

Application Number: RMM/2019/0149

Ellacombe Road

Submission of revised reserved matters for phase 1C3 (all matters) in respect of outline application reference 54800 dated 22/10/2009 for the redevelopment of the area (Revised layout on land adjacent Hollicombe Road and Ellacombe Road to provide 20 dwellings).

WITHIN GREEN BELT?	No
VISIBLE FROM GREEN BELT?	No
WITHIN CONSERVATION AREA?	No
LISTED BUILDING?	No

POLICY GUIDANCE

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: **AC1, AC2, AC3, DE1, DS1, EM1, EM2, EM3, EM4, EM5, EM6, EM7**

Design Guide for New Residential Development.

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

Neighbour notification was sent in accordance with the communications record and press and site notices were posted.

No representations have been received.

RELEVANT HISTORY

54800 – Outline application for – approved 22nd October 2009.

RM/2016/1951 – Reserved matters for phases 1B2, 1B4, 1C1, 1C2 and 1C3 (372 dwellings) in respect of the above – approved 19th January 2017.

CONSULTATION RESPONSES

Highways request amendments

Environmental Protection require further information

Urban Design – Comments awaited

Drainage – Require further information

Housing Policy – No objection

Sustainability – No objection

Public Health – No objection

WMFS – informative added

ISSUES

Following approval of the reserved matters there has been an issue in respect of access to the rear of some commercial units to the east of the site. In order to retain the access the lower section of the site in the area of 1C3 has been reconfigured which has reduced the number of dwellings from 24 to 20 in this area.

The application is supported by a design code which was required under the original outline. This site was reported previously as meeting the standards of the design code in terms of the overall requirement for public and private spaces, road widths etc. Nothing has changed in this respect as the development plots are the same in terms of the developable area for this section and the road widths are as per the previous approval.

Siting and design

The layout is principally in keeping with the previous reserved matters approval in terms of the areas of the plots and the infrastructure but has been amended slightly to accommodate the access for the shops to the

east. The minimum distances are achieved in respect of existing residential dwellings. There are two plots to the north and 3 plots to the east where the rear garden depths are slightly below our minimum 10 metre guidance but those to the north are wider plots and those to the east do not have dwellings to the rear. These are consistent with the previous approval and will not impact any existing amenity.

The materials palette and design of the dwellings is in keeping with the previous permission and landscaping and tree planting is proposed. The entrance on-plot landscaping is retained in keeping with the previous approval.

Environmental Protection have requested further information in respect of the submitted noise report to include details of ventilation and glazing strategy in SK05, as per section 6.1 of the report and details of boundaries for properties facing residential roads. Also further information re high LAeq levels at location ST15. They have requested this prior to approval. This information was not required by the outline permission and these details are not therefore conditional of these reserved matters. There is a condition on the outline that requires a noise assessment for phase 1C but these areas are identified and hatched black on the plan appended to the outline decision. The extract of this can be seen below and the hatched area for 1C is to the south of this site. It is not therefore considered necessary for further noise assessments in respect of the current plot as there is no requirement under the outline permission for such measures.



Highways have asked for separation between the sets of 4 parking bays fronting the highway to roads to the north and south. These were requested but no amendments have been received. As these were not requested for the previous reserved matters for this site it is not considered necessary to request them in this instance as there are no changes proposed in this area.

Four affordable housing units are proposed which equates to 25%. This would accord with current policy. It should be noted that there is no requirement for affordable housing provision in the s106 agreement attached to the original outline permission. This is understood to be due to the unique nature of the site which provided a mix of affordable and market housing at the onset and not in accordance with the 25% provision through a s106 legal agreement. As there is not a set requirement by condition or legal agreement and the 25% provision accords with current policy and this is considered acceptable.

CONCLUSION

The layout is consistent with the principles of the previous permission that was approved by Planning Committee and was found to accord with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval.