

Planning Committee Report	
Planning Ref:	FUL/2022/2851
Proposal:	Erection of 2 no. detached bungalows with associated landscaping and parking, and erection of detached replacement garage following demolition of existing garages.
Ward:	Westwood
Proposed Number of Units:	Two
Case Officer:	Fiona Runacre

SUMMARY

This application seeks planning permission for the development of a brownfield site within a wholly residential area to provide two bungalows. Vehicle and pedestrian access to existing adjacent dwellings is to be retained.

KEY FACTS

Reason for report to committee:	Number of representations received
Current use of site:	Former garage site, hardstanding, parking and access
Proposed use of site:	Residential
Proposed no. of units:	Two
Housing mix/tenure:	1 No. 1 bedroomed and 1 No. 2 bedroomed affordable (Development by Citizen Housing)
Parking Provision:	Two spaces per unit
Amenity space:	Private gardens

RECOMMENDATION

Planning committee is recommended to grant planning permission subject to conditions.

REASON FOR DECISION

- The proposal is acceptable in principle and will deliver additional affordable housing stock.
- Development will be compatible with the residential character of the area and contribute positively to the street scene.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal will deliver biodiversity net gain.
- The proposal accords with relevant development plan policies and Supplementary Planning Documents together with the aims of the National Planning Policy Framework to deliver housing in a sustainable location, make use of previously developed land and secure high-quality design.

SITE DESCRIPTION

The roughly rectangular shaped backland site is in a wholly residential area. The site is bounded to the east by the rear gardens of two storey properties fronting Freeburn

Causeway. To the north, south and west are two storey properties in Thimbler Road, whose side boundaries adjoin the site.

The site is made up of two parts and is divided by palisade fencing. The south part of the site is accessed via an existing access between nos 41 & 43 Thimbler Road. The site is gated and locked and the garages along the west boundary are without roofs and front elevations with only rear and side walls and floor in situ. There is a garage (attached to another on the south part of the site) along the west boundary. A close boarded fence extends along the length of the north boundary with no. 43.

The access is currently gated and locked with key access to the residents who have accesses to the rear of their properties and garages. It does not provide any convenience or dedicated parking.

Most of the site is laid to hard standing with a mix of concrete slab and tarmac which is in a poor state of repair with small areas of scattered scrub and introduced shrubs.

There is one tree adjacent to the east boundary of the site, and one adjacent to the north eastern corner of the site the RPAs of which falls within part of the site.

PROPOSAL DESCRIPTION

The application proposes 2 dwellings. With the exception of the two garages at the northern end of the site, the garages on the north part of the site and the carcasses on the south part of the site are to be demolished. One of the garages is in private ownership and will be replaced on the west side of the site adjacent to plot 2 having an eaves height of 1.9 m and a ridge height of 3 m.

Two parking spaces would be provided for plot 1 and one space for plot 2 together with turning space. The existing gates would be removed. No changes are proposed to the access. Properties with gated pedestrian accesses to the site are shown to be retained as are accesses to the garages within the rear garden of adjacent properties.

Provision for waste storage bins is to be provided in the rear garden. In this case, no collection point is proposed.

A small shed would be provided in the rear gardens for storage and space to store a bicycle. The rear garden would be laid to lawn and the access resurfaced/repaired.

The dwellings would be constructed using Modern Methods of Construction (MMC).

Amended plans

During the course of the application amended plans showing a reduction in size of the dwelling units from two storey dwellings to bungalows were received, including a site plan showing tree root protection areas (RPA's). Plot 1 would provide a 2-bed bungalow and plot 2 a 1-bed bungalow. The application was revalidated on receipt of these details.

PLANNING HISTORY

There is no relevant planning history.

POLICY

National policy

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG)

Tilted Balance

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. 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.

This report assesses all aspects of the proposal against the policies in the NPPF, and the development plan policies above will inform the balancing exercise in which “adverse impacts” and “benefits” are fully weighed and considered at the end of this report.

