

Application Number: FUL/2019/1031

Jaguar Cars Sports & Social Club Fenton Road

Erection of decking- terrace to rear, new entrance and fire exit to the rear of the building and proposed fencing

WITHIN GREEN BELT?	No
VISIBLE FROM GREEN BELT?	No
WITHIN CONSERVATION AREA?	No
LISTED BUILDING?	No
WERE ADJOINING NEIGHBOURS NOTIFIED	Yes
ANY LEVEL CHANGES TO NOTE	No
PRINCIPAL CLP POLICY	AC2, DE1, DS3

POLICY:

The Coventry Local Plan 2016 to 2031 was adopted by Full Council on 5 December and was formalised on 6 December.

National Planning Policy Framework (NPPF) 2019

RELEVANT HISTORY

S/1985/0299-Cov-Ref.-G/C/38409/B Approved - 13/06/1985 Sun lounge/conservatory
L/1988/0812-Cov-Ref.-C/40225/B Approved - 15/07/1988 Extension to existing social club to provide new gym facility
L/1988/1011-Cov-Ref.-C/41497 Approved - 25/08/1988 Erection of lighting columns for illumination of loading area.
L/1988/1340-Cov-Ref.-C/38409/D Approved - 05/10/1988 Hardstanding and practice nets for cricket golf.
L/1990/0836-Approved 28/06/1990: Increase height of boundary fence to sports field
L/1994/1084-Cov-Ref.-C/45725 Approved - 29/09/1994 Proposed flood lighting to training area
R/2000/1120-Cov-Ref.-45725/B Approved - 05/09/2000 Proposed foyer, spa pool and gymnasium extensions.
R/2007/1033-Cov-Ref.-45725/C Approved - 07/09/2007 Provision of car park and installation of five floodlights
R/2007/1395-Cov-Ref.-45725/D Approved - 31/08/2007 Erection of garage.

NEIGHBOUR NOTIFICATION & CONSULTATION RESPONSES:

Neighbour notification was sent in accordance with the Communications Record and a Site Notice was displayed outside the site on 13th May 2019.
No representations have been received.
Highways have no objections in relation to this proposal.
Environmental Protection have no objections in relation to this proposal subject to condition.

ISSUES/COMMENTS/CLARIFICATION

The proposal relates to the Jaguar Cars Sports and Social Club, which is accessed from Fenton Road off Browns Lane. The property has associated parking to the front and a bowling green and tennis court yard to the rear. There are industrial units to the east and residential properties to the north and northwest.

The proposal is to install a decking area to the rear which is to project 7.4 metres by 19.6 metres and this is to accommodate an external seating area. An existing window opening is to be altered to a door opening with a canopy over and a palisade fencing area is to be located around the existing plant/ boiler room. Internally one of the squash court room is to accommodate a soft play area.

The main issues in determining this application are the principle of the development, design, impact on the character of the area, impact on neighbouring residential amenity and highways.

The NPPF and Policy DE1 both encourage high quality urban design. The NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Policy DE1 of CLP 2016 added stating that all development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

All the works are to be carried out to the rear elevation and are internally thus the principle elevation of the Club will remain the same, thus will have no impact upon the visual amenity of the street scene. The proposed decking area is to be sited where there is existing external seating area. The proposed decking will accommodate external seating. The proposed canopy over to the door opening is considered to be acceptable in design. The proposed fencing area to the rear is not to be visible to the street scene. Overall the works are considered to be of an acceptable scale, design and materials.

There are residential properties to the rear on St Helens Way, north west to the application site. There proposed decking is to be located circa 71.8 metres away from this property. Given the significant separation distance the proposed works are not considered to have a detrimental impact upon the amenity of these occupants in regard to overshadowing, overbearing and overlooking.

Environmental Protection and Highway officers were consulted on this application and haven no objections to the proposal. Environmental Protection officers have requested that there be no music to be amplified from the decking area. The agent has confirmed this.

CONCLUSION

The application is considered acceptable as the proposal is in accordance with Policies DE1, DS3 and AC2 of the Coventry Local Plan 2016 and the NPPF. The proposal is unlikely to harm the visual amenity and character of the area, Highway safety or residential amenity.