

OFFICER REPORT

Application Number: FUL/2019/2534

Canley Crematorium Cannon Hill Road

Erection of a modular garage

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: **CO1/DE1/HE1**

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

The adjoining neighbouring properties were notified on 16 October 2019 and a site notice was displayed on 18 October 2019; two responses have been received one of them to object to the proposal on the grounds of increased noise level and outlook. The other representation considers that as the style, material and design of the garage does not compliment the surroundings therefore, additional planting should be added to the back of the building to protect neighbours view from Jacob Drive and should not remove or damage any boundary trees/hedgerow.

RELEVANT HISTORY

FUL/2012/0578 - Extensions to cemetery lodge to provide improved staff/public facilities and demolition of small outbuilding, approved 11/06/2012

CONSULTATION RESPONSES

Highways – No objection

Environment Protection – No objection

Conservation – No objection

SITE DESCRIPTION

The application site is part of Canley Crematorium, within the curtilage of Cemetery Lodge of Canley Crematorium. The vehicular access to the site is from Cannon Hill Road. Jacob Drive, a small residential estate adjoins the site to the south which is also within Ivy Farm Conservation area. There is high hedge in addition to close boarded timber fence between the application site and houses on Jacob Drive along the common boundary.

PROPOSAL DESCRIPTION

The application seeks permission to erect a pre-fabricated garage building for storage purpose. The size of the garage is 6.2m X 2.9m with a shallow pitched roof with a maximum height along the ridge is 2.6m above ground level.

ISSUES AND ASSESSMENT

Principle of development

The proposal is to improve an existing community facility; therefore, the relevant policy is CO1. Policy CO1 seeks to ensure the appropriateness of the proposed development and compatibility with nearby uses in terms of scale, character and mix of uses. This Policy also makes sure any new development should not harm residential amenity, the environment, or result in adverse transport impacts in line with other relevant policies.

The new garage building will be part of the existing facilities within the Canley Lodge/Canley Crematorium and would be an appropriate development for the site. The garage will primarily be used by the cemetery grounds staff to store their tools and materials. This new building would also help to remove some of the existing sheds on site. Therefore, the proposal is considered acceptable in principle.

Design and visual issues

The garage is a pre-fabricated modular building similar to a domestic scale outbuilding garage. The shallow pitched roof is 2.6m above the ground level. This will sit within the existing outbuildings within a secluded area which is not readily visible from adjoining highways with only limited views from neighbouring residential properties. The garage is 1m away from the boundary (with houses on Jacob Drive) and due to the modular nature of the garage, it is considered that the hedgerow along the boundary would not be affected by the proposal. Therefore, little demonstrable harm would result in terms of visual aspect and the proposal would not affect the character and appearance of nearby conservation area.

Impact on neighbouring amenity

The proposed building would not be readily visible from Jacob Drive, the residential Cul-de-Sac which abuts the site. This is due to the siting, scale and mass of the proposed building and the existing boundary treatment and a garage block for the houses on Jacob Drive. The proposed garage is similar to small scale domestic garages/outbuildings and set 1m back from the common boundary with the houses on Jacob Drive. The garage building is away from the neighbouring habitable windows; therefore, the proposal would not have any demonstrable impact in terms of loss of light, outlook and visual intrusion to the occupiers of Jacob Drive.

The proposed garage building would be located within the work yard of Canley Crematorium, behind the Canley Lodge, which administrative office of Canley Crematorium. The new building would help to remove some clutter from the rear yard by providing storage for machinery and tools and it is not considered that the proposed building would result in any more noise and disturbance than that already exist on the site during working hours. The Environmental Protection Team raised on concerns in this regard.

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

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