Dear Sir/Madam

SUPPORTING LETTER IN RESPECT OF PLANNING APPLICATION FOR PROPOSED DWELLING ON LAND ADJACENT TO ASH TREE HOUSE, SANDPITS LANE, COVENTRY

This letter accompanies the above planning application and covers the relevant planning policy background.

Site description
The application site comprises a plot of land which is currently occupied by a partly reconstructed former barn, which was granted planning permission for a residential dwelling on 20 October 2017.

The plot is located adjacent to the grounds of Ash Tree House, which is a substantial two and three-storey detached, locally listed building situated on the north side of Sandpits Lane, close to its junction with Tamworth Road.

The vehicular access to the site is via a private, shared driveway off Sandpits Lane which is shared with Ash Tree House and two other recently approved dwellings on adjacent land to the north.

The site currently forms part of a group of several dwellings situated on the northern side of this road junction. The site is located to the north of a group of several dwellings which are adjacent to the road junction. These include:-
- Ash Tree House to the east;
- ‘The Cottage’ which is a two-storey, detached residential property with a frontage and its own access onto Sandpits Lane, is located further to the south;
- Fir Tree Cottages which are situated to the west/rear of the site;
- Tudor Lodge which is also situated to the west/rear of the site;
- a plot to the north of the application site which has permission for 2 detached dwellings;
- The Royal Court Hotel and John Reay Golf Centre, which are situated to the north and east of the site, with the former comprising a significant expanse of buildings.
Planning History
Planning permission was granted on the application site for the conversion of an outbuilding/disused barn to residential and an extension (FUL/2016/2879) on 25 January 2017.

A further planning permission on the application site (FUL/2017/2066) was granted on 20 October 2017 for the “Erection of residential dwelling”. This permission was granted for a new dwelling after the outbuilding/barn on site was demolished. The approval was for a single storey dwelling and work commenced on constructing the walls, but was not completed.

Planning permission FUL/2017/3008 was granted on 5 February 2018 for a dwelling to the north of the application site.

Planning permission FUL/2018/0574 was granted on 25 April 2018 for 2 dwellings to the north of the application site.

Planning permission FUL/2018/2067 was granted on 11 September 2018 for a modified scheme for 2 dwellings on the above site and this development has been implemented.

The application site was earlier part of larger plot of land with an extant permission for a residential care home and associated car parking and amenity areas (FUL/2015/2397). Part of the current application site would be required to provide car parking provisions and amenity areas for this proposed conversion of Ash Tree House to a residential care home. However, this permission for a care home cannot now be implemented.

Proposed development
The application proposes the erection of a detached two-storey dwelling on the site of the former barn.

The proposed dwelling would have an L-shaped footprint and 5 bedrooms. It would be designed in a style to fit this area of Ancient Arden Landscape and would include a variety of pitched roofs. The dwelling would have forecourt parking for at least 2 cars and a substantial rear garden.

The main body of the dwelling would be 14m wide and up to 8.74m deep and would have an eaves height of 5.85m and a ridge height of 10m. A subservient 4.95m long rear wing would have an eaves height of 5.59m and a ridge height of 7.97m.
Planning Policy issues
The site is included within a much larger site that is allocated for housing development by Policy H2 in the Coventry Local Plan which was adopted in December 2017.

The application site forms part of Housing Site H2:1 Keresley Sustainable Urban Extension. Whilst this allocation includes for various essential infrastructure that would be commensurate with proposals for an additional 3100 dwellings, and is intended to be brought forward in full accordance with a comprehensive Masterplan, it is considered that the minor development of the application site can continue to function independently of this given its self-contained nature within the landscaped grounds of a locally listed building. The development of the application site would not prejudice the wider redevelopment of the Keresley Sustainable Urban Extension as it can operate independently, utilising its own existing vehicular access and the existing local facilities in this established, sustainable residential location.

The recent planning permissions FUL/2018/0574, FUL/2017/2066, FUL/2017/3008 and FUL/2018/2067 establish the principle of residential development on this site and adjacent plots.

In terms of other policy requirements, the location of the site is on the edge of an established residential area. It is in a sustainable location and would comply with the NPPF and the criteria in Policy H3 of the Local Plan given that the following facilities are located within easy reach:
- Keresley Medical Centre is approximately 1.1km to the south-east;
- Keresley Local Centre is approximately 1.1km to the south;
- Cardinal Newman School is located on the opposite side of Sandpits Lane, approximately 200m to the south-east of the site and Keresley Grange Primary School is approximately 800m to the south;
- Coundon Hall Park and Recreation Ground is on the opposite side of Tamworth Road, approximately 100m to the south-west and has public open space and sports facilities;
- bus stops are located along Tamworth Road, Sandpits Lane and Bennetts Road with Services 16, 16A, 360 and 735 providing regular routes to the City Centre and other locations.

The proposed dwelling would be located on a spacious plot and would have a high quality design which would respect the character of the locality and the Council’s Design Guidelines for Development in Coventry’s Historic Ancient Arden Landscape Area.

The dwelling would be set away from existing landscape features and no trees would be affected by the proposed development and the existing landscaped character of the wider locality would be retained.

