

Application Number: FUL/2019/1315

Brook Farm Pickford Green Lane

Erection of 3 detached dwellings and a new access road

WITHIN GREEN BELT?	No
VISIBLE FROM GREEN BELT?	No
WITHIN CONSERVATION AREA?	No
LISTED BUILDING?	Yes Brook Farm is Grade II Listed
WERE ADJOINING NEIGHBOURS NOTIFIED	Yes
ANY LEVEL CHANGES TO NOTE	Yes
PRINCIPAL CLP POLICY	AC2/AC3/DE1/DS3/GE4/EM7/H3/H9/ HE2

POLICY:

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

SPG Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City 2009
SPD Coventry Connected (Transport and Accessibility) 2019
Design Guideline for Developments in Coventry's Ancient Arden – A Historic Landscape Area 1995

National Planning Policy Framework (NPPF) 2019

RELEVANT HISTORY

L/1971/0009-Cov-Ref.-29480 Refused - 15/03/1971 Residential development [Brook Farm Pickford Green Lane CV5 9AQ]

FUL/2019/0222 Erection of 3 detached dwellings with garages and a new access road- Withdrawn

NEIGHBOUR NOTIFICATION & CONSULTATION RESPONSES:

Neighbour notification was sent in accordance with the Communications Record and a Site Notice was displayed outside the site on 3rd June 2019.

Neighbours were re-notified for a further 7 days on the amended plans.

No representations have been received.

Environmental Protection have no objections in relation to this proposal subject to condition.

Highways have no objections in relation to this proposal subject to conditions.

Trees officer has no objections in relation to the proposal.

Archaeology officer has no objections in relation to the proposal subject to a condition

Urban Design officer has no objections in relation to the proposal.

Conservation officer has no objections in relation to the proposal subject to conditions.

ISSUES/COMMENTS/CLARIFICATION

The application site is located off Pickford Green Lane which has a Grade II Listed Farmhouse in the centre. There are converted barns to the east and paddock to the south and a concrete tennis court with metal fencing and surrounding gardens to the north.

The proposal is for the erection of three dwellings forming a courtyard setting to the north of the existing Grade II Listed Farmhouse. Each dwelling is to be formed in a barn style with low eaves and a first floor within the roof space. It is intended that these buildings are subservient to the farmhouse and have an appearance as farm utility buildings. The new access is to serve the new dwellings off Pickford Green Lane. Each dwelling is to accommodate a dining/ kitchen area, W/C, utility room, store and living room at ground floor level. At first floor level the dwellings are to accommodate four bedrooms, a bathroom and en-suite.

Amendments were sought to remove the remove the garage and alter the design of the dwellings.

The principle of development on this site for three dwellings is acceptable in policy terms, as it no longer sits within the Green Belt following the adoption of the Coventry Local Plan. Other key issues to consider in relation to this application are, layout and suitability of the access.

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. Furthermore, Policy H9 of CLP 2016 states that the density of development should represent the most effective and efficient use of land whilst ensuring compatibility with the quality, character and amenity of the surrounding area.

Policy HE2- 'Development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their Siting, massing, form, scale, materials and detail.'

The site falls within the Ancient Arden Landscape, supplementary planning guidance was drawn up to define the character of the locality and outline the type of design that would be appropriate for any new development emphasising the link between landscape and the buildings within it.

The proposed layout demonstrates that three dwellinghouse can be accommodated within the existing plot, respecting the existing pattern of development. The dwellings are designed in court yard style arranged in an L shape. The proposed dwellings would be lower level and subservient when related visually to the existing building on site; Brook Farm. The dwellings are barn like in style and are surrounded by trees allowing the integration of the development into the landscape. The design of the dwellings is considered to have an acceptable impact upon the character of the Listed Building.

The Urban Design Officer and Conservation officer s have no objections to the proposals. All of the above is consistent with the design principles within the Ancient Arden Historic Landscape Design guidance and the subsequent Draft Urban Extension Design Guide 2018. Furthermore, sufficient amenity space is provided for the proposed dwellings and sufficient amenity space remains for the existing property. It is considered that the siting and layout of the dwellings have an acceptable impact on the character of the area and that it accords with Policies DE1 and HE2 of the Coventry Local Plan 2016.

The Council's Design Guidance for New Residential Development SPG sets out minimum standards in terms of the distances to be achieved between dwellings in order to minimise adverse amenity impacts. The proposal is considered to be compliant with the SPG.

The nearest neighbour is Brook Farm and the proposed dwellings are to be located circa 21.9 metres to Brook Farm. The proposed dwelling 'Barn 3' is located closely to the converted barn dwellings to the east. There is a separation distance of circa 12.6 metres which accords with the SPG. The Council's Design Guidance for New Residential Development SPG sets out minimum standards in terms of the distances to be achieved between dwellings in order to minimise adverse amenity impacts. The proposal is considered to be compliant with the SPG. Given the siting of the dwellings the proposal is considered to have no infringement of the 45-degree rule in regard to loss of light. Overall the proposals are considered acceptable in terms of their neighbour amenity impact.

Environmental protection officers have no objection in relation to the proposal subject to conditions in relation to air quality. The proposal is in accordance with policies H3 and EM7 of the Coventry Local Plan 2016.

The Highways Officers have no objection to the proposal subject to a condition in relation to parking. The proposal therefore accords with Policies AC1 and AC3 for new developments

The Trees officer has no objection in relation to this proposal. The proposal therefore accords with Policy GE4 of the Coventry Local Plan 2016.

The Conservation and Archaeology officers have no objections to the proposals subject to conditions.

EQUALITY IMPLICATIONS:

There are no equality implications.

CONCLUSION

The application is considered acceptable as the proposal is in accordance with Policies DE1, DS3, H3, H9, AC1, AC3, GE4, HE2 and EM7 of the Coventry Local Plan 2016, the NPPF and associated SPG/D. The proposal is unlikely to harm the visual amenity and character of the area, highway safety or residential amenity.