



Planning Statement

Demolition of existing bungalow and the erection of 4 new dwellings
on land to the rear of 54 -46 Jobs Lane and including 54 Jobs Lane, Coventry, CV4 9EE

September 2019

Ellie Jones LLB (Hons) MSc MRTPI

Contents

Table of Contents

Introduction

Site and surrounding area

Relevant planning history

The proposal

Planning Policy Context

Policy Assessment

1 INTRODUCTION

- 1.1 This planning statement is submitted in support of the application made for full planning permission for the demolition of an existing bungalow and the erection 4 new dwellings on land to the rear of 54 -46 Jobs Lane and including 54 Jobs Lane, Coventry, CV4 9EE. The application is made on behalf of Kingswood Homes.
- 1.2 The following paragraphs of this statement will address the relevant development plan policy and national planning policy guidance pertinent to the determination of the application and set out the reasons why planning permission should be supported.

2 SITE AND SURROUNDING AREA



- 2.1 The site falls within the administrative area of Coventry City Council and is positioned within an existing residential urban area. The site comprises the curtilage of the existing property at 54 Jobs Lane together with a workshop building, garages and area of land previously used as a builder's yard. The site is currently accessed via a driveway positioned between Nos 50 and 46 Jobs Lane.

- 2.2 Residential development surrounds the site to each of its boundaries. Existing residential development in proximity to the site varies in both size and design. There are semi-detached houses to the east of the site, terraced properties to the south, a bungalow and semi-detached properties to the west and to the north are the residential curtilages of properties 56-60 Jobs Lane.

3 RELEVANT PLANNING HISTORY

- 3.1 R/2007/0010 – Demolition of existing buildings and erection of residential dwellings with associated vehicular access and parking was refused.
- 3.2 R/2007/2161 - Demolition of existing buildings and erection of 7 residential dwellings with associated vehicular access and parking was approved.

4 THE PROPOSAL

- 4.1 The application is submitted in detail and includes the demolition of 54 Jobs Lane to form a new access road into the site. Four new dwellings are proposed including a pair of semi-detached and two detached dwellings with associated car parking, cycle and bin storage and amenity space. A hammer head turning space is provided within the site. The dwellings are orientated to face the new access road with the proposed rear gardens adjoining those of the existing dwellings to the east. It is proposed that the existing driveway serving the site will be closed to the new development and retained for use by Nos 50 and 46 Jobs Lane only.

5 PLANNING POLICY CONTEXT

- 5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 an application for planning permission should be determined in accordance with the development plan unless other material considerations indicate otherwise. The development plan relevant to this application is the adopted Coventry Local Plan 2016.

- DS1 – Overall Development Needs
- DS3 – Sustainable Development Policy
- H3 – Provision of new housing
- H4 – Securing a mix of housing
- H9 – Residential density
- DE1 – Ensuring High Quality Design

- EM6 – Redevelopment of previously developed land
- Appendix 5 – car parking standards

- SPG – Residential Design Guide

Other material planning considerations - National Planning Policy Framework (NPPF)

5.3 The NPPF identifies the purpose of the planning system is to contribute to the achievement of sustainable development. In achieving sustainable development the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The three overarching objectives are economic, environmental and social.

5.4 So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). For decision taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or

- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.5 When decision taking, para 38 advises local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Delivering a sufficient supply of homes

- 5.6 Para 59 - to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed.
- 5.7 Para 68 – identifies that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.

Achieving well-designed places

- 5.8 Para 124 advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 5.9 At para 127 the Framework advises, planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Making effective use of land

- 5.10 Para 117 advises – planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions. As much use as possible should be made of previously developed or brownfield land.
- 5.11 In seeking to make the most efficient use of land planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; promote and support the development of under-utilised land and buildings; and, support opportunities to use the airspace above existing residential and commercial premises for new homes – in particular they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed and can maintain safe access and egress for occupiers.

