

Planning Committee

Time and Date

2.00 pm on Thursday, 29th May, 2025

Place

Committee Room 3 - Council House

1. **Apologies for Absence**

2. **Declarations of Interest**

3. **Members Declarations of Contact on Planning Applications**

Members are reminded that contacts about any planning applications on this agenda must, unless reported to this meeting by the Strategic Lead for Planning, be declared before the application is considered.

4. **Minutes of Previous Meeting held on 17 April 2025** (Pages 3 - 6)

5. **Late Representations**

To be circulated at the meeting.

6. **Application PL/2025/0000415/PAEC - Asda, Daventry Road** (Pages 7 - 18)

Report of the Strategic Lead for Planning

7. **Application PL/2025/0000265/OUT - Former Wisteria Lodge, Earlsdon Avenue South** (Pages 19 - 46)

Report of the Strategic Lead for Planning

8. **Application PL/2025/0000436/HHA - 2 Daventry Road** (Pages 47 - 66)

Report of the Strategic Lead for Planning

9. **Application PL/2025/0000503/HHA - 23 The Arboretum** (Pages 67 - 78)

Report of the Strategic Lead for Planning

10. **Outstanding Issues**

There are no outstanding issues.

11. **Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved**

Julie Newman, Director of Law and Governance, Council House, Coventry

Tuesday 20 May 2025

Note: The person to contact about the agenda and documents for this meeting is
Carolyn Sinclair / Tom Robinson carolyn.sinclair@coventry.gov.uk /
tom.robinson@coventry.gov.uk

Membership to be confirmed at the Annual Meeting of the Council on 22 May 2025

Carolyn Sinclair / Tom Robinson
carolyn.sinclair@coventry.gov.uk / tom.robinson@coventry.gov.uk

Coventry City Council
Minutes of the Meeting of Planning Committee held at 2.00 pm on Thursday, 17
April 2025

Present:

Members: Councillor L Harvard (Chair)
Councillor P Akhtar
Councillor J Gardiner
Councillor T Jandu
Councillor G Lewis
Councillor G Lloyd
Councillor K Maton
Councillor J McNicholas
Councillor D Toulson

By Invitation: Councillors N Akhtar, Cabinet Member for Housing and Communities

Employees (by Directorate):

Planning and Regulation R Back, G Goodman, A Lynch, A Saleem

Highways and Transportation R Hall

Law and Governance O Aremu, C Sinclair

Apologies: Councillor R Bailey and C Miks

Public Business

87. Declarations of Interest

There were no declarations of interest.

88. Members Declarations of Contact on Planning Applications

The Member named declared a contact on the following application as indicated:

Application No.	Councillor	From
PL/2024/0002056/RESM - Land Off Pickards Way	Councillor G Lloyd	Local residents

89. Minutes of Meeting held on 20 March 2025

The minutes of the meeting held on 20 March 2025 were agreed and signed as a true record.

90. **Late Representations**

The Committee noted a tabled report which summarised late representations and responses on the following:

Application	Site	Minute
PL/2024/0002056	Land off Pickards Way	91
PL/20250000251/FUL	92 Leamington Road	92

91. **Application PL/2024/0002056/RESM - Land Off Pickards Way**

The Committee considered a report of the Strategic Lead for Planning in respect of a Reserved Matters application including appearance, layout, scale, siting and landscaping; for the erection of 55,750 sqm of employment/commercial floor space, diversion of a Public Right of Way and associated works (pursuant to outline permission APP/U4610/W/23/3319687 (OUT/2020/1505) granted on 15/09/2023. The application was recommended for approval.

The Committee noted that, in respect of the reference in the Committee report to Nuneaton and Bedworth Borough Council's Planning application, Ref 04060, which had been awaiting determination at the time of writing, had now been granted.

The Committee considered a petition objecting to the application, which was supported by Councillor L Bigham, a Longford Ward Councillor. Councillor Bigham and the petition organiser spoke in respect of the petition. The agent spoke in support of the application.

RESOLVED that Planning Committee be granted in respect of Application PL/2024/0002056/RESM subject to conditions in respect of those matters under the City Council's jurisdiction.

92. **Application PL/2025/0000251/FUL - 92 Leamington Road**

The Committee considered a report of the Strategic Lead for a two-storey storey side extension, new entrance door and access ramp. The application was recommended for approval.

The Late Representation report indicated the removal of vehicle space no 6 to prevent any issues for access and a re-wording of Condition 4 to ensure clarity.

Two registered speakers spoke in respect of their objections to the proposal. The applicant's agent sent in a statement which was read out at the meeting.

Following consideration of the report and representations made at the meeting, the Committee expressed concerns regarding the proposed use and potential impact on neighbouring properties and requested that the application be deferred to a future meeting in order for officers to seek clarity and provide further information on the intended use.

RESOLVED that Application PL/2025/0000251/FUL be deferred to a future meeting in order to seek clarification on the intended use of the proposed extension.

