

Planning Committee Report	
Planning Ref:	FM/2022/0232
Site:	3-5 Minster Road, Coventry, CV1 3AF
Ward:	Sherbourne
Proposal:	Application for demolition of existing buildings and erection of residential care home with 26 bedrooms
Case Officer:	Andrew Tew

SUMMARY

Planning permission is sought for demolition of a shop, take away and car wash and erection of a 26-bedroom, residential care home. The proposal is for a predominantly three storey building. There would be a two-storey link facing onto Minster Road, finished in anthracite cladding. The proposal includes a roof top garden facing onto Minster Road. The elevation onto Holyhead Road features a gable design with chimney detailing.

BACKGROUND

The application has been recommended for approval. The application has received 7no public representations objecting to the proposal.

KEY FACTS

Reason for report to committee:	The application has 5 or more objections, and has been called in by Cllr Gavin Lloyd on the following grounds: <ul style="list-style-type: none"> • Air Quality: annual mean NO2 concentrations were predicted to exceed the objective along the Holyhead Road. • Loss of a community facility (shop) • Does not fit character of area/streetscene
Current use of site:	Mixed use incorporating shop, take away and car wash
Proposed use of site:	Residential care home (Use class C2)

RECOMMENDATION

Planning Committee are recommended to delegate the grant of planning permission to the Strategic Lead for Planning subject to conditions and the completion of a s106 Legal Agreement to secure the contributions summarised in this report.

Delegate authority to the Strategic Lead Planning (following consultation with the Chair of Planning Committee) to agree any amendments to these conditions and any S106 triggers/contributions set out within the report, which are considered necessary.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal is acceptable in terms of impact on Conservation Area.
- The proposal will have a positive impact upon the character of the area
- The proposal will not adversely impact upon highway safety.
- The proposal will not significantly adversely impact upon the amenity of neighbours.

APPLICATION PROPOSAL

Application for demolition of existing buildings and erection of residential care home with 26 bedrooms.

The proposal is for a predominantly three storey building. There would be a two-storey link facing onto Minster Road, finished in anthracite cladding. The proposal includes a roof top garden facing onto Minster Road. The design of the building is predominantly russet brick under a grey slate roof, with aluminium powder coated guttering and downpipes. The elevation onto Holyhead Road features a gable design with chimney detailing.

SITE DESCRIPTION

The application site is located at the corner of Holyhead Road and Minster Road. It comprises single storey structures including a single storey flat roofed retail site to the Holyhead Road frontage; a pitched roof takeaway fronting Minster Road and a hand car wash to the rear of that comprising an open yard and an open sided building with mono pitched corrugated roof.

The other three corners at the road junction feature mid-Victorian villas and the site lies immediately adjacent a typical Victorian terrace, with No.97 in residential use. To the south of the site is a more modern three storey block of flats on Minster Road. The site lies within the Naul's Mill conservation area and wider Spon End and Naul's Mill Area of Local Distinctiveness.

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
FUL/2021/0813	Demolition of existing building and erection of residential care home comprises of 27 bedrooms.	Withdrawn 20/08/2021
FUL/2018/3139	Demolition of existing buildings and development of a three-storey building comprising an element of retail (Use Class A1) on the ground floor and student accommodation (21 bedrooms within 5 flats)	Approved 12/07/2019

FUL/2018/0009	Demolition of existing retail and development of a three-storey building comprising an element of retail (A1) on the ground floor and student accommodation (524 rooms in 5 cluster flats)	Refused 16/04/2018
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POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. 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."

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

Policy HE2: Conservation and Heritage Assets

Policy DE1: Ensuring High Quality Design

Policy AC2: Road Network

Policy AC3: Demand Management

Policy AC4: Walking and cycling

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy EM1: Planning for Climate Change Adaptation

Policy EM6: Redevelopment of previously developed land

Policy EM7: Air Quality

Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Delivering a More Sustainable City

SPD Coventry Connected

SPG Design Guidelines for New Residential Development

CONSULTATION

No objections subject to conditions/contributions have been received from:

CCC Highways

CCC Environmental Protection

CCC Conservation

CCC Drainage

CCC Ecology

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 19/05/2022. A press notice was displayed in the Coventry Telegraph on 19/05/2022.

