

Planning Committee Report	
Planning Ref:	PL/2026/0000082/FUL
Site:	260a Hawkes Mill Lane, Coventry, CV5 9FJ
Ward:	Bablake
Proposal:	Erection of detached dwelling with associated development (Plot 2 previously approved under reference OUT/2020/2762)
Case Officer:	Ayesha Saleem

INTRODUCTION

This application is for the erection of a new dwelling located on Plot 2. Plot 2 was approved in outline referenced OUT/2020/2762 on appeal, and the subsequent reserved matters were approved under RM/2021/3791.

Plot 2 was originally approved with a depth of 7.8m, width of 9.7m, ridge height of 8.9m and eaves height of 6.0m.

This application seeks to amendments to the scale and design of this plot only.

The new dimensions for the proposed dwelling are as follows; depth of 7.9m, width of 10.4m, ridge height of 8.9m and eaves height of 5.5m.

Brief history of the site is set out below:

The original application sought permission to redevelop a former piggery site, and this was granted under reference OUT/2018/2653.

The most recent outline approval OUT/2020/2762, was initially recommended for refusal and was refused by Planning Committee 11/02/2021 and was granted on appeal 31-07-2021 (Appeal reference number APP/U4610/W/21/3269710). The proposal was to erect four dwellings and access; scale and layout was granted. Two of the houses would be located to the east of the access road and two to the west. The two pairs of dwellings would be separated by around a 2m gap.

RM/2021/3791 was submitted for appearance and landscaping which was granted on 04-04-2022.

Therefore, the principle of development has already been established.

RECOMMENDATION

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

REASON FOR DECISION

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon design, heritage assets, neighbour amenity and highway

safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, DS3, H3, GB1, GE1, GE3, GE4, DE1, DE2, AC2, AC3, AC4, EM6, EM7 and EM11 of the emerging Coventry Local Plan, together with the aims of the NPPF. It is therefore recommended that planning permission is granted, subject to conditions.

SITE DESCRIPTION

The application site is located within the Green Belt, accessed via a private farm track which is located between 260 and 262 Hawkes Mill Lane. 260 and 262 Hawkes Mill Lane are single storey dwellings. The site once used to accommodate a range of agricultural buildings which were screened from the wider public area by dense tree and shrub planting, to the point that one is not aware of the site when traversing Hawkes Mill Lane.

APPLICATION PROPOSAL

This application is for the erection of a dwelling. The proposed dwelling will have a depth of 7.9m, width of 10.4m, ridge height of 8.9m and eaves height of 5.5m. The dwelling is designed with a gable roof with an open sided gable porch. The ground floor is to accommodate a kitchen/ dining room, w/c, utility, living room and hallway. The first floor is to accommodate 3 bedrooms, a bathroom, en suite and dressing room. The second floor is to accommodate a bedroom and a study.

The property will include amenity space, two parking spaces and bin storage.

PLANNING HISTORY

The historic planning applications on this site are as follows:

Application Number	Description of Development	Decision and Date
OUT/2018/2653	Outline application for demolition of existing agricultural buildings and erection of two dwellings (Use Class C3) (all matters except access, scale and layout reserved)	Approved 27 th February 2019.
OUT/2019/1375	Demolition of existing buildings and erection of four dwellings (Outline application with access, scale, layout and appearance to be considered) <i>This Appeal was dismissed as the proposal would harm the character and appearance of the area in conflict with Local Plan policy.</i>	Refused 7th August 2019 Appeal Dismissed 28 th September 2020
OUT/2020/0577	Demolition of existing buildings and erection of three dwellings (Outline application with access, scale and layout to be considered)	Approved 15th July 2020
OUT/2020/2762	Demolition of existing buildings and erection of four dwellings (Outline	Refused 11 th February 2021 and