The setting of the proposed dwelling would be to the north-west of Ash Tree House, which is a two and three-storey 18th Century Farmhouse (formerly Jackson House, originally Golden Green Farm House), which has since been used as a Residential Home. There is sufficient separation to the proposed dwelling so that it would not affect its setting as a Locally Listed building.

In respect of impact on neighbouring dwellings, the development would not cause any demonstrable harm through loss of light, outlook and overlooking, in particular to the occupiers of ‘The Cottage’ or the two adjacent dwellings.

The proposed dwelling would not project beyond the rear elevation of the nearest approved dwelling to the north, so would not impact on the outlook from that property. The gap of 3.5m
and the location of the adjacent new dwelling to the north would retain an acceptable outlook from the application proposal.

In terms of the impact on ‘The Cottage’, it has a 2m high boundary fence to its perimeter and would be set to the south of the proposed dwelling, thereby avoiding any significant impact from overshadowing and loss of light (see photograph below left). The proposed dwelling would not infringe a 45-degree sightline from any rear facing windows to habitable rooms in ‘The Cottage’ and the proposed gable would be located so as to not obscure the views from the neighbour’s primary north-facing side facing windows.

The proposed dwelling would be set to the north-west of Ash Tree House at a distance of over 20m and, given the angled nature of the relationship, it is not considered that this would result in undue loss of privacy or overlooking to the occupiers of either property (see photograph above right).

The proposed dwelling would retain acceptable separation distances in other respects, and there would be no significant overlooking or loss of privacy to the any of the neighbouring properties.

The spaciousness of the application plot would retain an acceptable outlook and a high quality environment and standard of living conditions for future occupiers.

In respect of **highway safety**, the principle of a dwelling on the site (in conjunction with the 2 adjacent approved dwellings) has already been accepted by the granting of various recent planning permissions. As before, new developments need to have safe and appropriate access to the highway system, together with satisfactory on-site arrangements for vehicle parking and manoeuvring, by means which avoid danger or inconvenience to pedestrians, cyclists or drivers in accordance with Policies AC1 and AC3 of the Local Plan.

Following the publication of the National Planning Policy Framework and the National Planning Policy Guidance, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be “severe”.

The application site would use an existing driveway onto Sandpits Lane which serves Ash Tree House and the approved adjacent dwellings. The access is part of an existing shared 17m wide footway crossing serving vehicular accesses to The Cottage and Fir Tree Cottages. The access is
set a minimum of 20m from the junction with Tamworth Road, however, the application site access is located approximately 33m from this junction.

Vehicle speeds on the approach to the junction with Tamworth Road are considered to be slow as vehicles moving westbound along Sandpits Lane exercise caution and slow down on the approach to a T-junction. Vehicles moving eastbound are also moving slowly as they negotiate the sharp bend from Tamworth Road.

There is clear visibility in both directions for vehicles leaving the site and entering Sandpits Lane (see photographs below). A tree to the east of the access driveway is set 3m back from the carriageway, which would allow clear visibility of vehicles and pedestrians in an easterly direction. There are no obstructions in a westerly direction towards the junction with Tamworth Road.

There are pavements providing pedestrian access to the site along the north side of Sandpits Lane and the eastern side of Tamworth Road.

The access driveway itself is tree-lined and visibility from one end of the tree-lined section to the other is clear. The driveway is between 4.5m and 4.8m wide adjacent to the junction with Sandpits Lane, therefore, it is considered that there is time for vehicles leaving the site to see if another vehicle is entering and to wait on the wider forecourt area adjacent to Ash Tree House; or, in the event of a vehicle already waiting to exit the site at the junction with Sandpits Lane, for a vehicle entering the driveway to still pull clear of Sandpits Lane (see photographs below).
Sufficient on-site parking spaces can be provided to serve the proposed dwelling in accordance with the Council’s Parking Standards.

This application follows the granting of various planning applications in 2017 and 2018 for new dwellings and will have the same highways impacts that has been accepted previously. Using figures from an interrogation of the TRICS Database, the traffic likely to be generated by the proposed dwelling is between 6 and 8 vehicular movements per day. The vehicle movements associated with the proposed dwelling would not be significantly different to those which have already been approved on the site. It is not considered that the proposal would endanger highway safety or affect the free flow of traffic and, therefore, the impacts of the dwelling are considered to be acceptable and would not be “severe” as referred to in the NPPF.

Land adjacent to the northern boundary of the site is indicated as being an area of Archaeological Constraint and is described as “Ridge and furrow earthworks N of Sandpits Lane”. However, the proposed dwelling would not impact on this area.

Therefore, having regard to the Local Plan, which allocates the site for housing development; the recent planning application FUL/2017/2066 which establishes the principle of a new dwelling on the site; the separation distances and relationship to adjacent dwellings; and the design of the proposed development which complements the character of the locality, it is considered that the application would accord with the requirements of policies in the Coventry Local Plan and the National Planning Policy Framework. It is considered that planning permission should be granted.

Kind regards,
Richard Sykes
for Sykes Planning Ltd