Development Plan Policies

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Statutory Development Plan for the area relevant to this application site comprises of the Coventry City Council Local Plan 2016. Relevant policies are listed below:

DE1: Ensuring High Quality of Design
EM1: Planning for Climate Change Adaptation
EM2: Building Standards

EM5: Sustainable Drainage Systems (SuDS)
 EM6: Redevelopment of Previously Developed Land
 EM7: Air Quality
 EM8: Waste Management
 AC1: Accessible Transport Network
 AC2: Road Network
 AC3: Demand Management
 AC4: Walking and Cycling
 DS1: Overall Development Needs
 DS3: Sustainable development
 H1: Housing Land requirements
 H3: Provision of New Housing
 H4: Securing a Mix of Housing
 H9: Residential Density
 GE1: Green Infrastructure
 GE2: Green Space
 GE3; Biodiversity, Geological, Landscape and Archaeological Conservation
 GE4: Tree Protection
 HE2: Conservation and Heritage Assets

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD New Residential Development Design Guide (2022)
 SPD Coventry Connected –
 - Appendix 5-car park and cycle parking standards
 SPD Air Quality (2019)
 SPD Trees and Developer Guidance October (2020)
 SPD Energy (2022)
 SPD Biodiversity Net Gain (2022)

CONSULTATION RESPONSES

• Highways (CCC)	(20/7/2023) No objection subject to conditions
• Environmental Protection (CCC)	(24/10/2022) No objection subject to conditions
• Ecology (WCC)	(16/11/2022) No objection subject to conditions
• Housing Policy (CCC)	(21/04/2023) No objection
• Sustainability (CCC)	20/10/2022) No objection subject to conditions
• Waste (CCC)	(11/05/2023) No objection
• Lead Local Flood Authority (CCC)	(28/10/2022) No objection subject to conditions
• Tree Officer (CCC)	(20/6/2023) No objection subject to conditions
• Archaeology	(7/11/2022) No objection
• Severn Trent	No response received
• Cadent	Informative

<ul style="list-style-type: none"> West Midlands Fire Service 	(4/11/2022) comments
<ul style="list-style-type: none"> Urban Design (CCC) 	No objection (25/4//2023)

PUBLIC RESPONSES

- Neighbour notification was sent in accordance with the Communications Record. Residents were notified of the application originally submitted and the amended plans on 5/4/2023.
- A site notice was displayed on 15/11/2022 and on 3/4/2023 on receipt of amended plans.
- 11 representations raising objections for the following reasons have been received:
 - Change of use of site of no benefit to the community
 - Lack of transparency regarding claim to 'social housing
 - Lack of community engagement and consultation
 - Height and design of dwellings
 - Loss of privacy
 - Loss of daylight and sunlight
 - Light and noise pollution
 - Loss of outlook /feeling enclosed
 - Harm to health as result of proximity of dwellings
 - Disturbance during development – noise and determinant to health and well-being
 - Destruction/damage to property and planting in adjacent property gardens as a result of construction.

The Local MP Zara Sultana is aware of the proposal having been contacted by a local constituent who has submitted a representation.

ISSUES AND APPRAISAL

Key issues:

- The principle of development
- Design and visual
- Residential amenity
- Highways and access
- Ecology and biodiversity
- Air quality and ground conditions
- Equality considerations
- Planning balance and summary

Principle of development

Paragraph 69 of the NPPF supports small sized sites for residential development, recognising the contribution that suitable windfall sites can make to the housing requirement within existing settlements.

Paragraph 120 (c) of the NPPF requires that substantial weight is given to the value of using suitable brownfield sites within settlements for homes and other identified needs, and part (d) promotes and supports the development of under-utilised land and buildings. The principles adopted in the development plan promote the utilisation of accessible brownfield sites.

Policy H3 of the Local Plan sets out locational considerations for unallocated sites to ensure that the site is situated within a sustainable location and will create an appropriate and acceptable residential environment. The transport technical note details the location in relation to services and accessibility by modes of transport other than the private car. The dwellings will help meet the shortfall of social housing units within the City and the site is within a sustainable location.

