard Way, public open space, drainage, landscaping, car parking areas and other works.</p>	<p>Granted 02/09/21</p>
<p>PL/2023/0002359/RESM Whitley Pumping station, London Road (adjoining site within allocation H2:9)</p>	<p>Submission of Reserved Matters for details of appearance, layout, scale and landscaping of 149 new dwellings with public open space, drainage, car parking and other associated works pursuant to planning OUT/2020/2521 for Hybrid planning application comprising: 1) Outline planning for erection of up to 195no dwellings (Use Class C3), new vehicular access onto London Road with associated access works, parking, landscaping and ancillary works. All matters reserved except access. 2. Full planning for the renovation of the existing Lodge Building to provide one dwelling house (Use Class C3); Change of use of the existing Pump House to provide four flats (Use Class C3), associated access works, parking, landscaping, and ancillary works granted 12/05/2023.</p>	<p>Granted 18/10/24</p>
<p>OUT/2020/2521 Whitley Pumping station, London Road (adjoining site within allocation H2:9)</p>	<p>Hybrid planning application comprising: 1) Outline planning for erection of up to 195no dwellings (Use Class C3), new vehicular access onto London Road with associated access works, parking, landscaping, and ancillary works. All matters reserved except access. 2. Full planning for the renovation of the existing Lodge Building to provide one dwellinghouse (Use Class C3); Change of use of the existing Pump House to provide four</p>	<p>Granted 12/05/23</p>

	flats (Use Class C3), associated access works, parking, landscaping, and ancillary works.	
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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 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

- Policy DS1: Overall Development Needs
- Policy DS3: Sustainable Development Policy
- Policy DS4: (Part A) – General Masterplan Principles
- Policy H1: Housing Land Requirements
- Policy H2: Housing Allocations
- Policy H3: Provision of New Housing
- Policy H4: Securing a Mix of Housing
- Policy H6: Affordable Housing
- Policy H9: Residential Density
- Policy GE1 Green Infrastructure
- Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
- Policy GE4: Tree Protection
- Policy JE7: Accessibility to Employment Opportunities
- Policy DE1 Ensuring High Quality Design
- Policy HE2: Conservation and Heritage Assets
- Policy AC1: Accessible Transport Network
- Policy AC2: Road Network
- Policy AC3: Demand Management
- Policy AC4: Walking and Cycling
- Policy EM1: Planning for Climate Change Adaptation
- Policy EM2: Building Standards
- Policy EM3 Renewable Energy Generation
- Policy EM4 Flood Risk Management
- Policy EM5 Sustainable Drainage Systems (SuDS)

Policy EM7 Air Quality
Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City
SPD Coventry Connected
SPD Householder Design Guide
SPD Air Quality
SPD Open Space

CONSULTATION

No objections subject to conditions have been received from:

- Highways (CCC)
- LLFA (CCC)
- EP (CCC)
- Ecology/Trees (CCC)

No Objections received from:

- West Midlands Fire Service
- West Midlands Police

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 05/07/24. A press notice was displayed in the Coventry Telegraph on 11/07/2024.

One representation has been received from both Morris Homes (the developer of the adjoining Whitley Pumping station site) and Homes England objecting to the development on the following grounds:

- a) Land ownership concerns/incorrect red line site.
- b) No consideration to the masterplan.
- c) Amenity of the proposed dwellings – separation distances, overlooking, overshadowing, overbearing.
- d) Design quality / Parking standards.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, policy aspects, layout/design and visual amenity, the impact upon neighbouring amenity, noise, highway considerations, flood risk, air quality, ecology, and infrastructure.

Principle of development

The National Planning Policy Framework, paragraph 11, states that “Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means:-

- c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.” Footnote 8 to paragraph 11 confirms that this includes situations where the local authority cannot demonstrate a five-year supply of deliverable housing sites.