	<p>application with access, scale and layout to be considered)</p> <p><i>This Appeal was allowed - the Inspector confirmed that the cumulative floor area and height of buildings would be less than those previously approved. The proposal would have very limited impact in terms of their size compared to the existing buildings and there would be no impact upon openness of the Green Belt.</i></p>	<p>allowed at appeal 31st July 2021</p>
RM/2021/3791	<p>Application for approval of reserved matters (appearance and landscaping) pursuant to permission OUT/2020/2762 (APP/U4610/W/21/3269710), granted on appeal, 31st July 2021 for the 'Demolition of existing buildings and erection of four dwellings (Outline application with access, scale and layout to be considered)'</p>	<p>Approved 4th April 2022</p>
PL/2024/0000100/FUL	<p>Erection of a dwelling (Amendments to Plot 1, approved under OUT/2020/2762 and RM/2021/3791 - Application for approval of reserved matters (appearance and landscaping) pursuant to permission OUT/2020/2762 (APP/U4610/W/21/3269710), granted on appeal, 31st July 2021 for the 'Demolition of existing buildings and erection of four dwellings (Outline application with access, scale and layout to be considered)'</p>	<p>Approved 10th April 2024</p>
PL/2024/0001687/RVC	<p>Variation of condition No. 2 (Increase footprint of Plot 1 and alterations to fenestration details); imposed on planning permission reference PL/2024/0000100/FUL granted on 10/04/2024 for erection of a dwelling (Amendments to Plot 1, approved under OUT/2020/2762 and RM/2021/3791 - Application for approval of reserved matters (appearance and landscaping) pursuant to permission OUT/2020/2762</p>	<p>Refused 3rd January 2025</p>

	(APP/U4610/W/21/3269710), granted on appeal, 31st July 2021 for the 'Demolition of existing buildings and erection of four dwellings (Outline application with access, scale and layout to be considered)'	
PL/2025/0000027/RVC	Variation of condition No. 2 (Increase footprint of Plot 1 and alterations to fenestration details); imposed on planning permission reference PL/2024/0000100/FUL granted on 10/04/2024 for erection of a dwelling (Amendments to Plot 1, approved under OUT/2020/2762 and RM/2021/3791 - Application for approval of reserved matters (appearance and landscaping) pursuant to permission OUT/2020/2762 (APP/U4610/W/21/3269710), granted on appeal, 31st July 2021 for the 'Demolition of existing buildings and erection of four dwellings (Outline application with access, scale and layout to be considered)') (Resubmission of PL/2024/0001687/RVC)	Approved 26 th February 2025
PL/2025/0000555/FUL	Erection of two dwellings with associated development	Approved 26 th June 2025
PL/2025/0001175/FUL	Erection of double garage to existing approved house site <i>This Appeal was dismissed as the proposal would constitute inappropriate development in the Green Belt, and it would harm openness.</i>	Refused 4 th August 2025 and Dismissed at appeal on 2 nd June 2026.
PL/2025/0001388/RVC	Variation of condition No. 2 (drawing numbers) to add rear single storey extension; imposed on planning permission reference PL/2025/0000555/FUL granted on 26/06/2025 for erection of two dwellings with associated development	Approved 29 th August 2025
PL/2025/0002380/FUL	Erection of outbuildings to the rear of the two dwellings approved under	Refused 21 st January 2026 and

	application ref: PL/2025/0001388/RVC <i>This Appeal was dismissed as the proposal would constitute inappropriate development in the Green Belt, and it would harm openness and the very special circumstances necessary to justify the development do not exist.</i>	Dismissed at appeal on 8 th May 2026.
PL/2026/0000287/RVC	Removal of condition No. 7 (relating to PD rights) to allow erection of outbuildings for each property; imposed on planning permission reference PL/2025/0000555/FUL granted on 26/06/2025 for erection of two dwellings with associated development.	Refused 2nd April 2026 (Current appeal ongoing)

Planning history adjacent to the site:

Application Number	Description of Development	Decision and Date
OUT/2022/3157	Outline planning permission for the erection of two dwellings (all matters to be reserved, except for access)	Refused 6 th January 2023
PL/2025/0001987/OUT	Outline planning permission for the erection of two dwellings (all matters to be reserved, except for access) (Resubmission of OUT/2022/3157)	Refused 5 th March 2026 (Current appeal ongoing)

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 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 DS1: Overall Development Needs

Policy DS3: Sustainable Development Policy

Policy H3: Provision of New Housing

Policy GB1: Green Belt and Local Green Space

Policy GE1 Green Infrastructure

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy DE1: Ensuring High Quality Design
Policy HE2: Conservation and Heritage Assets
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy EM2: Building Standards
Policy EM6: Previously Developed Land
Policy EM7: Air Quality