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

- a) Four stories extending 125ft down Minster Road takes light and amenity from a undefined number of dwellings on Holyhead Road
- b) Overdevelopment
- c) Brutal design
- d) Impact on Conservation Area
- e) Increased traffic
- f) Increased parking pressure
- g) No cycle or mobility scooter storage
- h) Eight bedrooms face onto pavement
- i) High levels of air pollution on Holyhead Road
- j) Increased crime
- k) Loss of amenity / corner shop
- l) Incorrect layout with bedrooms on ground floor
- m) No provision or residents with mobility issues
- n) No visual notice of development
- o) Near elderly residents
- p) Anti-social behaviour

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

- a) Proposed residential care home for those with alcohol and drug dependency
- b) Absent/distant/corporate landlords
- c) If planning is granted, it must be for “residential care home use” only
- d) Unknown tenants
- e) Unknown tenants gathering on roof
- f) Imbalance between local families and service users

Any further comments received will be reported within late representations.

ISSUES AND ASSESSMENT

Principle of Development

The principle of replacing the retail unit, hot food takeaway and car wash with student accommodation was accepted when planning reference FUL/2018/3139 was approved in 2019. Whilst there has been no change in policy since then, the application needs to be assessed against Policy H8: Care Homes, Supported Housing,

Nursing Homes and Older Persons accommodation, as the application is now for a residential care home.

Policy H8 of the Local Plan states that proposals for 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.

The approval under planning reference FUL/2018/3139 established the site is located in a sustainable location, being within walking distance of the City Centre, and served by bus stops on Holyhead Road within 50m of the application site.

An objection has been received about loss of the existing shop as a community facility, however as this is not protected by planning policy, as it is not the only shop within 1km of the site, which would be considered Use class F2 as opposed to Use Class E.

As such, the principle for provision of a residential care home is acceptable.

Conservation, design and visual issues

Section 12 of the NPPF, specifically paragraph 126 states in part that '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'. This is echoed by Policies DE1 of the Coventry Local Plan 2016 which seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

Paragraphs 195, 197 and 199 of the NPPF identify that in determining planning applications that affect heritage assets or their setting, that LPA's should take into account the desirability of sustaining and enhancing the significance of such heritage assets, and of putting them to viable uses consistent with their conservation, and the consideration of the positive contribution that conserving such heritage assets can make to sustainable communities including their economic vitality.

The application site is located within Naul's Mill Conservation Area; and forms the fourth corner of a crossroads where the other three buildings are locally listed due to their special character and the positive contribution they make to the character of the conservation area. The key features to note within this Conservation Area is the setback of buildings from the main street behind brick walls, often with railings above and front gardens. In addition to this, corner buildings are designed with a pitched roof fronting Holyhead Road with a side gable to end the building line; dormers are often

large with interesting window design and can feature corner bay's which extend to a two-storey length.

In contrast to the other three corner buildings, the application site hosts a single storey flat roof post-war building which is externally finished in a mix of brick and pebble-dash render. The building provides no visual interest and is not reflective of the character of the Conservation Area; therefore the proposed development provides an opportunity to create a well-designed larger building which would enhance the street scene and wider setting of the Conservation Area. It is considered the proposal would result in a positive impact upon the significance of this heritage asset.

The design of the building has been the subject of detailed discussion with the conservation officer and urban design officer and has evolved into its current form. It is considered that the overall scale and form of development will sit comfortably at this road junction where other large properties are located on the other three corners.

The proposal for a three-storey massing with the top floor being contained within the roof is understood to be accommodated on site at this scale due to its corner position providing opportunities to form a bookend to the existing Streetscene while providing a reflection and continuity to the locality. Street scenes show that the buildings are in proportion with existing houses along the street, the ridge line matches other buildings along the Holyhead Road, and similarly along the minster Road, the new proposed dwellings do not dominate their setting.

There has been a positive consideration in regard to the materiality of the proposal this has been demonstrated by the primary use of Weinberger Clent Russet red brick and Grey Marley roof tiling which is a beneficial continuation of the predominate palette experienced within the locality. There has been a positive reflection of predominant character traits found within the streetscene notably the addition on a walled front garden which is positive in providing definition of site boundaries.

There has also been a positive consideration of providing further elevational detailing to both blocks, whilst introducing a further element of variety between the two which assists in further breaking down the proposal with the introduction of doors along the return elevations. The use of a chimney feature to the north western corner responds to the roofscape rhythm demonstrated along the existing streetscene and reinforce the status of this corner position.

As such, the application is deemed to accord with Policy DE1 and Policy HE2, in that it would enhance the built environment and therefore the Conservation Area on this key arterial route into the City. This benefit lends weight to the proposal.

Residential amenity

Analysis of floor plans for 97 Holyhead Road submitted with an old application and observation of the outside of the building it is evident that the only principal habitable room window facing the application site is a kitchen in the rear outrigger. This faces towards the application site at a distance of around 8m. A blank elevation to the rear of the development is proposed so no windows would directly overlook this property.

