

OFFICER REPORT

Planning Ref:	FUL/2020/1486
Site:	Land east of No. 19 Elderberry Way
Ward:	Parish:
Existing Floor Space:	N/A
Proposed Floor Space:	N/A
Net Floor Space:	N/A
Proposed Number of Units:	N/A
Proposed Number of Affordable Housing Units:	N/A
Within Green Belt?	No
Visible from Green Belt?	No
Within Conservation Area?	No
Listed Building?	No
Proposal:	Erection of 1no. residential dwelling (4 bedrooms)
Case Officer:	Rhiannon Campbell

POLICY GUIDANCE

Local plan

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include:

- Policy DE1 Ensuring High Quality of Design
- Policy H3 Provision of New Housing
- Policy H5 Managing Existing Housing Stock
- Policy H9 Residential Density
- Policy AC1 Accessible Transport Network
- Policy AC3 Demand Management
- Policy DS3 Sustainable Development Policy

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

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

Neighbour notification was sent in accordance with the Communications Record. Four objections have been raised.

RELEVANT HISTORY

None.

CONSULTATION RESPONSES

Highways – No objection subject to conditions

Ecology – No objection subject to conditions

Environmental Protection – No objection subject to conditions

SITE DESCRIPTION

The application site relates to a plot to the east of No. 19 Elderberry Way. This is an unused overgrown plot, with properties surrounding. To the north is an entryway which is open via Blackberry Lane and gated via Flowerdale Drive.

PROPOSAL DESCRIPTION

The proposal seeks permission for a two storey, 4- bedroomed, detached dwelling. The revised plans show a rotated plot, with parking access to the rear via a gated entry way from either Blackberry Lane or Flowerdale Drive. The overall measurements of the dwelling measures 8.9 metres in depth, 8.78 metres in width and 8.3 metres in height when measured at the highest point. The proposal will result in four flank elevations, two separate flanks at both ground and first floor which are all different from each other. The proposal includes a hipped roof, bay window, canopy over ground floor which leads to a gable element. The proposal will be finished in brickwork, and roof tiled.

ISSUES AND ASSESSMENT

Principle of Development

Policy H3 of Coventry Local Plan 2016 deals with the provision of new housing. It indicates that the new houses including opportunities for self-build homes and starter homes must provide a high-quality residential environment which assists in delivering urban regeneration or contributes to creating sustainable communities and which overall enhances the built environment. This Policy clarifies suitable residential environment by stating that a suitable residential environment will 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. Policy H3 states that proposal of self-build homes will be supported where they meet the above criteria and within a certain perimeter of local amenities and facilities as well as compatible with other plan policies.

Policy H9 is to ensure the appropriate density for residential developments and suggests that the proposal must make the most effective and efficient use of land whilst ensuring compatibility with the quality, character and amenity of the surrounding area.

The proposal has been rotated which removes the elements of pedestrian safety due to accessing the property via an unlit entryway. That being said, the rotation of plot results in accessibility issues, as there is a reliance on No. 19 Elderberry Way to provide access. This has not been sought. As a result, no provision has been provided for post or waste. Therefore, resulting in an unsustainable proposal.

Design

The National Planning Policy Framework (NPPF) revised in February 2019 encourages securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It suggests that the 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.

Section 12 of the NPPF, specifically paragraph 124 states in part that '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'. It goes on stating that planning decisions should ensure that developments 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 and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. 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 revised NPPF in paragraph 70 states that plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Policy DE1 (Ensuring High Quality Design) states that proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The proposal does not incorporate any design characteristics within the street scene. It is acknowledged that Urban Design Officer requested the amendment of the proposed roof to hipped to reduce the impact on the neighbouring properties which face onto Sewall Highway.

The characteristic of Elderberry Way are semi-detached properties, with one flank front elevation, porch/canopy and false or no bay window. The proposal design contradicts each of these requirements, with the exception of the canopy. Whilst it is not expected for the proposal to exactly mimic properties within the street scene, it is expected that the proposals enhance and respect the character of the area, which the proposal does not.

As a result of the properties vehicular access to the rear of the property, it relies on the properties front garden to act as private rear amenity space. As seen within Elderberry Way, all properties have a separate front and rear garden. Therefore, this would be out of keeping with the character of the area.

Neighbouring Amenities

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 proposal results in a poor relationship with existing properties with an orientation that does not respect the street scene.

Highways

Policy AC1 states proposals must be integrated with existing transport and accessibility needs of everyone living, working or visiting the city. Policy AC3 states 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.

Whilst the proposal has provided adequate parking for occupiers at the rear of the property, this is accessed via a gated entryway and realistically the feasibility of this would not be appropriate. The ungated access via Blackberry Lane would not be appropriate as this would only accommodate pedestrians which as mentioned above is not sustainable. The gated access via Flowerdale Drive is unclear whether this is fully accessible the entirety of the driveway.

Additionally, this would result in no available visitor parking for the dwelling as the frontage for the property is located behind No. 19 Elderberry Way driveway. Therefore, this does not meet the parking standards set out in Appendix 5.

CONCLUSION

The proposals are recommended for refusal for the following reasons:-

The proposals would be contrary to Policy DE1 of the Coventry Local Plan 2016, the principles of the NPPF and National Design Guidance as it would result in a dwelling that is out of keeping with the established character and pattern of development within the street with the introduction of a dwelling with an uncharacteristic design and orientation to the existing dwellings disrupting the established pattern of development to the serious detriment of the visual amenities of the locality.

The proposals would be contrary to Policy AC3 of the Coventry Local Plan 2016 and the principles of the NPPF as insufficient information has been submitted to demonstrate adequate and accessible parking is provided to serve the dwelling in line with the Council's parking standards to the detriment of highway safety and residential amenity.