The D & A statement states that *“development consists of entirely affordable homes that are much needed within the local area. Citizen Housing, is helping to provide dwellings throughout the city in response the Coventry’s growing population and additional need for affordable housing”*.

Third party comments raise a number of questions over the end tenure, occupant selection and the definition of affordable housing. As above the dwellings are to be provided by Citizen housing who are a social housing provider and their occupant selection process is not a matter for consideration as part of the planning application.

The site does not provide for informal parking as it has been gated and locked with access solely for previous garages lessees and adjoining residents with pedestrian access to their properties. The garages are not of any architectural or historical merit.

Policy H9 identifies that a minimum of 35 dwellings per hectare (dph) should be provided on previously developed land and the proposed density is 16 dph such that the development would not represent an overdevelopment of the site. Whilst this is below the minimum policy requirement, the site is constrained due its backland siting and the density is appropriate to its setting.

Whilst in isolation, the dwellings will make a small contribution to housing delivery, it is acknowledged that in aggregate the small schemes together may make a moderate contribution to the housing stock. However, on smaller infill sites matters of detail can be more acute such that any harm may be afforded more weight as discussed further below.

The use of the site for housing is supported in principle, being previously developed land delivering affordable housing within a sustainable location in accordance with the objectives of the NPPF and policies DS3, H3 and H9 of the local plan. These factors combined would represent a moderate benefit.

Design and visual issues

Paragraph 130 of the NPPF seeks to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; and 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.

The Coventry Urban Design Guidance identifies the importance of ensuring that the scale, massing and height of new development respects adjacent buildings. Policy DE1 of the local plan requires development to respect and enhance their surroundings. The Residential Design Guide SPD highlights that to maintain the character and visual amenity of an area that new development should fit in to the existing context regarding the predominant dwelling type and the scale, mass and proportions.

The SPD expects new residential development to respond to the size, shape and rhythm of surrounding plot layouts. However, with the benefit of street scenes and levels provided it was evident that the proposed eaves and ridge height would be markedly different to that of the adjacent two storey dwellings such that dwellings of a lesser scale and height would be more suitable. Amended plans showing bungalows have been received.

The provision of bungalows on the site, whilst not characteristic of the scale of two storey-built development in the immediate area would be subservient to the two-storey massing around it. Due to the nature of the site, being more characteristic of a backland than a frontage infill site, the single storey scale is appropriate and necessary to respect the residential amenity of adjacent residents and would not detract from the streetscene.

Access will be retained as existing and improvements to be confirmed through a landscaping condition will secure suitable finishes to the surfaces, as well as boundary treatments, and works to levels.

Having historically been in use as garage sites, the vehicle activity associated with the proposed use would not introduce uncharacteristic vehicle movements. Garage sites also generally do not include other land such as gardens such that the area becomes more urban, as the sites comprise previously developed land.

1.8 m high close boarded fencing with timber is proposed to enclose the gardens of the bungalows to provide privacy. Until the garages are demolished, and the state of the existing fence has been assessed, Citizen has advised that details of the boundary treatment cannot be concluded. It is therefore appropriate for this to be specifically addressed in the landscaping condition.

The rendered finish with clad panel and concrete roof tile, would be compatible with the materiality in the area (subject to final details). Details of the surface finish of the private drive and hard surfaced areas can also be conditioned.

The proposal would accord with the design objectives of part 12 of the NPPF and policies DS3 and DE1 of the Local Plan, and the Councils Residential Design Guide SPD and the benefits arising from the development on this site would represent a moderate beneficial impact.

Residential amenity

Paragraph 130 of the NPPF seeks to ensure that development creates 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. This is echoed in the Residential SPD that expects new residential developments to provide future occupants with high quality amenities and that do not undermine the amenities of existing neighbouring residents.

