

Late Representations

Planning Committee 17th October 2024

<p>Item No. 6</p>	<p>Planning Ref: PL/2023/0002359/RESM</p> <p>Site: Whitley Pumping Station London Road Coventry.</p> <p>Proposal: Submission of Reserved Matters for details of appearance, layout, scale and landscaping of 149 new dwellings with public open space, drainage, car parking and other associated works pursuant to planning permission OUT/2020/2521 for Hybrid planning application comprising: 1) Outline planning for erection of up to 195no dwellings (Use Class C3), new vehicular access onto London Road with associated access works, parking, landscaping and ancillary works. All matters reserved except access. 2. Full planning for the renovation of the existing Lodge Building to provide one dwelling house (Use Class C3); Change of use of the existing Pump House to provide four flats (Use Class C3), associated access works, parking, landscaping and ancillary works granted 12/05/2023</p> <p>NEIGHBOUR RESPONSE(S)</p> <p>One additional comment received raising the following:</p> <p>Members are not being advised that the layout differs from that of the Outline masterplan. [Officers advise that the Outline masterplan was indicative only. It is the Reserved Matters application that considers final layout].</p> <p>Plots 17-21 do not meet the LPA's requirements in that the gardens are less than 10m from the boundary. [Officers advise Plots 17 to 20 have garden depths of 9.6m. The 400mm shortfall is considered acceptable. Plot 21's garden is in excess of 10m deep].</p>
<p>Item No. 7</p>	<p>Planning Ref: PL/2024/0001179/FUL</p> <p>Site: 40 Ansty Road Coventry. CV2 3EU</p> <p>Proposal: Erection of two-storey front and rear extension with first-floor side extension and single-storey side and rear extensions to accommodate an increase from 6no. bedroom Care Home (Use Class C2) to 9no. bedrooms with ancillary facilities, with the erection of outbuilding and ancillary landscaping and parking provision including improvements to existing vehicular access.</p> <p>APPLICANT RESPONSE</p> <p>Officers spotted an error in the most recent version of the proposed site plan which indicated the massing of the building to be in the wrong location. This has since been</p>

corrected by the applicant and the most recent plan is included as part of these late representations.

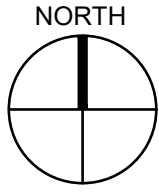
REPORT

In the committee report, the officer has noted that the proposed single storey rear extension to the property breached the 45-degree line of the neighbour's nearest habitable window. This measurement was taken from the previously submitted site plan which has since been corrected, as noted above. As a result, the proposed extension would not breach the 45-degree line of the neighbour and would therefore accord with the relevant guidance laid out in the Householder Design Guide SPD

