

OFFICER REPORT

Application Number: OUT/2019/1602

296 Westwood Heath Road

Outline application for the erection of a detached dwelling with garage and car parking, with access discharged.

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: DS3, H3, GE3, GE4, DE1, AC1, AC2, AC3 & AC4.

SPD/ SPG

SPD Creating a More Sustainable City
Appendix 5 – Car and Cycle Parking Standards
SPG Extending Your Home
SPG Design Guidance for New Residential Development.

National Policy

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

- Notification letters were sent out in accordance with the communications report.
- 1 objection has been received raising the following material planning considerations:-
 - o Not in keeping with the area in terms of scale and design;
 - o Overlooking into private garden areas;
 - o Removal of trees
 - o Impact on ecology
 - o Impact on protected species
- The objection also raised the following non-material planning considerations
 - o Impact on stability of neighbouring properties
 - o Human Rights Act

RELEVANT HISTORY

- None in the consideration of this current application.

CONSULTATION RESPONSES

- Archaeology – No objections.
- Highways – No objections.
- Environmental Protection – No objections, subject to conditions.

SITE DESCRIPTION

The application site forms part of the garden area for No.296 Westwood Heath Road. No.296 & No.294 are a pair of semi-detached cottages, located on the northern side of Westwood Heath Road, close to the junction with Woodleigh Road. The site is bounded by a modern housing development of detached dwellings to the rear (north), existing residential dwellings to the sides (east and west) and Westwood Heath Road and the allocated housing site in the administration boundary of Warwick District Council opposite and to the south.

PROPOSAL DESCRIPTION

The application seeks outline planning permission for the erection of a detached dwelling with access to be considered. Matters of appearance, scale and landscaping are reserved for future consideration.

A new vehicular access is proposed directly off Westwood Heath Road, which will independently serve the new house. The proposal will provide 3no off road car parking spaces to the front garden area.

ISSUES AND ASSESSMENT

Policy Background

Section 2, paragraph 10 & 11 of the NPPF 2019 states that applications must be approved that accord with an up-to-date development plan without delay. Coventry City Council have an up-to-date Local Plan which was adopted on 5th December 2017.

Policy DS3 of the CLP states the Council will take a positive approach that reflects the presumption in favour of sustainable development consistent with paragraphs 10 & 11 of the NPPF 2019.

Principal of development

Policy H3 of the CLP states that new development must provide a high-quality residential environment which assists in delivering urban regeneration or creating sustainable communities and which overall enhances the built environment. A suitable residential environment includes safe and appropriate access, adequate amenity space and parking provision and be safe from pollution.

The site is in a sustainable location within an existing residential area, accessible by several sustainable transport modes and is close to several employment generating areas and local retail provision, however, creating sustainable communities and therefore sustainable developments requires the proposals to also include safe and appropriate access have adequate amenity space and parking provision and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.

These areas are discussed in more detail below.

Design and visual issues

Section 7 of the NPPF, specifically paragraph 56 states in part that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute to making places better for people'. This is echoed by policy DE1 and H5 of the Coventry Local Plan 2016 which seeks to ensure that development complement or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

This is an outline application with appearance to be assessed as a reserved matter. Therefore, this matter will be assessed at the Reserved Matters Stage. No indicative drawings have been submitted.

Impact on amenity

Neighbouring amenity

Policy H5 requires new development to be designed and positioned so it does not adversely affect the amenities of the occupiers of neighbouring properties. Policy H3 of the CLP states that new development must provide a high-quality residential environment.

To assess the impact of the building on the amenity of the neighbouring properties, the principles set down within the 'Extending Your Home' (EYH) SPG will be used, together with the principles set down within 'Design Guidance for New Residential Development' (DGNRD), to ensure an acceptable level of amenity is retained for the proposed residents of the properties.

The EYH SPG states in order to achieve an acceptable residential amenity for existing and proposed occupiers, a 45-degree sightline is taken from the middle of the nearest habitable room window. A window to window separation distance of 20m is retained between the front and backs of opposite properties, this may be increased due to site levels and a 12m separation distance is retained between the front / rear of one property and the blank end gable of another property.