The Coventry Local Plan was formally adopted on 6th December 2017. Since it was adopted the Government introduced the Standard Method, a standardised way of calculating minimum housing need. As the Local Plan is now more than five years old the Standard Method is now the determining factor when considering local housing need. The Standard Method incorporates an uplift which applies to certain cities and urban centres (including Coventry). When using the Standard Method the Council is not able to demonstrate a five-year housing land supply. As such, the tilted balance is engaged and therefore planning permission should be granted, unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits” when assessed against the policies of the NPPF taken as a whole.

Consultation was recently carried out seeking views on the Government’s proposed approach to revising the NPPF. The proposed revisions fundamentally change the calculation and outcome of the Standard Method resulting in a lower housing target for Coventry. As the revisions are currently the subject of consultation, the changes are only considered to be afforded limited weight at this stage.

The application site was allocated for housing under Policy H2:9 of the Coventry Local Plan. There are two other outline planning applications, which relate to the allocation, Whitley Pumping Station, London Road (OUT/2020/2521) and Allard Way (OUT/2020/2665).

The southern section of the allocation to which this application relates was granted outline planning permission under OUT/2020/2882 for the erection of up to 24no dwellings with car parking, served off the existing accesses.

The principle for the development is therefore established through the allocation and outline permission and this application will assess those reserved matters of detail.

Policy Aspects

Housing Mix

Policy H4 ‘Housing Mix’ recognises circumstances where it may not be appropriate to provide the full range of housing types, such as on sites where opportunities for a range of different house types are limited.

The previous outline application noted that it is expected that the development would comprise market housing for one bedroomed dwellings and therefore the requirement to provide a housing mix is not required.

Affordable Housing

The scheme provides less than 25 dwellinghouses and does not trigger the need for affordable housing.

Open Space

The outline scheme confirmed that the application site is not accessible by the public and due to its small size, there is no requirement to provide publicly accessible open space on site.

Residential Density

The NPPF promotes the most efficient and effective use of land and Local Plan Policy H9: 'Residential Density', states that residential development must make the most effective and efficient use of land whilst ensuring compatibility with the quality, character, and amenity of the surrounding area. Developments should achieve a minimum of 35 dwellings per hectare (net) on Previously Developed Land.

The Outline planning permission allows up to 24 dwellings on the site. With the retention of the existing Edwardian house the scheme will provide a total of 14 new dwellings or 70 dwellings per hectare.

The retention of the Edwardian house is considered positive, although it is not listed or locally listed and has consent to be demolished. Amendments have been required to make the scheme acceptable, including the removal of a third floor to Block 1 and part of the third floor from apartment Block 2. It is therefore considered that the scheme does make the most effective use of the land whilst ensuring compatibility with the quality, character, and amenity of the surrounding area.

Layout/Design & 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.

Paragraph 131 of the NPPF states the creation of high-quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The National Planning Policy Framework, paragraph 135 states that "Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.

- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

Outline condition 4 required the reserved matters application to include the following specific requirement:

- i) No buildings or other structures shall be placed within 10m measured from the back of footpath on London Road.

The scheme proposes the positive retention of the existing Edwardian house and its Granary outbuilding, which are set back well over 10m from London Road. The retained Edwardian house will form the dominant element within the street scene, with the new development blocks located to the side and rear of this building. The Edwardian house will be converted into two apartments each with 2-bedrooms and the adjoining granary building will be sympathetically extended to the side and converted into a single one-bedroomed unit.

The massing of the two new blocks on site has evolved significantly. Block 1 was initially a three-storey apartment building and has been amended to a 2-storey building providing four 1-bedroom units, each set over two floors. Block two was initially a three-storey apartment block and whilst the third floor remains, the design of the building has been amended to provide lower two-storey elements, improving the proportions of the building. Block 2 will provide seven 1-bedroom units.

The design has also radically altered from a very simple design solution to one with more traditional architectural features that better reflects the Granary outbuilding and provides a more holistic building group set around the Edwardian house.

There have been layout amendments related to the amenities of future occupiers of the application site and also the adjoining Whitley Pumping Station site. These are considered in more detail within the ‘Residential Amenity’ section of the report.

