



**PLANNING STATEMENT
TWO DWELLINGS
AGINCOURT ROAD, CHEYLESMORE
COVENTRY**

PLANNING STATEMENT

TWO DWELLINGS

AT

**Agincourt Road, Cheylesmore
Coventry**

ON BEHALF OF

CITIZEN HOUSING

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Rev B

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INTRODUCTION

Purpose

This Planning Statement is prepared by rg+p Limited in support of the planning application submitted on behalf of Citizen Housing for 2 x 3 bed dwellings on the site of a garage block of seven off Agincourt Road, Coventry, within the suburb of Cheylesmore. The purpose of the Statement is to provide an overview of the proposed development and how it meets key national and local planning policies. It should be read in conjunction with the other application documents and plans.

The Applicant

Citizen Housing is a Housing Association with over 30,000 homes in Herefordshire, Worcestershire, Birmingham, Coventry and the wider West Midlands. The Group's current land holdings are being reviewed to make better use of underused parcels of land, such as garage courts, and deliver more much-needed affordable housing.

Proposal

This application is for the development of 2 x 3-bedroom 2 storey dwellings. The proposed house will have six parking spaces including allocated visitor spaces. They will be accessed via the existing access off Agincourt Road.

CONTEXT

Location

This specific site located in the Cheylesmore residential suburb of Coventry. Central Coventry is situated approximately 2.1 kilometres north of the site There are several bus stops within a



5-minute walk of the site, providing good access to the wider area and City Centre. The site lies close to a range of retail and leisure facilities in Cheylesmore and a variety of employment opportunities. There are also several open spaces within a 15-minute walk of the site.

Site

The application site of 630sqm is currently brownfield, comprising of a single garage block comprising of 7 garages (4 let) which was decommissioned by Citizen Housing as of July 2018 after an assessment that found the site to be no longer viable/required as an operational garage site. The land is underused, of an unsuitable size for modern car-owners' needs, are not secure enough for car owners, present an unsightly appearance and create an unsafe environment at the rear of dwellings in this location, being a potential hotspot for crime and other anti-social behaviour.

There are no trees of significance on the site. The site is not within a flood zone and does not have any ecological sensitivity or other planning constraints to development.

Planning Policy

Pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2006, the proposal needs to accord with the development plan unless material considerations indicate otherwise. The relevant development plan is the Coventry Local Plan adopted in December 2017. In view of the small scale of the proposal and limited sensitivity of the context, the key relevant policies are:



- DS1: Overall Development Needs
- DS3: Sustainable Development
- H3: Provision of New Housing
- H6: Affordable Housing
- DE1: Ensuring High Quality Design
- EM6: Redevelopment of Previously Developed Land

Key relevant paragraphs of the National Planning Policy Framework 2019 are as follows :

Paragraph	Subject
8	Achieving sustainable development
11	Presumption in favour sustainable development
59	Delivering a sufficient supply of homes
91	Promoting healthy and safe communities
110	Promoting sustainable transport
118	Making effective use of land
127	Achieving well-designed places

Supporting local policies are a number of Supplementary Planning Documents and Supplementary Planning Guides. Key relevant ones are the Delivering a More Sustainable City SPD and the Design Guidelines for New Residential Development SPG.

DESIGN

Use

The intended use is residential and therefore in-keeping with the surrounding context.



Amount

The development consists of two family dwellings is compatible with the surrounding density of houses and will contribute towards the viability of local services and businesses.

Layout

The layout attempts to make the best use of the land available through their careful orientation. The proposed dwellings have been aligned with the existing grain of development after the pre-app response received. They are oriented to ensure no adverse impact arises with regards to privacy, outlook or overshadowing. Landscaping has been provided on the front of the dwellings to soften the frontage onto Agincourt Road. Overall, the layout will create a legible, safe, secure and accessible environment.

Scale

The dwelling will be compatible in scale with other dwellings in the local area and the existing massing of development along Agincourt Road has been carefully considered in the proposal.

Appearance

The proposed appearance of the houses is compatible with the finish of the surrounding dwellings.

Landscaping and Amenity Space

The dwellings will have appropriately-sized, private and secure rear garden, with landscaping to the front garden. No public spaces are provided as this would be unnecessary for the small scale of the proposal and would create security problems due to the location behind other dwellings.



Access

The existing access off Agincourt Road is retained for vehicles with the main access to the dwellings at the front of the proposed houses, mirroring the adjacent dwellings. It will provide a safe and appropriate standard of access for the occupants and visitors, especially compared to current use as a garage court.

Parking

The loss of the garages is justified because the site has been decommissioned and the proposal will not lead to the displacement of parking onto Agincourt Road that would cause a highway problem.

CONCLUSIONS

The proposal will deliver much-needed homes, helping to meet Coventry's identified affordable housing need. It will also contribute towards the overall housing supply target for Coventry.

The development will be sympathetic to the surrounding residential environment, not cause any harms to neighbour amenity or the environment and result in a safer and more secure location. The loss of the garages will not be detrimental to the area as they are currently underused and no longer fit for purpose.

The layout, scale, appearance and landscaping of the proposal is of a high quality appropriate to the location. The future residents will have good access to key local services and shops, and public transport.

Key sustainable outcomes of the proposal are:



- Social: affordable housing is provided and the location made more safe and secure.
- Economic: local services and business, and construction jobs will be supported.
- Environmental: an underused brownfield garage site will be efficiently redeveloped, with the homes including landscaping presently absent from the site.

Overall, the proposal is sustainable and accords with the development plan. Therefore, in accordance with Paragraph 11 of the NPPF, it should be approved without delay.