The Residential Design Guidance SPD (2022) sets out the minimum windows to window distances of 20 m. These distances will be met and due to the single storey nature of the development boundary fences / walls would restrict any overlooking of neighbouring properties/ amenity space. Although separation distance and relationships with existing properties is acceptable, any material impact on residential amenity would more likely arise from the existing dwellings having an impact on the occupants of the proposed bungalows. This would deliver a good standard of residential amenity and there would be no loss of privacy through overlooking, overshadowing or the creation of a sense of enclosure to existing adjacent residents.

Concerns have been raised by third parties in relation to damage to adjacent property (sheds, walls, fencing and planting, foundations close to the boundary) during demolition and construction, and noise and disturbance. The grant of planning permission does not override the need to comply with other legislation under Building Regulations, the Party Wall etc Act 1996 and Environmental Protection Act 1990. Any disturbance during construction would be temporary and the MMC construction proposed would result in a reduced construction period compared to a traditional build as the dwellings are constructed off site in a factory and then delivered to the site. Notwithstanding this, a construction management plan would be conditioned to secure construction times, parking for construction workers etc to protect residential amenity during construction.

The depth of the rear gardens is between 8 and 11 m and each plot would have a usable amenity area of c. 92 sq m (plot 2) and c. 165 sq m (Plot 1) 5.5 m with an area of c. 80 m useable garden space provided. This would exceed the 65 sq m SPD requirement and would provide for a good standard of amenity to future occupants due to the distance from adjoining properties such that there would be no harm arising from overshadowing or loss of privacy.

The proposal respects the residential amenities of existing residents and would deliver high quality design in respect of space and the standard of accommodation for those of the future occupants of the new dwellings.

There would be no conflict with policy DE1 of the Local Plan, part 12 of the NPPF and adopted residential design SPD. The benefits arising from the development on this site would represent a moderate beneficial impact.

Highways issues

The NPPF expects the highways impacts to be considered as part of any proposal and is explicit that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

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 are assessed on the basis of parking standards set out in Coventry Connected SPD. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

The proposal would provide for 2 car parking spaces to serve plot 1 and 1 space for plot 2. A small shed would be provided in the rear garden to provide for the storage of bicycles. This would accord with the SPD parking requirements.

The initial objection raised by the Local Highways Authority due to concerns with the space available for vehicles to manoeuvre into / out of the car parking space for Plot 2 and the relocated private garage adjacent to Plot 2 has now been addressed.

Swept Path Assessment (Large Car) illustrates that a large car will be able to safely manoeuvre into / out of the proposed car parking space allocated to Plot 2 and the relocated private garage. The Highway Authority is therefore satisfied that the concerns previously raised have been addressed. Adequate car parking and turning areas are proposed within the site to serve the development. It is unlikely that the development will generate a significant increase in vehicle trips compared to the existing garage block to have a severe impact on public highway safety.

Conditions to secure a construction management plan, access, manoeuvring and parking layout to be provided prior to first occupation and cycle parking details can be appropriately conditioned.

West Midlands Fire Service has commented that the distance to the dwellings may be greater than 45 m due to parking within the turning head. This is noted and whilst sprinkler systems or other means of suppression are required where 45 m distance to access points from the highway cannot be achieved, this is not considered to an appropriate matter for a condition as the bungalows would be within 45 m of the adopted highway. Access will need to be afforded to the dwellings once occupied and any parking currently taking place in the turning head that may block access is a separate matter outside of the planning remit.

The proposal would accord with Policies AC1, AC2, AC3, AC4, DE1 and H3 of the Coventry Local Plan 2016, Residential Guidance SPD, Coventry Connected SPD, and the aims and objectives of the National Planning Policy Framework such that the access, layout and parking provision would not be detrimental to highway safety and sufficient onsite vehicle and cycle parking can be provided. There would be a neutral impact in respect of highways matters.

Ecology and biodiversity

The NPPF expects decisions to contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. (Paragraph 174). Policy GE3 of the local plan and the Biodiversity SPD echoes this providing a gauge for this to be assessed.

