

Planning Committee Report	
Planning Ref:	PL/2023/0002622/FUL
Site:	144 Meadfoot Road, Coventry
Ward:	Willenhall
Proposal:	Erection of a one-bedroom detached bungalow
Case Officer:	Owain Williams

SUMMARY

Permission is sought for the erection of a bungalow within the residential curtilage of an existing dwelling. The plot will be divided into two with amenity space provided to both existing and proposed properties.

BACKGROUND

Opposition to the scheme has been received in the form of a letter of objection and a petition with 12 signatures which is sponsored by a Councillor. The application is recommended for approval.

KEY FACTS

Reason for report to committee:	Over 5 objections to the scheme and recommended for approval
Current use of site:	Residential Curtilage
Proposed use of site:	New Residential Unit
Proposed no of units	1
Housing mix	Detached 1 bed Bungalow
Parking provision	1 space

RECOMMENDATION

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

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposed siting, design and appearance of the dwelling will not adversely impact upon the character with area.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies: DS3, H3, H4, DE1, GE3, AC3, AC4 and EM2 of the Coventry Local Plan 2016, together with the aims of the NPPF.

SITE DESCRIPTION

144 Meadfoot Road is an end of terrace dwelling with a gable end roof design and brick exterior. The property has an extensive rear garden of approximately 36 metres in length which drops in levels towards the rear.

The site consists of the rear section of existing residential curtilage of 144 Meadfoot Road which would front Tarquin Close to the rear. This section of Tarquin Close is a narrow private access road and footpath which is fronted by 4 other bungalows.

A public footpath runs to the side of the residential curtilage and separates the rear gardens of the properties on St Jude's Crescent from the site. A recently approved stepped wall along the boundary of 144 Meadfoot Road sits along the length of this boundary. It is currently viewed as block work but is yet to be rendered.

APPLICATION PROPOSAL

The proposal is for the erection of a new detached 1-bedroom bungalow. The proposed bungalow will be positioned on the site facing towards Tarquin Close which runs to the rear of the property 144 Meadfoot Road.

The property will be set at the same level to that of Tarquin Close so the rear amenity space (10 metres in depth) of the new bungalow will be terraced to incorporate the topography of the land. The front of the site will allow enough space to park a car and will be accessed via Tarquin Close.

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
HH/2022/0844	Retrospective loft conversion with rear dormer window, boundary wall, ground floor rear extension with veranda.	Granted 18/07/22

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.

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.

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 DS3: Sustainable Development Policy

Policy H3: Provision of New Housing

Policy H4: Securing a Mix of Housing

Policy H9: Residential Density

Policy GE1: Green Infrastructure

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy DE1 Ensuring High Quality Design

Policy AC2: Road Network

Policy AC3: Demand Management

Policy AC4: Walking and Cycling

Policy EM1: Planning for Climate Change Adaptation

Policy EM2: Building Standards
Policy EM5: Sustainable Drainage Systems (SuDS)
Appendix 5 (Car and Cycle Parking Standards for New Development)

Supplementary Planning Guidance/ Documents (SPG/ SPD):
Design Guidance for New Residential Development SPD

Willenhall Neighbourhood Plan 2016-2031

Policy 1 – Scale and Distribution of Housing Development
Policy 2 – Mix of Housing
Policy 3 – Design of New Development

CONSULTATION

Highways – No objection subject to conditions

Environmental Protection – No comments received.

Neighbour consultation

Immediate neighbours and local councillors have been notified.

A petition of 12 signatures sponsored by Cllr Thomas has been received objecting on the following grounds:

- Privacy Concerns,
- Noise Pollution,
- Severity of groundwork required,
- Distress and upheaval to elderly neighbours.

A letter of objection has been received raising the following material issues:

- The development would severely compromise access to the entry at the rear which is also required for emergencies.
- The residents of St Jude's Crescent in upstairs flats whose privacy will also be compromised more than it already is due to the size of the existing HMO.

The following non-material issues were also raised:

- It would be extremely disruptive due to water, gas, electricity, sewerage all needing to be installed underground.
- Previous works to the property at 144 Meadfoot Road have caused inconvenience and loss of privacy.