However, overlooking issues were identified with the originally submitted plans. The amendments to the design to overcome this included oriel windows proposed to rooms 22 and 23 prevent overlooking of the neighbour, but this was not the case with rooms 12 and 14, directly below. To achieve an acceptable outlook, one of these habitable rooms has been removed.

There have been public objections to the application based on the idea the facility will be used to house those with drink and drug problems and the impact that would have on the local area, including elderly residents in the vicinity. There is no reference to such use in the application, which is for a residential care home. These concerns were put to the agent and a letter from the proposed end user, Infiniti Care, stating they are well established provider with many years' experience in the care sector. supporting individuals with dementia, learning disabilities, physical disabilities, and mental health disorders and are working in partnership with the developer with a long-term lease in mind.

Whilst there would still be some adverse impact upon amenity for occupiers the HMO at No.97 Holyhead Road, due to the extent of built development adjacent to its boundary it is not considered that this would so severe as to warrant refusal of the application, given the site is currently surrounded by built development and the proposal has no greater impact than the previously approved scheme on the site.

The site is flanked to the south by a development of flats. The southern boundary of the site, facing onto habitable rooms have a separation distance of 15m. A blank façade has been incorporated into the design to prevent overlooking with the upper floor being served by rooflights. The height to eaves is 7.5m and visual impact is partially obscured by a substation between the application site and flats. The proposal is considered to have no greater impact than the previously approved scheme.

The proposal includes a roof garden for residents enjoyment. However, due to the roof form and location and height of boundary treatment around the edge of the roof, it would not be possible to look into the windows of the flats to the south or the nearest gardens to the east of the site.

Highways

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.

Parking provision should accord with the maximum standard expressed in Appendix 5 unless it has been clearly demonstrated that the site is in a highly accessible location where transport, by means other than the private car is a realistic alternative. In that respect lower levels of provision may be considered acceptable where the site is in close proximity to the City Centre, a train station, a high-quality rapid transport route or other public transport interchange and where there is a package of measures (proportionate to the scale of development) to enable sustainable means of transport. Any variation from the maximum standard must be fully justified by proportionate evidence.

The current site consists of the following with no off-street parking arrangements (parking provision as per Coventry CC parking standards in brackets);

- A1 retail store of 114sqm (5 spaces)
- A5 Hot food takeaway of 43sqm (5 spaces)
- Hand car wash garage of 70sqm (2 spaces)

The proposed site will require the following parking provision as per the standards

- 26 bed care home with maximum of 8 staff on site at any time (total of 11 spaces based on 1 per 4 bedrooms and 1 per 2 staff members)

Therefore, the proposed development would require 1 less parking space than the existing uses.

The Highway Authority has reviewed the submitted information and concludes that the impact of the proposed development will not be severe and therefore has no objection to the current proposals, subject to conditions on cycle parking provision.

Air quality assessment

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.

An updated air quality assessment has been requested by and submitted to Environmental Protection who accept the findings (which are that pollutant concentrations will not exceed statutory air quality objectives) and do not object to the

proposal subject to conditions, including non-openable windows in the façade fronting Holyhead Road.

The proposal will not result in any adverse impact upon air quality along Holyhead Road as it will result in no more vehicle trips than the extant uses on the site.

Lead Local Flood Authority

A drainage design showing foul and storm drainage for the site, in the form of an initial statement that includes a plan showing where the drainage will be directed has been requested and provided by the agent. This has been reviewed by the LLFA and no objection is raised, subject to condition.

Ecology

Ecology have been consulted and note the small area of landscaping fronting Holyhead Road and the roof garden which, according to the planning statement, will have an area of sedum roof. This is welcomed by Ecology and a condition requested for an ecological management plan showing sedum roof and wildlife friendly planning to achieve a biodiversity enhancement.

NHS

NHS Coventry and Warwickshire CCG have been consulted and request a capital contribution of £30,622 for improvements to off-site primary medical care and healthcare facilities.

This contribution is considered to be CIL compliant and has been agreed to by the agent and a S106 agreement is in process.

