

**Application Number: FUL/2019/1317**

**Hawkesbury Field Farm Lentons Lane**

**Continued use of driveway to access replacement building.**

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<b>WITHIN GREEN BELT?</b>	<b>Yes / No</b>
<b>VISIBLE FROM GREEN BELT?</b>	<b>Yes</b>
<b>WITHIN CONSERVATION AREA?</b>	<b>No</b>
<b>LISTED BUILDING?</b>	<b>No</b>

**POLICY GUIDANCE**

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include:  
**AC1, AC3, DE1, GB1**  
NPPF

**ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION**

Neighbour notification was sent in accordance with the communications record and a site notice was posted. No representations have been received.

**RELEVANT HISTORY**

CC/2019/0080 – Consultation by Rugby BC on an application for a lawful development certificate for residential use of a mobile home.

**CONSULTATION RESPONSES**

Highways have no objection.  
Environmental Protection have no objection.

**ISSUES**

The application relates to a site to the rear of dwellings on Lentons Lane that is accessed from a long driveway between 111 and 113 Lentons Lane.

The application seeks to erect an extension to the existing workshop in the location of a caravan that was granted an LDC for residential use. The caravan will also be replaced with a new log cabin in a different location. The log cabin will have a footprint of more than double the caravan to provide what is, in effect, a new dwelling in the Green Belt. However, this is a cross boundary application where the principles of development are matters for Rugby Borough Council to determine as they feel appropriate as all the proposed development falls within their area of control.

The matter for considerations by Coventry City Council relates to the continued use of the existing driveway to access the development as this is the only part of the application site that falls within our administrative area. The driveway is existing and has been so for a considerable number of years. It is not located within the Green Belt. Highways Officers have no objection as visibility is adequate and any potential increase in vehicular movements will be negligible.

Whilst the proposals are considered to be over-development in the green belt and without demonstration of any special circumstances, these are not matters for consideration by Coventry City Council and consequently planning permission for the continued use of the driveway to access the replacement building is recommended

for approval. The description of development has been changed from that on the application forms to provide an accurate description of the matters being considered by the City Council.

The only plans referenced in the drawings condition is the site location plan as this is the only plan we are able to consider.

**CONCLUSION**

In view of the siting of the existing access it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval.