The application includes a Preliminary Ecological Assessment (Martin Ecology, September 2022). A biodiversity net gain of 0.02 would be delivered. Conditions to secure appropriate planting, and the installation of two swift bricks and four bee bricks, hedgehog friendly fencing and the removal of permitted development rights for new hard surfaces would be appropriate.

The request from the Council's Ecologist for an additional tree in plot 2 to guarantee an overall increase in biodiversity of the site would not be reasonable. The proposal delivers a net gain and, in this case, due to the proximity of the existing trees, additional trees may result in significant shading such that pressure to remove trees may arise.

There would be no conflict with the NPPF and policy GE4 of the Local Plan and the Biodiversity SPD, and the development would result in moderate benefits in respect of biodiversity net gain.

Trees

The NPPF highlights that trees make an important contribution to the character and quality of urban environments and can also help to mitigate and adapt to climate change and seeks to retain existing trees where possible. The Trees and development SPD states that "*Preference should be given to retaining A and B category trees*". Policy GE4 of the Local Plan supports development proposals where trees not to be retained as a result of development are replaced with new trees as part of a well-designed landscape scheme.

The tree officer has commented that there are offsite sycamore trees identified in the tree survey growing in proximity to the proposed structures. In this case, it is not possible to determine definitively the arboricultural impacts now or future. They note that the sycamore trees are potentially very large and that T2 in particular could be dominating to the new gardens. These comments in respect of amenity are noted. However, the existing trees will have a positive benefit providing for a level of natural screening in the interests of the residential amenities of the future occupants. Soft landscaping details should be conditioned.

Whilst the footprint of the dwellings is shown to fall outside of the RPA's, works of repair/resurfacing of access (details of which are to be conditioned) would fall within the RPA's. The Council's Tree officer has raised no objection to the proposal subject to a condition to secure a Dimensioned Tree Protection Plan (DTPP), which will need to show distances from the tree protection barriers, plus details of the ground protection measures in order to protect parts of the RPA's where the vertical barriers are not appropriate to be erected.

Due to the siting and orientation to the proposed dwellings an acceptable level of residential amenity would be afforded to the future occupant(s) and it is not considered that there would be future pressure to remove trees due to overshadowing / detritus issues.

There would be no conflict with policies GE1, GE3 and GE4 of the Local Plan or part 13 and para 131 of the NPPF subject to conditions. The impact on trees would be neutral.

Air Quality and Ground conditions

Air Quality

With the city being declared an Air Quality Management Area since 2009 for nitrogen dioxide, primarily as a result of traffic related emissions, and the more recent Ministerial Direction that requires the city council to implement a package of measures to reduce nitrogen dioxide emissions to legal levels within the 'shortest possible time'. Policy AC1 of the Local Plan and Coventry Connected SPD requires the infrastructure for electric vehicles to be installed through planning condition; in this case one space per dwelling. The policies reflect paragraph 181 of the NPPF. This can be secured through a condition requiring electric vehicle charging points to be provided.

A CEMP has been requested in respect of vehicular emission and dust and dirt mitigation. This has been included as part of the CMP.

Ground Conditions

Policy EM6 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 waste water by whatever means. Environmental Protection raise no objection subject to conditions in relation to contaminated land. This would include intrusive works referred to in the representations received and which are suitable matters to be conditioned.

The proposal would accord with Policies AC1 and EM7 of the Local Plan, Coventry Connected SPD, Air Quality SPD and the objectives of the NPPF. Any impact arising would be neutral.

Other Considerations

Energy and sustainable construction

Sustainable design and climate change adaptations are set out in the submitted Sustainability Statement (Rev A) in accordance with the Energy SPD. The dwellings are to be constructed off site using Modern Methods of Construction (MMC) – SIP's panels or modular units in factories based in the West Midlands region with several preferred suppliers with Coventry. The proposal would accord with part 14 of the NPPF Planning for climate change and with policy EM2 of the Local Plan and the Energy SPD.