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 is considered to be acceptable in principle and would have a positive impact upon the character of the streetscene and conservation area. Furthermore, it will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies AC2, AC3, DE1, DS1, DS3, H8, HE1, GE3, EM1, EM6, EM7 and IM1 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS / REASON FOR REFUSAL

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 DWG 001 Location plan C358-001-Location-Plan.pdf Existing-and-Proposed-Site-Block-Plan DWG 002 Rev B Proposed-Streets-Scene. DWG 007 Rev B Proposed-Ground-and-First-Floor-Plan. DWG 003 Rev D Proposed-Second-and-Third-Floor-Plan DWG 004-Rev-C Proposed-Elevations DWG 006 Rev K Proposed-Roof-Plan DWG 005 Rev E Ventilation Strategy Report Air Quality Supplementary Letter Phase 1 Environmental Report Transport Statement Minster Road Air Quality Receptors Plan
Reason:	<i>For the avoidance of doubt and in the interests of proper planning</i>
3.	Prior to occupation of the development 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 2016.</i>
4.	The development hereby permitted shall only be undertaken in strict accordance with details of hard landscaping works which shall be

	<p>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 colour of the railings and gates; footpaths; and hard surfacing. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the facility hereby permitted.</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 2016.</i></p>
5.	<p>Notwithstanding the materials indicated on the approved drawings, the development shall be carried out only in full accordance with details of the external facing and roofing materials (including windows, doors and fascia / guttering, brickwork panels, roof glasswork, conservation rooflights) which shall be submitted to and approved in writing by the local planning authority at a scale of 1:20</p>
Reason:	<p><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 2016.</i></p>
6.	<p>Details of a mechanical ventilation system shall be submitted to and approved in writing by the local planning authority and shall be installed prior to commencement of construction of approved building and thereafter retained, including non-openable windows in the façade fronting Holyhead.</p>
Reason:	<p><i>To ensure a satisfactory living environment for future occupiers, in accordance with Policies H3 and EM7 of the Coventry Local Plan 2016.</i></p>
7.	<p>Prior to the first occupation of the development hereby permitted, a combined ecological and landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all aspects of landscaping including details of any compensation for biodiversity loss, including the erection of bat boxes and/or bird nesting boxes (to include box type, numbers, location and timing of works). The approved scheme shall be fully implemented 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. 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, unless the local planning authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British</p>

	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 that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the advice contained within the NPPF 2018.</i>
8.	Prior to their incorporation into the development hereby permitted, details of surface and foul water drainage works shall be submitted to and approved in writing by the local planning authority and will include i) stormwater discharge limited to limiting the total site discharge offsite to 5 l/s ii) a detailed strategy document must be submitted to, and approved in writing by, the LPA for the long-term inspection and maintenance of the SuDS and other surface water drainage elements on site. The drainage works shall be installed in full accordance with the approved details prior to first occupation and thereafter shall be retained and shall not be removed or altered in any way.
Reason:	<i>To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy EM5 of the Coventry Local Plan 2016.</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 2016 and the aims and objectives of the NPPF.</i>
10.	In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which shall be submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority.
Reason:	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Development Plan 2001.</i>
11.	The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which shall

	<p>be submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the demolition and construction period and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of dust and dirt during construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works.</p>
Reason:	<p><i>In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies AC1, AC3, EM1 and DE1 of the Coventry Local Plan 2016.</i></p>
12.	<p>Prior to occupation of the facility hereby approved, a waste management plan shall be submitted to and approved in writing by the local planning authority. The plan shall detail the size and location of waste bins (off the public highway) as well as details of where they will be positioned for collection and who will move them into position and back again. Thereafter the development shall proceed in accordance with the management plan.</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 2016.</i></p>
13.	<p>Prior to their incorporation into the development, to ensure overlooking of gardens to the East from the roof garden will not occur, details, including obscuring of any proposed glazing, 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:	<p><i>In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2016.</i></p>
14.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, as amended, or any Order revoking and re-enacting that Order with or without modification, the development shall be used only for Use Class C2- residential care home of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Order revoking and re-enacting that Order with or without modification, and for no other purpose in Use Class C2 of the schedule to that Order.</p>

Reason:	<i>It is considered necessary to strictly control the nature and intensity of the use of the site and only the approved use has been considered in establishing whether the proposal would have acceptable impacts in this location, and other uses would require further detailed consideration in accordance with Policies DE1 and H8 of the Coventry Local Plan 2016</i>
15.	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 window[S] to be formed in the EAST facing elevation of the development 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 2016.</i>
16.	Prior to the first occupation of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including a timetable and methods of monitoring the performance of the Plan), to promote travel by sustainable modes, and shall be implemented in accordance with the details specified therein and shall not be amended 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 2016.</i>
17.	No works to the footway shall be carried out until full engineering details have been submitted to and approved in writing by the Local Planning Authority. Before the development hereby permitted is first occupied all redundant existing vehicular access points onto Minster Road shall have been permanently closed and the footway reinstated and loading bay provided in accordance with approved details.
Reason:	<i>In the interests of highway safety in accordance with the aims and objectives of Policies AC1 and AC2 of the Coventry Local Plan 2016.</i>