

Planning Committee Report	
Planning Ref:	PL/2024/0002359/FUL
Site:	12 Innis Road
Ward:	Earlsdon
Proposal:	Demolition of existing bungalow, construction of new accessible dormer bungalow - self build, car port and garage
Case Officer:	Grace Goodman

SUMMARY

The application proposes the construction of a new accessible bungalow. The proposal has been amended since the first submission, with the height of the property being reduced from 7.5m to 6m in line with No. 10 Innis Road, the property has been shifted across the plot (eastwards) by two meters and angled slightly away from No. 10. The second access point originally proposed has been removed.

BACKGROUND

The application is currently recommended for approval.

KEY FACTS

Reason for report to committee:	More than 5 objections have been received contrary to the Officer recommendation
Current use of site:	Residential dwelling
Proposed use of site:	Residential dwelling

RECOMMENDATION

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

REASON FOR DECISION

- The proposal is acceptable in principle.
- 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: DE1, AC1, AC3, H3, H5, E1, GE3, DS3 of the Coventry Local Plan 2017 and emerging Local Plan together with the aims of the NPPF.

SITE DESCRIPTION

The application site is located on the north side of Innis Road. On this side of the road there are several bungalows with No. 10 having recently been re-built into a larger bungalow. The opposite side is characterised by predominantly two storey properties. The application is for a new build development; consequently, the existing property is to be demolished. The plot itself is approximately double the width of the neighbouring plots and therefore the space available for the new build is much greater. The property sits on a slight upward sloping ground to the rear of the property.

APPLICATION PROPOSAL

Whilst the site is not within a conservation area, the Canley Gardens Control Plan describes the area as low-density development with houses and bungalows on fairly large plots of different shapes. The area is well planted with trees, shrubs, and hedges. The applicant proposes to keep and maintain much of the existing hedging and trees, although some of which will be lost to the hard landscaping for the off-street car parking. The proposed new build will be one and half storeys with a flat roof single storey rear extension and a single storey attached double garage to the side. The property will have a maximum depth of 19m and with the double garage to the side a maximum width of 24m. The property will have gable ends with a maximum height of 6m to the ridge, on the rear facing roof slope, three dormers are proposed. Due to the upward slope of the plot a retaining wall is proposed to the rear of the proposed new dwelling.

PLANNING HISTORY

None relevant.

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. 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 AC1: Accessible Transport Network
- Policy AC3: Demand Management
- Policy H3: Provision of New Housing
- Policy H5: Managing Existing Housing Stock
- Policy DE1: Ensuring High Quality Design
- Policy GE1: Green Infrastructure
- Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
- Policy DS3: Sustainable Development Policy

Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation

The Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:

- Policy AC1: Accessible Transport Network
- Policy AC3: Demand Management
- Policy H3: Provision of New Housing
- Policy H5: Managing Existing Housing Stock
- Policy DE1: Ensuring High Quality Design
- Policy GE1: Green Infrastructure
- Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
- Policy DS3: Sustainable Development Policy

Supplementary Planning Guidance/ Documents (SPG/ SPD):

New Residential Design Guide
SPD Householder Design Guide

CONSULTATION

Statutory

None

Non-statutory

No objections have been received from:

- Highways
- Ecology
- Environmental Protection

Neighbour consultation

Neighbour notification was sent in accordance with the Communications Record on the 30th of January 2025. Six letters of objection were received, but it was later noted that the plans were inaccurate and therefore application was made invalid.

On 30th January, second neighbour notification letters were sent out once the accurate plans had been received.

One objection was received. The letters of objections from these notifications stated the following concerns:

- inaccurate existing plans
- loss of light
- overshadowing
- out of character
- recommendations to move the proposal across the plot
- concern regarding 'self build' element

A third neighbour notification letter was sent out for consultation on the 19th of February 2025, after amended plans were received. Four letter of objection was received, stating the following concerns:

- not enough of a change
- detrimental impact on wellbeing
- loss of wildlife
- impact from loss of morning sun

Non material planning concerns raised include:

-Party wall issues

APPRAISAL

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

Principle of development

The National Planning Policy Framework, paragraph 11, states that “Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means: -

c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.” The proposal is will not be increasing the number of staff or patients at the premises and therefore this proposal is only to consider the impact of the extensions on the surrounding area.

In this instance the principle of development is considered to be acceptable under Policy H5 of the adopted Coventry City Council Local Plan (2017). The policy states that, where appropriate, the existing housing stock will be renovated and improved, in association with the enhancement of the surrounding residential environment to meet local needs. This is consistent with Paragraph 132 of the NPPF which seeks to ensure development proposals exhibit a positive character and are well designed in terms of quality and appearance. It is considered that the area is predominantly residential. Therefore, a residential dwelling in this location would not be out of character in the street scene, particularly as it is a replacement dwelling. Whilst the principle is therefore established, the relevant material planning considerations are discussed within the succeeding sections of this report.