Drainage

The application form indicates that foul water drainage is proposed to the mains sewer with details to be confirmed. Full details of surface water drainage have not been provided. The Lead Local Flood Authority has raised no objection to the proposal and recommend that any opportunity to further reduce storm runoff is considered as part of

the development. Options include: The use of permeable paving on drives and parking areas and the use of rainwater harvesting, either as a dedicated tank connected to the non-potable water system or as water butts.

The Sustainability Statement submitted identifies that rainwater harvesting is to be incorporated. A condition to secure details of foul and surface water drainage, including a demolition plan to identify risks to underground buried drainage and a management strategy is requested by the Lead Local Flood Authority. It is expected that details of drainage accords with the Sustainability Statement to ensure that principles of sustainable drainage systems proportionate to the scheme are secured in accordance with policies EM1 and EM4.

Heritage

No objection has been raised in respect of archaeology .

Pre-commencement conditions

Pre-commencement conditions have been agreed with the applicant's agent.

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.

Planning Balance and Summary

Having assessed the proposal fully, the following table shows the adverse impacts and benefits detailed above and attributes a substantial, moderate, limited or neutral score.

Key issue	Summary	Adverse (-) Benefit (+)
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Redevelopment of PDL for affordable housing provision	Re-use of PDL in sustainable location 1 no. 2B3P & 1 no. 1B2P affordable dwelling	Moderate +
Biodiversity Net gain	BNG of 0.03/0.02 units delivered.	Moderate +
Design & Street scene	Removal of garages in poor state of repair Overgrown site tidied up Single storey bungalows	Moderate +
Residential amenity	Single storey scale adjacent two storey	Neutral
Trees	Trees protected during construction	Neutral
Parking	Existing garages vacated and site secured Off street parking provided for new dwellings	Neutral

The development would result in the delivery of housing by a registered provider that would contribute to the housing supply and affordable provision on previously developed land in a sustainable location which is supported in principle. On matters of detail due to the specific locational and design characteristics, as amended, the proposal would deliver good design that respects the character and pattern of development in the area in accordance with development plan policies, the Residential Guidance SPD and part 12 of the NPPF.

Due to the lack of a five-year housing land supply, the 'tilted balance' is engaged, whereby in applying the presumption in favour of sustainable development even greater weight should be accorded in the overall planning balance to the provision of new housing. As summarised in the above table, there would be identifiable benefits from this small level of housing provision, these would be moderate in scale. There are no identifiable adverse impacts that would significantly and demonstrably outweigh its benefits. Therefore, planning permission should be granted.

The proposal is considered to provide an acceptable form of development and will not result in any significant harm upon neighbour amenity, highway safety, or ecology, subject to relevant conditions. It is therefore considered that the proposed development accords with development policies DE1, DS3, H3, H9, AC2, AC3, EM4, EM5, GE3 and GE4 of the Coventry Local Plan 2016, together with the aims of the NPPF.

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:

	<p>455 Rev H Proposed Site Layout 456 Rev B Site Location Plan 457 Rev B Existing Site Plan 458 Rev C External Works and Boundary Treatments 459 Rev C Existing and Proposed Garages Plan 1105 Shed 1.2 Plan and Elevations 1322 Relocated Garage 1323 House type 1 1324 House type 2 2105 Existing Elevation 1 2106 Rev C Proposed Elevation 1 2107 Existing Elevation 2 2108 Rev C Proposed Elevation 2 Batch 2 Tree Constraints Covering Report BS 5837 and AIA Tree Constraints Plan dwg No. 455 Phase 1 Geo-Environmental Report reference : DE.196.22 dated 21/08/2022 F22113 Thimbler Road - Highway Impact Statement (Revision A) September 2022 Letter dated 16 June 2023 Bancroft Consulting Swept Path drawing No. F22113/02 Rev C Topographical survey J1628 B Preliminary Ecological and Biodiversity Impact Assessment dated 14th September 2022 Sustainability Statement Rev A Design and Access Statement Rev B Services records</p>
<p>Reason</p>	<p><i>For the avoidance of doubt and in the interests of proper planning</i></p>
<p>3.</p>	<p>No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of:</p> <ul style="list-style-type: none"> - hours of work; - hours of deliveries to the site; - the parking of vehicles of site operatives and visitors during the demolition/construction phase; - the delivery access point; - the loading and unloading of plant and materials; - anticipated size and frequency of vehicles moving to/from the site; - the storage of plant and materials used in constructing the development; - the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate;