6 POLICY ASSESSMENT

Principle of development

- 6.1 The administrative area of Coventry City Council has a limited supply of housing land suitable for residential development and is consequently reliant upon neighbouring authorities within the wider Housing Market Area to deliver the identified housing need. Currently the identified housing need is 42,400 new homes. Adopted development plan policy DS1 currently sets a minimum target of 24,600 additional homes to be delivered over the plan period with the balance of the identified housing need delivered by neighbouring authority areas within the HMA. In light of the minimum housing target and the reliance upon neighbouring authority areas, it is essential to ensure that developable land within the urban area is used efficiently. Subject to detailed development plan policies and development control considerations, the redevelopment of urban brownfield land is acceptable in principle and complies with the objectives of both the development plan (DS1) and the NPPF in seeking to boost the supply of housing in sustainable locations.

6.2 The site is located within the existing urban area and is sustainably located with good access to education facilities, open space and sport opportunities, employment, community facilities and public transport options to the city centre. The site is also previously developed land comprising residential, workshop, garaging and a former builder's yard. The principle of developing the site for housing has also been previously established as part of a larger development for 7 detached dwellings. In light of the site location, previously developed status and relevant planning history, the principle of developing the site for housing is considered to be acceptable and in compliance with the objectives of the development plan.

Design and character

6.3 The general urban grain of development in the vicinity of the site varies to include traditional linear road frontage development to cul-de-sacs and backland developments accessed from Jobs Lane. The housing styles, size and architectural designs are similarly varied. As the proposal creates a new small cul de sac from Jobs Lane with a linear frontage development to the new access road and private amenity space to the rear, the development is considered to suitably reflect the character and general grain of existing residential development in the area.

6.4 There is no prevailing architectural style or design of property in the area and so whilst the chosen house types include common features to other nearby properties, they are designed as their own small group. The properties are each two storeys in height and include a mix of both semi-detached and detached dwellings. The house type designs include hipped rooflines to all properties, render detailing to the upper floor elevations of some properties, brick header detailing to the windows of all, and either a pitched or canopy porch entrance. There is a natural north to south topography along Jobs Lane and the same is true of the application site. The application includes a street scene elevation and 3D contextual drawing to demonstrate the development's relationship with neighbouring properties. It is considered the house types proposed by this application are well matched to the character of existing development in the area.

6.5 The amount of private amenity space and rear gardens for existing development in the area also varies significantly. Properties to the north and east of the site have long rear gardens whereas the terraced dwellings to the south have considerably shorter rear garden spaces. The linear layout of the development respects the pattern of neighbouring development; the on plot parking proposed to the front of the dwellings and private amenity space positioned to the rear is similarly well related to the pattern and character of neighbouring development.

- 6.6 The application proposes the retention of existing mature trees to the eastern boundary of the site, as well as, additional on site planting and the formation of a new landscaped boundary to the south of the site. It is considered the addition of new landscaping and boundary treatments provides a key opportunity to enhance the biodiversity and setting of the site for both new and existing properties.

The development has been carefully considered to respond sensitively to the character of the surrounding area and to deliver a high quality development in accordance with the objectives of development plan policies DE1 and H3.

Residential amenity

- 6.7 While ensuring a high standard of amenity for the future occupiers of the development, careful consideration has been given to the design of the proposal in order to deliver suitable standards of amenity for nearby residents.

Separation distances:

The orientation and layout of the proposed dwellings means that front and back window separation distances achieved between the new dwellings and those existing on Jobs Lane and Pine Tree Avenue are more than twice the minimum 20m required by the adopted Design SPG. There are no concerns for amenity arising from the relationship with these properties.

The existing dwellings in closest proximity to the proposed are those situated on Ballingham Close to the southern boundary of the site. The orientation of the proposed dwellings means these neighbouring properties are side facing to the development rather than back to back. No 15 Ballingham Close is the only property with windows facing the blank side elevation of proposed plot 4. As shown on the submitted compliance plan, a separation distance of 12.6m is achieved between the windows of No 15 Ballingham Close and the blank side elevation of plot 4. This exceeds the 12m separation distance required by the adopted Design SPG. Whilst No 15 does have a single storey rear projection there are no existing windows in the end elevation of this extension and therefore there are no concerns for privacy or overshadowing.