Emerging Local Policy Guidance – Local Plan Review was submitted to the Planning Inspectorate on 9th September 2025 for examination

Local Plan review is currently at Reg 19 consultation and the examination hearings have completed. Relevant emerging policy relating to this application is:

Policy DS1: Overall Development Needs
Policy DS3: Sustainable Development Policy
Policy H3: Provision of New Housing
Policy GB1: Green Belt and Local Green Space
Policy GE3: Biodiversity, Geological, and Landscape Conservation
Policy GE4: Tree Protection
Policy DE1: Ensuring High Quality Design
Policy DE2: Delivering High Quality Places
Policy HE2: Conservation and Heritage Assets
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Active Transport Provision including Walking, Cycling and Micro Mobility
Policy EM6: Redevelopment of Previously Developed Land
Policy EM7: Air Quality
Policy EM11: Energy Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for Development in Coventry's Ancient Arden
SPD Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City
SPD Coventry Connected
SPD Air Quality

CONSULTATION

The Local Highway Authority- No objections subject to conditions
Environmental Protection- No objections subject to condition
Ecology- No objections subject to conditions
Archaeology- No objections

Neighbour consultation

Notification letters were initially sent to neighbouring houses and a site notice was displayed on the 21st January 2026.

Six letters of objection have been received, raising the following material planning considerations:

- Loss of privacy
- Concerns regarding scale of dwelling- 3 storey home unacceptable
- Drainage issues given land levels
- Impact upon Green Belt

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

- Loss of views
- Personal circumstances of a neighbour (impact on mental health)

With regards to these representations, 4 were received from addresses within 100 metres of the application site and 2 representations were received from addresses within 3 miles of the application site.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, the impact upon the openness of the Green Belt and character, future residential environment, impact upon residential amenity, archaeology, access and highway considerations, air quality, contamination and ecological impacts.

Principle of Development and Green Belt

The principle of development of the site for four detached houses has been approved under application references OUT/2020/2762, which was allowed on 31st July 2021 (appeal reference APP/U4610/W/21/3269710). Plot 2 was also approved under reference RM/2021/3791 for the reserved matters.

The floor space approved under the initial reserved matters application referenced RM/2021/3791 was 75.66sqm and the current proposal will allow the plot to have a floor space of circa 82.16sqm. This is an increase of circa 6.5sqm which is a minimal increase and is not considered to have a detrimental impact upon the Green Belt and is not classed as inappropriate development within the Green Belt given the previous approvals.

Therefore, the principle of development for this dwelling has already been established and is accepted.

Design and character of the area

Under the initial reserved matter application referenced RM/2021/3791 (which was for appearance and landscaping which was granted on 04-04-2022) Plot 2 had a depth of 7.8m, width of 9.7m, ridge height of 8.9m and eaves height of 6.0m

The proposed dwelling is proposed to have a depth of 7.9m, width of 10.4m, ridge height of 8.9m and eaves height of 5.5m. The proposed scale of the dwelling is only slightly increased to what has already been approved and therefore the scale of the dwellings is acceptable.

The design of the dwelling is 2.5 storey with a gable design, which is in keeping with the character of the existing dwellings within the vicinity. The dwelling is to be designed with red brick walls, grey roof tiles and beige windows and would include arched headers over

windows and an open side feature porch. The overall design and materials are acceptable and compliant with Policy DE1 of the Coventry Local Plan 2017 and will be secured by condition.

Impact on future residential environment and residential amenity

A number of objections have been received from surrounding residents indicating the development of the site will give rise to concerns over the level changes, loss of privacy and visual intrusion given the height and distance to the existing neighbouring dwellings. The Council's adopted Residential Design Guide requires a 12m separation distance (rear to side), and 20m (rear to rear) at first floor window level.

Neighbouring dwellings No 260- 270 Hawkes Mill Lane are located south to the application site. The proposed dwelling is to be located circa 91.9 away from these dwellings. Given the significant separation distances the proposed dwelling is not considered to have a detrimental impact upon the amenity of these neighbouring dwellings with regards a loss of privacy or visual intrusion.

Plot 1 is located 5.8 metres away from the proposed dwelling which is located to the side of Plot 1. Plot 3 is located circa 14.3 metres east to the proposed dwelling. The proposed dwelling has a window at first floor level which is to accommodate a dressing room, which will be conditioned to be obscurely glazed to ensure there is no harmful overlooking to the amenity of Plot 3.