APPRAISAL

The main issues in determining this application are principle of development, the impact upon the character of the area, the impact upon neighbouring amenity and highway considerations.

Principle of development

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development, this is consistent with Policy DS3 of the adopted Local Plan. Policy H1 of the adopted Local Plan sets out the requirement for the delivery of a minimum of 24,600 new dwellings over the development plan period.

Policy H3 is the principal policy for new dwellings within the city, H3 sets out that new dwellings must provide for a high-quality residential environment with sufficient access and amenity space. Development proposals should also be located conveniently for amenities including medical services, city/district centre, school, recreational facilities, a bus stop, and green space. In this instance the proposed development is located to the Southeast of the City Centre is deemed to be in a sustainable location on land within the existing urban area. It is therefore considered that the principle of development on the site is acceptable, subject to compliance with all other relevant material planning considerations. These considerations form the succeeding sections of this report. This proposal has also been considered in association with the Willenhall Neighbourhood Plan 2016-2031, as the proposed site falls within the area covered by this plan.

The applicant is proposing the erection of a 1-bedroom modular bungalow, this will sit facing inwards towards Tarquin Close. In accordance with Policy DE1, all proposals must respect and enhance their surroundings and positively contribute toward the local identity and character of the area. These considerations form the succeeding sections of this report. The site is considered to be in a sustainable location, close to local services and transport links. It is located within a built-up area within the city, with a predominantly residential use, it is therefore considered that the principle of residential development in this location is acceptable.

In considering the proposal itself, this will see the existing residential curtilage divided into two. The proposed layout of the property will consist of a small bungalow located, with parking space to the front and a garden area to the rear. The proposed depth of the garden is to be 10 metres by 6 metres so this is in excess of the minimum requirements of 50sqm, outlined in the 'Design Guide for New Residential Developments' SPD. The existing amenity space of the existing dwelling will also be 60sqm which above that of the standard. Given these dimensions the associated dwelling house, the principle of development is acceptable.

It is also worth noting the requirement for new housing development within the city, this has been outlined in Policy DS1 of the local plan and is supported by Policy 1 of the Willenhall Neighbourhood Plan (WNP), which accepts that suitable provision for housing can be provided under small-scale windfall sites, such as the site in question here.

Impact on visual amenity

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

The area is predominately residential and has a varied character in terms of the type of residential units that are grouped together. The properties fronting Meadfoot Road are

two storey terrace properties, with two storey maisonettes located fronting St Jude's Crescent that back onto the side of the residential curtilage of Meadfoot Road properties. The properties located to the rear of the site are small bungalows that front Tarquin Close and then there are 3 to 4 storey apartment blocks which align the rest of Tarquin Close and the junction of Tarquin Close and St Jude's Crescent.

The site would front the small narrower section of Tarquin Close that runs in front of the bungalows 74-80 Tarquin Close and to the side of the maisonettes 1-2 St Jude's Crescent, before it turns into a gated access to serve the rear of the properties on Meadfoot Road and Mary Slessor Street. As there are properties already fronting this section of road the proposed new bungalow, and whilst it is acknowledged that this will be the only property on the opposite side fronting the road, it is not considered that the proposed dwelling will not be at odds with the existing pattern of development and would be acceptable from that point of view.

The design and appearance of the proposed bungalow will be similar to those seen on Tarquin Close albeit orientated differently with the gable end fronting the road. The gable end fronting this section of road however will match the side gable of the maisonettes so again wouldn't appear out of character with the area.

Taking into account the above it is considered that the proposed siting, design and appearance of the bungalow would be in keeping with the surrounding area and comply with Policy DE1 of the Coventry Local Plan 2016 and Policy 3 of the Willenhall Neighbourhood Plan.

Impact on residential amenity

Overbearing/overshadowing impact

The proposed bungalow is to be built so there is level access with Tarquin Close to which it will front. As indicated previously the topography of the site rises towards the properties fronting Meadfoot Road. The bungalow will measure 2.6 metres to the eaves and 3.8 metres to the ridge and will be positioned behind the boundary wall of 144 Meadfoot Road.