The adjacent properties at Nos 9, 11 and 17 Ballingham Close are also side facing to the development. However, the windows for these properties face toward the front garden, car parking and rear garden areas of the development. The development proposes a new landscaped corridor along this boundary shared with Ballingham Close to enhance both the

biodiversity of the development and to add to the quality of the living environment in both visual and residential amenity terms.

Site levels:

As highlighted at para 6.4 above, there is a natural sloping topography to both Jobs Lane and the application site. The change in levels across the site mean there is approximately 1.2m difference between the north and southern extent of the site. The development takes advantage of this topography and it is proposed that plot 4 will have the same ground finished floor level to that of the neighbouring properties on Ballyham Close. An extract copy of the submitted street scene elevation is provided below. As shown by the submitted street scene, the separation distance provided, appropriate use of site levels, hipped roof design and proposed landscape boundary all assist in ensuring a suitable relationship with the existing properties to the south of the site.



Amenity space:

The development delivers both front and rear amenity space for each new property. The depth of rear gardens for the new properties range between 8.3m – 11.2m. Whilst the design SPG normally seeks a garden depth of 10m in the interests of privacy this is a guide and can be reduced when privacy standards are met and a quality living environment achieved. In this case there is some 40m between back to back windows and so there is no concern for privacy. What's more, the proposed garden depths exceed those of the existing properties on Ballyham Close.

The development delivers a high standard of residential amenity for both existing and future occupiers in accordance with the objectives of the development plan and design guide SPG.

Highways and Parking

- 6.8 The application delivers a new 4.5m wide access drive from Jobs Lane to serve the development. It is proposed the existing driveway between Nos 50 and 46 Jobs Lane will be closed to the new development and retained for the use of Nos 50 and 46 Jobs Lane only. On plot car parking is provided at a ratio of 2 spaces per dwelling with additional provision for visitor car parking. Each property is provided with cycle storage.

Affordable housing:

- 6.9 Policy H6 requires new schemes of 25 dwellings or more, or more than 1HA, will be expected to provide 25% of all dwellings as affordable homes. The development falls below this threshold and therefore there is no requirement for affordable homes in accordance with Policy H6.

Sustainable development

- 6.10 It is submitted that this proposal effectively balances the three roles of sustainable development and meets with the overall planning objectives of the NPPF and adopted development plan.

The economic role – contributing to building a strong, responsive and competitive economy:

The contribution to economic growth in terms of jobs, creation of new households, assisting in the delivery of housing land supply, proximity to services/facilities and effective re-use of previously developed urban land is a significant economic benefit.

The social role – supporting strong, vibrant and healthy communities:

The social role is the support given to building strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment with access to local services. The Council has acknowledged it is unable to deliver the identified housing need within the boundaries of the city council and is therefore reliant upon neighbouring authorities within the HMA to help deliver the additional housing requirement. It is therefore essential that developable land within the City is used efficiently and effectively. The proposal would meet the key objectives of delivering high quality homes, boosting the supply of housing in a sustainable location, with good access to local services and the City centre in accordance with the overall objectives of the Framework. These are significant social benefits.

The environmental role – contributing to protecting and enhancing our natural, built and historic environment:

The proposal seeks the re-use and redevelopment of brownfield land in a residential urban environment; and, provide high quality housing designed to take account of the local character of the area and neighbouring development.

OVERALL CONCLUSIONS

- 7.1 The appeal proposal will secure the residential redevelopment of a previously developed site located within the existing residential urban area of Coventry. The development is a high quality design and meets with the objectives of the development plan. In accordance with paragraph 11 of the NPPF planning permission should be supported without delay.