The garden will have 292sqm of space, there will be bin storage and parking. The dwelling is considered to provide a satisfactory residential environment for future occupiers.

Archaeology

The application is for the erection of a detached dwelling with associated development at 260a Hawkes Lane, concerning Plot 2 only. The demolition of existing buildings and erection of four dwellings was approved under OUT/2020/2762. Appearance and landscaping were approved as part of RM/2021/3791.

The site is bounded on the north by an Archaeological Constraint Area for ridge and furrow (DCT1007), the lidar suggests this does not continue into the boundary of the site. To the west within c.78m there is the Archaeological Constraint Area of Allesley watermill (DCT1004), in which several landscape monuments were identified during a walkover survey. To the south, c.75m is a further Archaeological Constraint Area for ridge and furrow (DCT1009) as well as two walk over surveys which identified landscape monuments. As with the north, the ridge and furrow does not continue into the development area.

Although the site is surrounded by archaeological assets, they do not enter the boundary of site. The site also has previously been built on. The archaeological potential of site is therefore indicated as low and no further work is required.

Highway considerations

The proposed site plan shows two parking spaces which is in accordance with Appendix 5 Car and Cycle Parking Standards.

The local highway authority has no objections subject to conditions in relation to car parking provision to be provided for that dwelling prior to occupation. Access arrangements would be in accordance with the previous permission.

Air quality & contamination

Environmental Protection officers have no objections subject to conditions in relation to a contaminated land verification condition; inclusion of a low Nitrogen Oxide boiler if gas heating is to be used and inclusion of an Electric Vehicle charging point for the new dwelling.

Ecology

Ecology would raise no objections to this application as the greenspace and/or buildings that were previously present have long since been removed following the initial outline consent. Officers have requested that conditions be applied in relation to hedgehog features, landscaping plans and a Construction Environmental Management Plan (CEMP).

Other matters

With regards to the neighbours' comments in relation to drainage issues, these have been raised and are with our Planning Enforcement Team, which is currently being investigated.

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.

An objection has been made by a neighbour in relation to the loss of privacy and overlooking that they feel that the development will produce which will have an impact on their mental health and wellbeing. These impacts may be experienced more acutely by individuals with disabilities, including those with mental health conditions, who may be more sensitive to environmental changes such as increased overlooking or loss of privacy.

Notwithstanding this, the scheme has been assessed as discussed above against relevant local plan policies and design guidance to ensure that the impact on the residential amenity of neighbours is considered acceptable and sufficient to mitigate undue harm.

It is therefore concluded that these impacts would not be so significant as to result in a disproportionate or unacceptable impact on individuals with protected characteristics. The proposal is considered to comply with the requirements of the Equality Act 2010.

CONCLUSION

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon design, heritage assets, neighbour amenity and highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS1, DS3, H3, GB1, GE1, GE3, GE4, DE1, DE2, AC2, AC3, AC4, EM6, EM7 and EM11 of the Emerging Coventry Local Plan, together with the aims of the NPPF It is therefore recommended that planning permission is granted, subject to conditions.

POLICY APPENDIX

National Planning Policy Framework (NPPF) December 2024.
Coventry Local Plan 2017 & Emerging Local Policy
Supplementary Planning Guidance/ Documents (SPG/ SPD):

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. 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".

Principle of development and Green Belt

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 strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Policy GB1 within the Coventry Local Plan 2017 relevant points are as follows:

'2A: Inappropriate development will not be permitted in the Coventry Green Belt unless very special circumstances exist. Development proposals, including those involving previously developed land and buildings, in the Green Belt will be assessed in relation to the relevant national planning policy.

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

Policy H3 within the Coventry Local Plan 2017 is as follows:

'1. New residential development, including opportunities for self-build homes and starter homes, 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

2. In addition, opportunities to provide self-build homes and starter homes will be considered acceptable as part of limited infill within existing ribbon developments within

the Green Belt where it is demonstrated that they do not have an adverse impact upon the openness and integrity of the wider Green Belt.

3. 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.