	<p>- 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;</p> <p>- measures to control the emission of dust and dirt and minimise noise disturbance to neighbouring properties during demolition and construction (referring to good practice guidance such as BS5228 and the Mayor of London Guidance 'Controlling Dust and Emissions During Construction and Demolition');</p> <p>-an asbestos survey including measures to control the presence of asbestos; and</p> <p>- a scheme for recycling / disposing of waste resulting from demolition and construction works.</p> <p>Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.</p>
Reason	<p><i>The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies H3, EM2, EM6, EM7, DS3, AC1 and AC2 of the Coventry Local Plan 2016.</i></p>
4.	<p>An investigation and risk assessment (in addition to any assessment provided with the planning application), must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site; whether or not it originates on the site; and any report of the findings must be submitted to and approved in writing by the local planning authority prior to the commencement of development (including any demolition). The report of the findings, to be conducted in accordance with Environment Agency Guidance Land Contamination: Risk Management (2021) and must include (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options and proposal of the preferred option(s)</p>
Reason	<p><i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF 2021.</i></p>
5.	<p>The development shall only be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation</p>

	criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF 2021.</i>
6.	The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF 2021.</i>
7.	Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 6, 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 2016 and the aims and objectives of the NPPF</i>
8.	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 in accordance with the requirements of condition NO. 4, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition NO. 5 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 in accordance with condition NO.7.
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF</i>
9.	Prior to their incorporation into the development hereby permitted, sample details of the 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 2016.</i>
10.	Prior to their incorporation into the development hereby permitted, a drainage scheme detailing proposed foul and surface water disposal shall be submitted to and approved in writing by the LPA. The Drainage scheme shall have regard to the approved Sustainability Statement and include the following: - Provisions to be made for the drainage of the site to ensure that there is no discharge of surface water to the public highway; details of the results of inspection of existing drains in the vicinity of the site to ensure there has been no damage or blockages as a result of site work; and a site drainage layout plan to inform on the method of storm and foul drainage of the site. Thereafter, the approved drainage shall be installed in full accordance with the approved details prior to first occupation of the dwellings and shall not be amended 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 [EM4 &] EM5 of the Coventry Local Plan 2016.</i>
11.	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 dwellings 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 2016.</i>
12.	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 2016.</i>
13.	Prior to occupation of the development the turning areas and parking facilities shown on the approved plans shall be properly consolidated, delineated, surfaced, drained, free of loose stone and otherwise constructed and provided in accordance with details to be submitted to and approved in writing by the local planning authority and these areas shall thereafter be retained and kept available for those uses at all times.
Reason	<i>In the interests of highway safety in accordance with the aims and objectives of Policies AC1, AC2 and AC3 of the Coventry Local Plan 2016.</i>
14.	Prior to occupation of the dwellings, sheds shall be erected in accordance with the approved plans to provide cycle storage and thereafter shall remain available for use at all times and shall not be removed or altered in any way, save for like for like replacement
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>
15.	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>
16.	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 2016 and the advice contained within the NPPF 2021</i>
17.	Prior to the first occupation of the development hereby permitted details of swift bricks and bee bricks shall be submitted to and approved in writing by the Local Planning Authority. The swift bricks and bee bricks shall be fully installed 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 2016 and the advice contained within the NPPF 2021.</i>
18.	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 development to form hard surfaces shall be carried out within the curtilage of any dwellinghouses hereby permitted without the prior grant of planning permission by the Local Planning Authority.
Reason	<i>In the interests of ensuring that biodiversity value is retained in accordance with Policy GE3 of the Coventry Local Plan 2016.</i>