The proposed bungalow will sit approximately 7 metres from the rear of the properties on St Jude's Crescent with the public footpath running parallel with the boundary of 144 Meadfoot Road separating the amenity spaces. The footpath is at a higher level to that of the properties on St Jude's Crescent with their rear amenity space rising gently towards the footpath. The existing boundary wall of 144 Meadfoot Road stands between 2.2 and 2.4 metres in height adjacent to the footpath and the site and steps down as it follows the sloping gradient of the land.

Due to the change in levels within the site the proposed new dwelling will be sited at a lower level to that of the rising boundary wall and public footpath as it leads up towards Meadfoot Road. The level differences would mean that the eaves of the bungalow would not be visible from the neighbouring maisonettes as these would sit below the boundary wall with the ridge of the bungalow, only appearing above the wall at the lowest part of the boundary wall. The roof of the bungalow rises away from the boundary with the public footpath so taking any height that rises above the wall away from the neighbouring

amenities. It is therefore considered there will be minimal impact upon the residents of St Jude's Crescent.

In terms of the amenities of the neighbouring property 146 Meadfoot Road, the new dwelling will be located towards the rear of garden which is 36 metres in length. There will be a length of 20 metres between the existing dwelling at 144 and the proposed bungalow. Again, the level difference will help reduce the impact on the neighbouring amenities and it will be screened to an extent by the boundary treatment that will divide the space. There are existing outbuildings which face out to the rear and are accessed via the private driveway and gated access. These outbuildings are also set into the land and have a level access to the rear most notably at nos. 148 and 150 Meadfoot Road. The impact of the new dwelling upon the amenities of 146 would be not too dissimilar to those.

Taking into account the above it is considered that the proposed impact of overbearing or loss of light upon the amenities of neighbours would be minimal and therefore acceptable.

Loss of Privacy.

The new residential design guidance SPD states that a minimum distance of 20m is the Council's generally accepted guideline for there to be no material loss of privacy between the rear of two storey buildings directly facing each other (i.e., a back-to-back relationship).

The proposed new bungalow is to be located to the rear of the properties on Meadfoot Road and will have facing windows to the front and rear elevation. This will mean that the rear windows of the bungalow will directly face those of the existing property 144 Meadfoot Road. The distance between the habitable facing windows at ground floor level would be 20 metres with the windows at first floor level being 23 metres away. The view between the windows of the bungalow and the ground floor windows of the dwellings beyond would be screened by the boundary treatment and the varying land levels. The first-floor windows and dormer window above would look down on the bungalow, however it is considered that the 23-metre distance between them and combined with the level differences again would provide a satisfactory level of amenity within habitable rooms. This would be the same scenario of the neighbouring property no.146 Meadfoot Road whose views would be more oblique due to the bungalow not being directly facing.

The maisonettes on St Jude's Crescent will look towards the side of the bungalow but due to the high boundary wall separating the plots and the level differences, any views from the amenity space towards the window would be masked. If there were to be views obtained, they would be no different to this existing scenario in terms of the existing occupiers of 144 Meadfoot Road using the existing amenity space.

With regards to the front bedroom window of the bungalow facing out towards Tarquin Close there will be a distance of 20 metres at an angle towards the closest bungalow 80 Tarquin Close which would be as indicated above an acceptable distance to maintain satisfactory levels of amenity.

Taking into account the above it is considered that the proposed bungalow would not affect the privacy of the existing neighbouring amenities complying with the New Residential Design Guide SPD.

Residential environment of proposed bungalow

The Design Guidance for New Residential Development SPD provides guidance on providing a satisfactory residential environment for the future occupiers of dwellings. This includes the space that is to be provided inside and outside of the dwelling. The guidance refers to the National Described Space Standards as standards the Council wish to see all new residential units comply with. The space standard for a 1 bedroom 2 persons single storey dwelling is 50 sqm with 1.5sqm for storage. The bungalow footprint measures 53sqm so would provide sufficient space within the dwelling to provide a satisfactory residential environment for the occupiers.

As indicated within the principle of development section the residential amenity space for the dwelling would be above the standard required by approximately 10sqm. This extra space provided within the garden would compensate for the fact the garden is terraced due to the change in levels. Whilst it is terraced there is still adequate space close to the patio doors for garden furniture and then a larger space on the terraced garden area above. The proposed garden area will be overlooked by the existing properties on Meadfoot Road, however these would be no different to the scenario you would get within a new residential estate where two gardens back onto each other with 10 metre gardens separating the two properties. Any new occupier of the bungalow would be purchasing the property knowing of the situation.