Outline condition 12 requires sample details of all facing and roofing materials to be submitted at reserved matters stage. The applicant confirms that it is intended that the new buildings will be constructed in an orange/red brick with grey roof tiles to reflect the existing buildings on site. With changing availability of materials exact details cannot be provided at this stage. Officers are content that this can be secured by further condition.

Outline condition 13 requires 'Secured by Design' details to be submitted at reserved matters stage. The applicant confirms that the site is contained with no through routes and the existing property has principal windows to all elevations providing natural

surveillance of the site. The proposed buildings frame the communal spaces to ensure natural surveillance. The applicant has confirmed that the new blocks will have access control systems and visitor door entrance systems that comply with the current building regulations and all ground floor windows will have restrictors.

The layout and design are considered to accord to Policy DE1 and the aims and objectives of the NPPF.

Impact on residential amenity

The SPD states that: A minimum distance of 20m is generally accepted guideline for there to be no material loss of privacy between the rear of two storey buildings directly facing each other (i.e., a back-to-back relationship). A minimum separation distance of 12m is sought between built form to provide an acceptable level of light/outlook.

The closest existing residential properties are on the opposite side of London Road with necessary separation distances met to ensure that there is no significant impact upon residents' outlook, privacy or amenity.

Initially Block 1 was proposed as a three-storey building set 2 metres from the NW site boundary. In addition to creating poor outlook for future occupiers of Block 1, the building created overlooking of the rear gardens of Plots 1 and 2 on the adjoining Whitley Pumping Station site. Plots 1 and 2 have been re-orientated so that they sit at 90-degrees to Block 1 and window-to-window separation is therefore acceptable. Block 1 has also been moved to 3 metres off the common boundary and reduced to a 1.5-storey building to create an improved relationship. The application site also sits on a lower land level to the adjoining Whitley Pumping Station site, which reduces impact further.

To maintain privacy for future occupiers of the adjoining Whitley Pumping Station site the rear elevation of Block 1 has been re-designed so that first-floor rooms are served by rooflights. As these rooms relate to a non-habitable bathroom/small home office the residential amenity is considered acceptable.

Block 2 will provide an acceptable minimum 13 metres of built form separation to the proposed terrace of dwellings to the NE of the site on the adjoining Whitley Pumping Station development site. The NE facing windows in Block 2, which has an L-shape footprint, will be set 10m off the boundary and provide a 20m window-to-window separation distance to approved dwellings on the Whitley Pumping Station site. There are some dwellinghouses on the Whitley Pumping Station site that are set 9.6m off the common boundary; however, as these do not directly face Block 2 any shortfalls are very minor in nature. Windows to the southern elevation facing Folly Lane Boys Club relate to non-habitable rooms so as not to prejudice any future re-development of this site. Balconies will have side privacy screens to limit overlooking and a condition is suggested to control balcony and privacy screen detailing.

In terms of outdoor space, Principle 28 Outdoor Amenity – Apartment Schemes of the SPD states that: Flatted developments will be expected to provide private outdoor amenity space for each unit. Wherever possible, all ground floor flats should have access to a well-defined private area of amenity space which:

- Directly adjoins and is accessible from the flat;
- Has a minimum depth of 3m;

- Is the same width of the dwelling it serves;
- Is clearly identified by boundary treatments, including railings, low wall or a hedge; and
- Has a privacy screen between dwellings.

Unless conservation, privacy, design or amenity issues negate against the use of balconies, all flats above ground floor should be provided with balconies which:

- Are a minimum of 1.5m deep;
- Are wider than their depth; and
- Provide for privacy. Screens, recesses, and orientation are potential design solutions to provide for this.

All new units will benefit from either a minimum 3m deep garden area or balcony. The Granary and ground floor apartment within the Edwardian house will both have private garden areas. The first-floor apartment within the Edwardian House will have access to an existing balcony on the principal elevation of the property. The units are appropriately sized and separation distances between apartments within the site are acceptable. It is considered that the scheme will provide a high-quality residential environment. Whilst the garden areas are small, these dwellings are more akin to apartments than family dwellings and as such their amenity space is considered acceptable.