Design and Visual

Paragraph 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.

The National Planning Policy Framework, paragraph 135 states that “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) 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.
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

Policy DE1 states that all development proposals must positively contribute towards the local identity and character of the area. All development proposals are expected to consider the local distinctiveness and identity of the site but also have regard to opportunities to enhance the local built and natural environment through new development. It is acknowledged that the replacement dwelling will be significantly larger than the existing dwelling and many of the surrounding properties; nonetheless, the street scene consists of various sizes and styles with individual character. Furthermore, the choice of materials for the dwelling includes slate grey roof tiles, black framed windows and doors and buff-coloured bricks. These are different to the existing dwelling which is rendered with white framed windows however the surrounding properties all have various choices of materials and it is this variance that contributes to the street scene.

Neighbouring amenity

The council's SPD for New Residential Development states that to protect the amenity of existing residents a minimum of 20 metres distance is required between front and rear windows and therefore rear gardens should have a minimum depth of 10 metres. This is to protect against overshadowing, loss of privacy and loss of light. The guidance, however, does not refer to separations between neighbours to the side of each other. In this instance, the proposal is not considered to have a significant impact upon No. 10 Innis Road as the proposal will not breach the 45 degree sightline from the rear facing windows and the windows along the side elevation are either secondary windows or lead to non-habitable rooms.

In terms of the impact of the proposal on No. 14, the 45-degree sightline taken from centre of the rear window of the conservatory will be breached. However, not only does the conservatory have full width windows on all three sides allowing plenty of light, the 45-degree line breach is at the point of the rear flat roof section of the new build. This section of the build will be set down by half a metre and will have a flat roof, the height of the build at this point is 2.7m and therefore not considered to result in a significant loss of

light. Furthermore, there is a tall hedge in the range of 3-4m high on the boundary between the properties, even if the tall hedge is reduced or replaced by a fence, the extension would only be 0.9m over the height of an average fence. The main section of new dwelling may still cause some overshadowing especially in the mornings and the sun rises, however this is not considered to cause a significant impact to the amenity or wellbeing of the occupants to warrant a refusal on the application.

Ecology

The property is a self-build therefore there is not the requirement for biodiversity net gain. However, there should still be no net loss in biodiversity habitat in accordance with the NPPF. The proposal will result in the loss of amenity/ overgrown grassland and a couple of trees which will result in a small net loss. A condition is recommended to ensure the provision of an appropriate landscaping scheme within 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.

The initial proposal for a secondary access onto Innis Road would have created an unnecessary point of conflict and therefore was recommended to be removed. The driveway will have sufficient space to meeting the current parking standards and allow vehicles to turn and enter the carriageway in a forward gear.

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.

The proposals will provide specialist accommodation to meet the needs of the applicants

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity or highway safety, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies AC1, AC3, H3, H5 and DE1 of the Coventry Local Plan 2017 and the emerging Policies AC1, AC3, H3, H5 and DE1 in the Local Plan review and the principles of the NPPF 2024.

CONDITIONS / REASON

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 shall not be constructed other than as a self-build dwelling as defined under the Self-build and Custom Housebuilding Act 2015 (as amended by the 2016 Housing and Planning Act): i) The first occupation of the development hereby permitted shall be by the person or persons who had a primary input into the design and layout of the unit and who intends to live in the unit for at least 3 years ii) The council shall be notified of the persons who intend to take up first occupation of the development hereby permitted at least two months prior to first occupation.
Reason	<i>To ensure the development complies with the self-build and custom house building definition</i>
3.	The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Plans DWG 01 A Proposed Plans DWG 02 C Construction Method Statement
Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>

4.	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 2017 and the emerging Local Plan.</i>
5.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, 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 2017 and the emerging Local Plan.</i>
6.	The dwelling hereby permitted shall not be occupied unless and until the car parking provision for that dwelling has been constructed and / or laid out, and made available for use by the occupants and / or visitors to the dwelling and thereafter those spaces shall be retained for parking purposes at all times and shall not be removed or altered in any way.
Reason	<i>To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1, AC2 and AC3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
7.	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>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 2017 and the emerging Local Plan.</i>

8.	<p>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 residential dwelling hereby permitted; and all planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.</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 2017 and the emerging Local Plan.</i></p>
9.	<p>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.</p>
Reason	<p><i>To mitigate the impacts of development on air quality in accordance with Policy DS3 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF.</i></p>