



hancocktownplanning

**Zurich Developments Ltd**

**Outline application for demolition of  
former agricultural buildings and  
erection of four dwellings**

**(all matters considered except for  
landscaping)**

**260A Hawkes Mill Lane,  
Allesley,  
Coventry  
CV5 9FJ**

**May 2019**

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# 1 INTRODUCTION

- 1.1 This Joint Planning and Design and Access Statement accompanies the application by Zurich Developments Ltd for outline planning permission for the “*demolition of existing buildings and erection of four dwellings (access, scale, layout and appearance to be considered), amendment to planning consent OUT/2018/2653*” on land and buildings at 260A Hawkes Mill Lane, Allesley, Coventry.
- 1.2 The current application proposes exactly the same amount of floorspace, in a broadly similar location, as that previously permitted by permission OUT/2018/2653. However, the provision of four smaller dwellings, as opposed to the two previously-approved larger dwellings, better reflects market demand for new housing within the area.

## **Background to the current application**

- 1.3 The application site comprises 0.29 ha of land accessed via a private track from Hawkes Mill Lane and lying within a largely continuous run of development which forms part of Brownhill Green, just to the north of the village of Allesley. The sites lies within an area of ‘washed over’ Green Belt.
- 1.4 Planning permission OUT/2018/2653 was granted in February 2019 for the “*demolition of existing agricultural buildings and erection of two dwellings (all matters considered except access, scale and layout reserved)*”. The permission approved two 2-storey dwellings, each with a footprint of 140 sq. m. and a total floorspace across the two floors of 280 sq. m. per dwelling.
- 1.5 In approving the application, the City Council accepted that ‘*very special circumstances*’ existed which justified the redevelopment, comprising:
- a significant reduction in floorspace at the site;
  - a lack of suitability for conversion of the existing dwellings;
  - the visual enhancement which would result from redevelopment;
  - the need to make efficient use of the land, and
  - compatibility of the proposal with the purposes of Green Belt designation.
- 1.6 Following approval of application OUT/2018/2653, the applicant has discussed the development of the site with local land agents who have advised that smaller houses would better reflect the character of surrounding development and provide more accessible small family homes for which there is greatest demand.

## The proposed development

- 1.7 The application therefore proposes four dwellings, each with a footprint of 70 sq. m. The total development footprint of the four houses is therefore 280 sq. m., the same as previously approved under the two dwelling scheme. The dwellings have also been sited to broadly reflect the siting approved in OUT/2018/2653 and also do not exceed the height of the previously approved dwellings.
- 1.8 Detailed plans of the proposed dwellings have been submitted for approval, with the houses proposed to be traditional brick and tile properties which reflect the preferred design approach as set out in the City Council's *'Design Guidelines for Development in Coventry's Ancient Arden'* Supplementary Planning Guidance (SPG). Further details are given in the next Section.
- 1.9 Access to the development is to be via the existing access road to which there was no objection using in connection with application OUT/2018/2653.
- 1.10 As with the two houses approved in application OUT/2018/2653, sprinklers are proposed to be fitted within each house in order to meet the requirements of the West Midlands Fire Service. This can be controlled in the current application by the attachment of a planning condition with identical wording to that of Condition 11 of OUT/2018/2653.
- 1.11 Landscaping is the single reserved matter and, if the current application is approved, a detailed landscaping scheme will be prepared and submitted showing retention and enhancement of existing boundary treatment in order to ensure that the scheme has no adverse impact on the openness of the Green Belt.

## 2 MAIN ISSUES

2.1 In this section we consider the two main issues in the determination of the application which are:

- the principle of the application and its impact on the openness of the Green Belt; and
- the appropriateness of the proposed design approach.

2.2 We consider these below.

### **The principle of development**

2.3 In approving application OUT/2018/2653, the City Council has already accepted that '*very special circumstances*' exist which justify the approval of development with a total footprint of 280 sq. m., which across two floors equates to a total of 560 sq. m. The current application does not propose any increase in floorspace over the previously approved figure of 560 sq. m. The '*very special circumstances*' in support of application OUT/2018/2653, and summarised in Section 1, therefore apply equally to the current proposal. Moreover, permission OUT/2018/2653 now established the 'fall-back' position at the site which now constitutes an additional '*very special circumstance*'.

2.4 The four dwelling scheme will have no greater impact on the openness of the Green Belt as the site is visually self-contained. The scheme reflects the previously approved layout and would not lead to any encroachment on the wider countryside.

2.5 We therefore conclude that the principle of the proposed development is therefore acceptable.

### **Design and appearance of the proposed development**

2.6 The site falls within an area of Ancient Arden covered by the City Council's '*Design Guidelines for Development in Coventry's Ancient Arden*' SPG. The emphasis in the Guidance is to promote local distinctiveness in the design of new buildings, reinforcing local tradition and a 'sense of place'. The application seeks to reflect these objectives by proposing traditional properties which include the following features:

- red / brown facing brick,
- plain clay tiled roof,
- brick window arches,
- brick dentil course,

- a chimney,
- brick soldier course close to ground level,
- oak-framed porch canopies, and
- traditionally proportioned fenestration.

2.7 A front feature gable with tile hanging is proposed to the front of House Type A to provide variety and visual interest

2.8 We therefore consider that the proposed redevelopment would respect the aims and objectives of the City Council's Arden SPG and would represent a significant enhancement over the existing redundant and untidy site.

### 3 CONCLUSION

3.1 In summary, we consider that the proposed application complies with relevant planning policy as:

- The principle of redevelopment for a total of 560 sq. m. of residential floorspace has already been established via the granting of permission OUT/2018/2653.
- The current application proposes exactly the same total floorspace of 560 sq. m, but in the form of four smaller houses, rather than two larger houses.
- The proposed siting of the four dwellings closely follows the layout of the previously approved two dwelling scheme.
- The revised approach would not lead to any encroachment on the open countryside and would not lead to any diminution of openness within the Green Belt.
- The scheme would provide a better fit with local housing demand, providing the opportunity to provide much-needed smaller and more affordable family housing.
- Care has been taken with the detailed appearance of the proposed dwellings to ensure they reflect the aims of objectives of the City Council's *'Design Guidelines for Development in Coventry's Ancient Arden'* SPG, by proposing traditional brick and tile properties with traditional design features.

3.2 We therefore request that planning permission be granted.