In terms of addressing the concerns of the developer of the adjoining Whitley Pumping Station site the outline masterplan was indicative and the applicant has made positive amendments to address design and amenity concerns. Land ownership concerns are a private matter between landowners to resolve; however, the red line site has since been corrected so that reflects that of the Outline application.

The scheme is therefore in accordance with Local Plan Policy H3, DE1 and DS3.

Noise

Outline condition 4 iv) requires an environmental noise assessment and any necessary mitigation measures.

A noise assessment has been included with the scheme to consider road noise and music and entertainment noise from the adjoining Folly Lane Boys Club & Old Boys Association. EP are content with the noise report and suggested mitigation measures. This will be applied as a condition that development proceeds in accordance with the approved mitigation details.

Highway considerations

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 AC4 of the Local Plan states that development proposals should incorporate appropriate safe and convenient access to walking and cycling routes. Where these links

do not exist, new and upgraded routes will be required and these must appropriately link into established networks to ensure that routes are continuous.

The layout provides for one parking space for each of the new apartments, two parking spaces for the units within the Edwardian House and Granary and also two visitor parking spaces for spaces. Highways have raised no objection to the scheme in terms of layout or parking provision.

Outline condition 6 requires details of cycle parking facilities to be provided at reserved matters stage. The cycle store will utilise an existing brick built and tiled roof outbuilding on site to provide a secure communal storage area that protects cycles from the elements. The store will provide ample storage to accord with Policy AC4.

Outline condition 7 requires bin storage details to be submitted with the reserved matters application. The submitted plans show two dedicated bin store areas secured by 1.8m high timber board fencing.

Outline condition 14 requires a construction management plan to be submitted with any reserved matters application. The Construction Management Plan has required some additional information on wheel washing / dust control to satisfy Highways and EP and the submitted document is now acceptable.

Information has also been provided for Outline condition 18 - full engineering and construction details of the proposed modifications to the existing vehicular accesses. This information is not required as part of the reserved matters application and the correct process for agreeing this information will be via a separate discharge of condition application.

The scheme accords with Policies AC3 and AC4 and the Appendix 5 Car and Cycle Parking Standards.

Flood Risk

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the criteria set out in Policy EM4 are met.

Outline condition 15 requested a scheme for the provision of surface water drainage, incorporating SuDS attenuation techniques and foul drainage at reserved matters stage.

Detailed information has been provided, which the Drainage Team are satisfied with, and no objections have been raised.

Air quality

Policy EM7 states that major development schemes should promote a shift to the use of sustainable low emission transport to minimise the impact of vehicle emissions on air quality.

Outline condition 8 requires measures to minimise the impact of the development upon local air quality, to include (i) Provision for electric vehicle recharging points, (ii) Use of

low NOx boilers, (iii) A construction method statement demonstrating how dust and noise emissions are to be mitigated during construction.

The applicant confirms that the scheme will comply with current Building Regulations, which require all new homes to be fitted with EV Charging points and low carbon heating solutions by 2025. A layout plan has been provided to show the EV charging points to serve each flat.

The scheme therefore accords with Policy EM7.

Ecology/landscaping

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.

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.

Outline Condition 11 requires a Construction Environmental Management Plan (CEMP) to be submitted at reserved matters stage. Ecology have reviewed this CEMP and have asked that precautionary measures are added for reptiles and amphibians to ensure that no species are harmed by the work. The CEMP has been updated accordingly and Ecology have no further objection.

In terms of trees, Outline condition 4 required the reserved matters application to include the following specific requirements:

- ii) All existing hedges along the northern boundary and London Road frontage shall be retained;
- iii) All existing category B trees as shown on drawing titled Tree Constraints Plan, shall be retained.

All existing hedges are proposed to be retained (except where proposed modifications to the existing London Road vehicular access are required as part of the outline scheme) and all category B trees are retained, with the exception of T13, which forms part of the group of 12 pollarded Lime trees that run across the London Road frontage and NW boundary. It is accepted that this tree was felled due to excessive leaning.