As stated above, the application is in outline form with siting to be a Reserved Matter, however, the Local Planning Authority have to be satisfied that the quantum of development can fit onto the site as indicated. Drawing No.1 shows the proposed detached house, on a similar building line as No.302 (new build) to the west, and therefore consider that an appropriate residential environment can be created for the proposed occupiers of the dwelling, and due to the separation distances achieved, the impact on the neighbouring properties is acceptable.

The indicative siting of the proposed house also demonstrates that the 45-degree sightline is not breached when taken from No.302 & 296 Westwood Heath Road. (neighbouring properties).

Outside Amenity Space

The DGNRD SPG states garden depths should be a minimum of 10m deep. Drawing No.1 indicates a 32m deep rear garden for the proposed house, with an 11m deep front garden. The existing house will retain a 10m deep rear garden, but also will retain more garden to the side making a total amount of garden space being retained of 60 square metres. However, within the street, the application site feels like a separate area from the main house.

No.294's garden wraps behind the application property, which is not readily visible within the street scene, however, the depth of the garden at this point is similar to the proposed new house. The proposed new house has been guided by No.302, which regards to siting within the site.

As mentioned above, No.296 & No.294 along with 290 & 288 Westwood Heath Road were former cottages, which have a completely different character to the new build houses which surround them to the north & west.

Taking all of the above into account it is considered that a satisfactory residential environment can be created for the existing occupiers of the neighbouring properties and for the proposed occupiers of the new house, in accordance with Policy H3 of the CLP.

Trees

Policy GE3 states development will protect, enhance and preserve existing landscaping features of amenity value and on sites having biodiversity or geological conservation value development will be permitted provided that they protect, enhance and/or restore habitat biodiversity.

Policy GE4 of the CLP states development proposals will be positively considered provided:

- a) there is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development, any loss should be supported by a tree survey
- b) trees not to be retained as a result of the development are replaced with new trees as part of a well-designed landscape scheme; and existing trees worthy of retention are sympathetically incorporated into the overall design of the scheme including all necessary measures taken.

There are several mature trees and hedging screening to the perimeter of the site. A Tree Survey was submitted which demonstrated that the trees to the rear of the site, namely 4no Fir Trees and 1no silver birch, which are not protected by a TPO or located within a Conservation area are to be retained and protected during the construction phase.

Even with the location of the trees to the rear of the site, a 16m deep rear garden for the proposed house is still retained. Therefore, still providing a acceptable level of outside private garden space for the new house.

As the trees on site are to be retained the application is in accordance with Policy GE3 & GE4 of the CLP.

Highways

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Parking

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

The application seeks outline permission with only access discharged. Appendix 5 of Policy AC3 states a 3no or more bedroom dwelling is required to have at least 2no off road spaces + 1no unallocated visitor space. Drawing No.1 shows 3no off road parking spaces.

Accordingly, Highways has raised no objections as the proposal provides the quantum of off-road parking space to comply with the Policy AC3 of the CLP and Appendix 5.

Other

Archaeology

Although the site is close to undated cropmarks, a number of coins of Iron Age date and medieval fishponds, these are all at sufficient distance from the proposed detached dwelling. Therefore, the proposed new house will not have an impact on archaeology to warrant any survey works.

Drainage

The application site is at low risk of flooding; however, drainage have recommended a condition requiring SuDs be added to any grant of approval.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- a) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- b) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

CONCLUSION

The principle of the development is acceptable, the indicative layout demonstrates that a two-storey dwellinghouse can be accommodated within the existing plot, respecting the existing pattern of development, whilst also providing safe and convenient access to the new house. The outline scheme accords with the development plan policies, supplementary planning documents, supplementary planning guidelines and the NPPF 2019 therefore the application is recommended for approval. The development is in accordance with Policy DS3, H3, DE1, GE3, GE4, AC1, AC2 & AC3 of the Coventry Local Plan 2016.