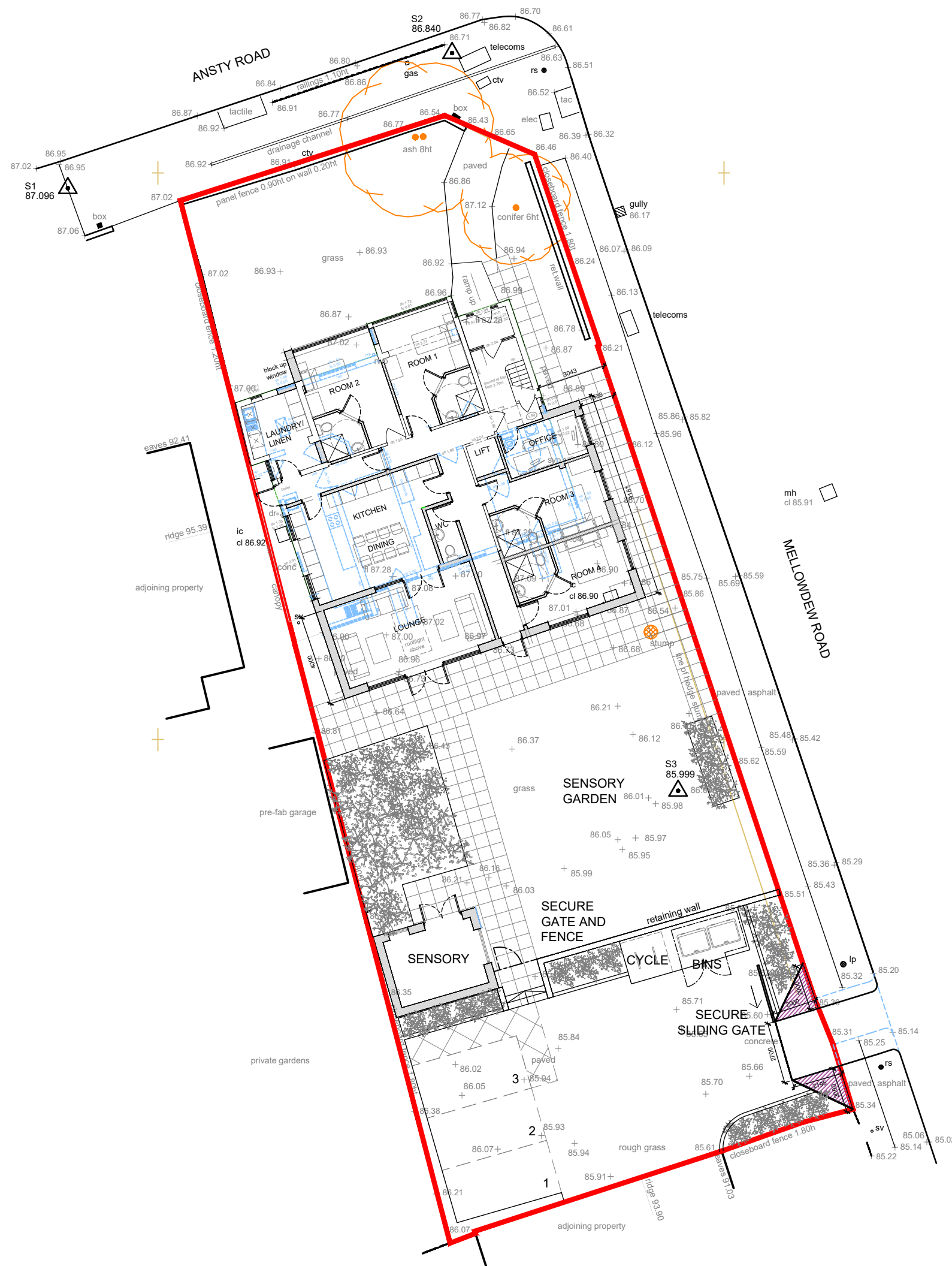
CONDITIONS

Condition 2 has been updated to reflect the updated drawing numbers following the submission of the amended site plan:

2.	The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Site Plan DWG 1336.03E; Proposed Floor Plans DWG 1366.05G; Proposed Elevations DWG 1366.07D; Proposed Elevations-2 DWG 1366.08D; Existing and Proposed Roof Plans DWG 1366.09C; Management Plan for Respite Service - 1366; Transport Assessment - Highways Technical Note; 93256_BNG_Rev_A_Final; 1366_11 Planting Specification;
Reason.	<i>For the avoidance of doubt and in the interests of proper planning</i>



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KEY :

- Proposed Walls
- Existing structure to be demolished

35m.sq Ephemeral Plants, Seasonal Mix (Refer to 1366.11 Planting Specification)

E	15.10.24	General Revision	AC
D	03.10.24	LA comment amendments	AC
C	08.08.24	LA comment amendments	SD
B	18.06.24	BNG requirements added	Si
A	24.04.24	client changes	Si



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PROPOSED 9 BED RESPITE CARE
40 ANSTY ROAD
COVENTRY
CV2 3EU

PROPOSED SITE PLAN
 scale: 1:200@A3 date: 19.04.24 drawn by: Si
 drg: **1366.03E** checked by: xx