Taking into account the above it is considered that the proposed new bungalow would have satisfactory levels of amenity in and out and would therefore be acceptable in compliance with the SPD and Policies H3 and DE1 of the Coventry Local Plan 2016.

Highway considerations

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

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 proposed plans illustrates that the parking standard of one parking space for a 1-bedroom property has been achieved in compliance with, Appendix 5 (Car and Cycle Parking Standards for New Development) of the Coventry Local Plan 2016.

The proposed new dwelling does displace two car parking spaces associated with the existing dwelling onto the public highway, however the Highway Authority have indicated that it is unlikely that two additional on-street car parking spaces will significantly increase demand for on-street car parking, to have a detrimental impact on public highway safety, or on the operation or capacity of the local highway network and have no objections to the proposal.

Taking into account the above it is considered that the proposals will comply with Policy AC3 of the Coventry Local Plan 2016 and the parking standards within Appendix 5.

Other Considerations

The site is currently devoid of any biodiversity features or landscaping and therefore the development of the site would not result in any biodiversity loss. The addition of the new dwelling will provide small areas of landscaping to the site which will provide a potential biodiversity net gain, which whilst small in area, will be a betterment to the current situation.

As the new dwelling is to be sited within existing residential curtilage with no history of contamination there will be no requirement for a pre commencement site investigation, however air quality mitigation measures (including provision of a NOx emission rate gas boiler, and 1no. electric charging point) and the provision of a Construction and Environmental Management Plan (CEMP) will be requested via conditions should planning permission be granted.

The request for the CEMP has been requested to also take into account the concerns raised by the neighbours in terms of the stress and upheaval the development of the site would cause elderly residents.

With regards to the concern of the severity of groundwork required this would be a matter dealt with through the building regulations approval process and is not a consideration for planning but any noise and dust issues relating from it will be covered in the CEMP.

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.

Overall Assessment

Having considered the proposed development 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 (+)
Redevelopment of PDL	Re-use of PDL in sustainable residential location 1 no. bungalow	Moderate (+)
Impact on Neighbouring Amenity	There will be minimal impact due to standards being met and difference in levels	Limited (-)
Design and Street scene	Improved appearance to site	Moderate (+)
Biodiversity Net Gain	New landscaping will improve current situation	Limited (+)
Parking on site for the new dwelling and capacity on the existing highway for existing dwelling.	On site for the new dwelling and capacity on the existing highway for existing dwelling	Neutral

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. However as summarised in the table above, there would be no significant adverse impacts that would significantly and demonstrably outweigh the benefits, and as such planning permission should be granted subject to conditions.

Conclusion

The proposed development is considered to be acceptable in principle and 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 DS3, H3, H4, DE1, GE3, AC3, AC4 and EM2 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: Drawing No. 8873-01 Rev C
Reason	<i>For the avoidance of doubt and in the interests of proper planning</i>
3.	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 bungalow 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>
4.	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 2016.</i>
5.	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: - 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; - 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 demolition and construction; - measures to control the presence of asbestos; - measures to minimise noise disturbance to neighbouring properties during demolition and construction; - details of any piling together with details of how any associated vibration will be monitored and controlled; and - a scheme for recycling / disposing of waste resulting from demolition and construction works. Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.
Reason	<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 [EM7], AC1 and AC2 of the Coventry Local Plan 2016.</i>
6.	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. 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 [EM4 &] EM5 of the Coventry Local Plan 2016.</i>
7.	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>
8.	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 2016.</i>
9.	Prior to occupation of the bungalow 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>
10.	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 further development shall take place within the curtilage of any dwellinghouse hereby permitted without the prior grant of planning permission by the Local Planning Authority.
Reason	<i>Having regard to the design, layout and general nature of the proposed development it is important to ensure that no further development is carried out which would detract from the appearance of the area and affect the amenity of adjacent properties. Therefore, no additional development is to be carried out without the permission of the Local Planning Authority in accordance with Policies H3 and DE1 of the Coventry Local Plan 2016</i>