4. Wherever possible new developments should also be:

a) within 2km radius of local medical services;

b) within 1.5km of a designated centre within the city hierarchy (policy R3);

c) within 1km radius of a primary school;

d) within 1km of indoor and outdoor sports facilities; and

e) within 400m of a bus stop

f) within 400m of publicly accessible green space.

5. Proposals should also be in conformity with all other relevant plan policies

6. Sustainable transport provision and the infrastructure required to support housing development must be considered from the onset, to ensure all sites have easy access to high quality public transport and walking and cycling routes

Design and character of the area

Chapter 12 of the NPPF requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Policy DE1 of the Coventry Local Plan 2017 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.

Impact on future residential environment and residential amenity

Policies H3, H5 and DE1 of the adopted Local Plan seek to ensure that development proposals provide a suitable living environment for future occupiers, whilst also not resulting in a detrimental impact to existing/neighbouring residential occupiers, the NPPF reaffirms the importance of quality design.

Archaeology

Policy HE2 of the Coventry Local Plan 2017 requires development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

Highway considerations

Policy AC2 of the Coventry Local Plan 2017 requires new developments to support and accommodate, where appropriate, measures which facilitate enhancements to the wider transport network.

Air Quality and Contamination

Policy EM6 of the Coventry Local Plan seeks to ensure that redevelopment of previously developed land does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of wastewater by whatever means.

Policy EM7 of the Coventry Local Plan 2017 requires new developments to ensure that there is not an increase in air quality issues, this is supported and consistent with Paragraph 199 of the NPPF (2024) which states that planning decisions will have due regard for Air Quality Management Areas, of which the site and the rest of the city lies within.

Ecological assessment

Policy GE3 of the Coventry Local Plan 2017 states that Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced.

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: Location Plan Plot 2 DWG P/101 Site Plan Plot 2 DWG P/102 Rev A Proposed Floor Plans Plot 2 DWG P/103 Proposed Elevations Plot 2 DWG P/104 Rev A Brick Corbel Details DWG P/105 Design Statement Construction Management Plan Environmental Remediation Strategy Site Investigation Report Asbestos Survey dated 6th December 2021
Reason	<i>For the avoidance of doubt and in the interests of proper planning</i>
3.	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.

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 and the emerging Local Plan.</i>
4.	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 erected within the curtilage of the dwellinghouse[hereby permitted without the prior grant of planning permission by the Local Planning Authority.
Reason	<i>Due to the restricted nature of the application site and its relationship with adjoining properties it is considered important to ensure that no additional development is carried out without the permission of the Local Planning Authority in accordance with Policies H3 and DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</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, the first floor window to be formed in the east side facing elevation of the dwelling 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	<i>In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
6.	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 dwelling 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	<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 and the emerging Local Plan.</i>
7.	The dwelling hereby permitted shall not be occupied unless and until the car parking provision for that dwelling has been constructed and / 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.
Reason	<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 and the emerging Local Plan.</i>
8.	The residential accommodation hereby permitted shall not be occupied unless and until the bin storage areas have been provided in full accordance with the details shown on the approved plans and thereafter, they shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<i>In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
9.	Any gas boilers installed on site shall have a dry NOx emission rate of no more than 40mg/kWh. One electric vehicle recharging point per dwelling shall be provided prior to occupation and shall not be removed or altered in any way and shall be kept available for such use by residents at all times.
Reason	<i>To mitigate the impacts of development on air quality in accordance with Policy DS3 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF.</i>
10.	Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval in writing
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the</i>

	<i>aims and objectives of the NPPF</i>
11.	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	<i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.</i>
12.	No development (including any demolition or preparatory works) shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following: (a) a risk assessment of potentially damaging construction activities;(b) identification of biodiversity protection zones (e.g. buffers to trees and hedges or to protected wildlife habitat); (c) practical measures (both physical measures and sensitive working practices, such as protective fencing, exclusion barriers and warning signs) to avoid or reduce impacts during construction (particularly in relation to works within canopy and root protection areas for hedgerows or protected trees); (d) the location and timing of sensitive works to avoid harm to biodiversity features (in relation to breeding birds in particular); (e) the times during construction when specialist ecologists need to be present on site to oversee works (as required); (f) responsible persons and lines of communication; and (g) the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as necessary). The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.
Reason	<i>In order to safeguard protected and/or priority species from undue disturbance and impacts, noting that initial preparatory works could have unacceptable impacts; and in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>