

OFFICER REPORT

Application Number: FUL/2019/2315

Coventry Business Park, Plot 1300 Herald Avenue

Replace existing concrete roof tiles with new fibre cement slate tiles; 4 No. new car parking spaces to west side of building and associated surfacing treatment & surface water drainage.

WITHIN GREEN BELT? No

VISIBLE FROM GREEN BELT? No

WITHIN CONSERVATION AREA? No

LISTED BUILDING? No

POLICY GUIDANCE

Local plan

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: DS3, DE1, AC3 & EM5

SPD/ SPG

SPG Extending Your Home adopted by Planning Committee on 10 April 2003 and reviewed on 15 December 2005, both following public consultation exercise in accordance with PPG12.

Coventry Connected SPD

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 communication report
- No representations have been received to date.

RELEVANT HISTORY

- L/1998/0580 - A comprehensive redevelopment involving; the demolition of buildings; the erection of buildings to accommodate office, industrial and distribution uses (within class B1, B2 & B8). The construction of a hotel, housing, retail food store and 2 restaurants, the provision of access infrastructure and car parking, the re-siting of recreational facilities, landscaping and highway works (Creation of two new access points to plots 2100 & 2200 Dolomite Avenue), approved 3rd July 1998.
- R/2000/0554 (Cov Reference 48629) – Erection of a day nursery, closure of existing accesses to the Standard Triumph Club in Tile Hill Lane and to plot 1400 in Herald Avenue, and the construction of a new combined access in Herald Avenue to serve the Nursery, Social Club and Plot 1400, approved 3rd June 2000 – A number of amending documents were submitted against this application which were all approved.
- R/2009/1570 – Change of use from day nursery to veterinary clinic, approved 22nd January 2010.

CONSULTATION RESPONSES

- Highways – More info requested. On the submission of the additional information, Highways raise no objections, subject to conditions.

- Drainage – No objections, subject to conditions.

SITE DESCRIPTION

The application site relates to a former vet clinic located on the north side of Herald Avenue. The site utilises the same access as the social club and is a low level building currently constructed from buff brick, brown interlocking roof tiles, and green metal surrounds to the existing windows. The site benefits from 14no car parking spaces to the front (south) of the building and one disabled space.

PROPOSAL DESCRIPTION

The application seeks permission to: -

- Replace the existing roof tiles from reddish brown concrete interlocking tiles to a lookalike slate tile;
- Replace the existing roof lights with natural pinewood;
- Replace the guttering;
- Replace timber fascias;
- To the north elevation, replace a section of wall with materials to match the existing building, and
- Resurface the existing car park and remark out with an additional 4no car parking spaces.

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.

Design and visual issues

The National Planning Policy Framework, paragraph 127 states that “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.

The NPPF further states (at paragraph 130) “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

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.

The proposal would not be seen from a public viewpoint. There would be no impact on the street scene or the character of the area, the change in roof tile colours will not have a detrimental impact and the additional car parking will be to the side of the building out of public view, although the loss of boundary vegetation will allow views of the site from the adjacent Pavilion, but on balance this is felt to be acceptable. Replacement planting has been considered by officers, but given the proposed new car parking, insufficient space exists adjacent to the boundary for any meaningful planting.

Impact on Residential 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.

The neighbouring properties are commercial buildings and a social club. The building changes relate to replacing roofing tiles, guttering and a section of wall to the northern elevation. No additional openings are proposed. The car parking will extend an existing car park and is not adjacent to residential dwellings.

Highways

Policy AC3 states proposals for the provision of car parking associated with new development will be assessed based on the parking standards set out in amended Appendix 5 located within the Coventry Connected SPD.

Highways initially queried the justification for additional car parking spaces and required evidence to be submitted that vehicles can safely access and egress the proposed 4no. parking spaces in a forward gear. On receipt of this additional information, highways have raised no objections subject to a condition requiring the car parking spaces to be made out and available for use prior to occupation.

Drainage

Policy EM5 states all development must apply SuDs and should ensure that surface water runoff is managed as close to its source as possible. Drainage Team have raised no objections subject to conditions requiring permeable paving.

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;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) 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.

CONCLUSION

In view of the design of the external alterations it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval, subject to conditions.