Outline condition 5 requires an Arboricultural Impact Assessment to assess the direct and indirect implications of trees upon the proposal and visa-versa, including services, an Arboricultural Method Statement, and a Dimensioned Tree Protection Plan.

The supporting information includes an Arboricultural report with a full survey and categorisation of the trees and identified the root protection areas.

The supporting Planning statement notes that in considering drainage proposals the routes of new drains have been selected to preclude the possibility of any damage to trees or their roots within the site. The Tree Protection and landscape plan shows the measures required to protect these trees throughout construction through fencing and

other measures such as ensuring that kerbing in proximity to trees is carried out with no dig construction.

Through advice from the Tree Officer the layout has been amended to create greater separation between the hardstanding of the car park and the two Hornbeam trees (T16 & T17). A bin store sits between retained Lime trees (T10 & 12) and a no-dig construction is specified, which can be secured by condition.

The scheme accords with Policy GE3 and GE4.

Equality Implications

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

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

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

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

Conclusion

The proposed development will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies : DS1, DS3, DS4(a), H1, H2, H3, H4, H6, H9, HE2, GE1, GE3, GE4, JE7, DE1, AC1, AC2, AC3, AC4, EM1, EM2, EM4, EM5, EM7 and IM1 of the Coventry Local Plan 2017, together with the aims of the NPPF.

CONDITIONS / REASON

1.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Dwg No. 1:1250 location plan, TO BE UPDATED</p> <p>Clay Civil Consulting Technical Note: Surface Water Drainage Strategy rev 03 received 24/10/24</p>
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	<p>Clay Civil Consulting Technical note: BRE 365 Infiltration Testing February 2024</p> <p>HR Wallingford Run off & Surface water storage requirements for sites</p> <p>Noise.co.uk Environmental Noise Survey 23rd September 2024 Report No 22756-1-R2</p> <p>A Construction Environmental and Construction Management Plan (CEMP/CMP) Updated August 2024</p> <p>Plan to accompany CEMP/CMP UKLS-2284_01_TOPO B Sheet 1 of 1</p> <p>Causeway Drainage Modelling Results</p> <p>Proposed elevations DWG 1680-P-04_J</p> <p>Block Two Floor Plans DWG 1680-P-03_H</p> <p>Block One Floor Plans and Elevations DWG 1680-P-02_P</p> <p>Proposed site Plan DWG 1680-LP-01_P</p> <p>Proposed granary plans and elevations DWG 1680-P-07_A</p> <p>Planning Statement received 24/10/24</p>
Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>

2.	<p>Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.</p>
Reason	<i>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 2017.</i>

3.	<p>Prior to their incorporation into the development, details of balcony design including materials/colour coating of supports, balustrades, bases, soffits, and privacy screens (as relevant) shall be submitted to and approved in writing by the Local Planning Authority. The balconies shall be installed only</p>
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	in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
Reason	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area and also to safeguard the privacy and amenities of adjoining occupiers in accordance with Policies H3 and DE1 of the Coventry Local Plan 2017.</i>
4.	Prior to its incorporation into the development, details of a no-dig construction for the bin store located between Lime trees T10 and T12 shall be submitted to and approved in writing by the Local Planning Authority. The bin store shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
Reason	<i>In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policy GE4 of the Coventry Local Plan 2017.</i>
5.	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 buildings or enclosures shall be provided within the curtilage of, and no extensions, enlargements or additions erected or constructed to the dwellinghouses hereby permitted without the prior grant of planning permission by the Local Planning Authority.
Reason	<i>Having regard to the layout and general nature of the proposed development and its relationship with adjoining properties it is important to ensure that no development is carried out which would detract from the appearance of the area and affect the amenities of adjacent properties in accordance with Policies H3 and DE1 of the Coventry Local Plan 2017.</i>
6.	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; (i) the stairwell window to be formed in the northeast facing elevation of Block 1 hereby permitted; and

	<p>(ii) the first floor bathroom and stairwell windows and second floor stairwell windows to be formed in the southwest facing elevation of Block 2 hereby permitted;</p> <p>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</p>
Reason	<p><i>In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2017.</i></p>