93. Application PL/2024/0002359/FUL - 12 Innis Road

The Committee considered a report of the Strategic Lead for Demolition of existing bungalow, construction of new accessible dormer bungalow - self build, car port and garage. The application was recommended for approval.

A registered speaker spoke in respect of their objections to the proposal and the applicant spoke in support of the application.

RESOLVED that Planning Committee be granted in respect of Application PL/2024/0002359/FUL subject to conditions.

94. Outstanding Issues

There were no outstanding issues.

95. Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved

There were no items of public business.

(Meeting closed at 4.15 pm)

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Planning Committee Report	
Planning Ref:	PL/2025/0000415/PAEC
Site:	Asda Daventry Road, Coventry, CV3 5HN
Ward:	Cheylesmore
Proposal:	Prior approval for proposed installation of an 18 m Phase 7 monopole with wraparound cabinet supporting 9no. antennas, 2no. 300mm diameter transmission dishes and ancillary development thereto
Case Officer:	Grace Goodman

SUMMARY

The application is for determination as to whether the prior approval of the Local Planning Authority is required to the siting and appearance of the development for the installation of an 18-metre-high monopole and associated equipment cabinets. The application is submitted under the requirements of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 16, Class A.

The application is for a 18m high telecoms mast. The location is on the corner of Daventry Road and Cecily Road, just outside the current ASDA store. Other locations for this mast have previously been suggested including on the opposite corner on Queen Isabels Avenue.

BACKGROUND

The proposed installation is part of MBNL's (EE and Three) network upgrade to rollout 5G network in the area. The proposal is recommended for approval

KEY FACTS

Reason for report to committee:	Over 5 objections
Current use of site:	Grass verge
Proposed use of site:	Telecommunications 18m high mast and associated equipment

RECOMMENDATION

Planning Committee are recommended to grant prior approval subject to conditions.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will have a minor impact upon the visual amenity of the area; however, the social and economic benefits outweigh any visual harm.
- The proposal falls within the criteria of Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) and accords with the NPPF

SITE DESCRIPTION

The site is located on an area of grass verge on the corner of Daventry Road and Cecily Road. The immediate locality is a mixed-use area, with a mix of commercial and residential land to the North of the site on the opposite side of Daventry Road. Directly to the east of the site is an ASDA store and associated car park. To the east on the other side of ASDA is residential with Quinton Park to the west and south.

APPLICATION PROPOSAL

The application seeks the prior approval of the Local Planning Authority (LPA) for the installation of a 18m high telecoms mast to support 9 antennas and 2 transmission dishes with associated development and wrap around equipment cabinets. The application is supported by an ICNIRP certificate.

PLANNING HISTORY

There was an earlier Prior Approval application some 40m to the north-east of this site on the opposite corner at the junction of Daventry Road and Queen Isabels Avenue:

Application Number	Description of Development	Decision and Date
PL/2024/000053 8/PAEC	Prior approval for proposed installation of a 20 metre high 20-metre-high slimline monopole supporting 9no. antenna apertures and 2no. 300mm dishes along with 6no. equipment cabinets and associated development ancillary thereto	Refused 19/06/2024

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF, and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy C2: Telecoms

Policy DE1: Sustainable Development Policy

Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation

Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy C2: Telecoms

Policy DE1: Sustainable Development Policy

CONSULTATION

- No consultees

Neighbour consultation

Neighbour notification was sent in accordance with the Communications Record. Seven letters of objection have been received, raising the following material planning considerations:

- Unattractive appearance
- Impact on character of the area
- Harm to Wildlife
 - Too close to housing
 - Proximity to schools

Health implications

1 letter of support has been received.

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

- Impact on property values

Any further comments received will be reported within late representations.

APPRAISAL

The NPPF recognises that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G). Nevertheless, paragraph 120 of the NPPF suggests that the number of masts should be kept to a minimum and where new sites are required (such as for new 5G networks), equipment should be sympathetically designed and camouflaged where appropriate.

Paragraph 122 of the NPPG suggests that Applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include: a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or and b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or c) for a new mast or base station, evidence that the

applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Policy C2 states “When considering notifications, planning applications and prior approval applications, regard will be given to the following factors:

a) operational requirements of the telecommunication networks and the technical limitations of the technology, including any technical constraints on the location of telecommunications apparatus;

b) the need for the ICNIRP Guidelines (and any other relevant guidance in place at the time of the application) for safe emissions to be met;

c) the potential for sharing existing masts, buildings and other structures; and

d) the impact of the development on its surroundings with particular regard to the following criteria:

i. the visual amenity, character or appearance of the surrounding area.

ii. apparatus and associated structures sited on a building should be sited and designed in order to seek to minimise impact to the external appearance of the host building.

iii. development should not have an unacceptable effect on conservation areas or buildings of architectural or historic interest or areas of ecological interest or areas of landscape value or sites of archaeological importance.

iv. the proposed provision of landscaping.”

The supporting information highlights other sites have been considered and discounted, and that the application site is identified as the most suitable option that balances operational need with local and national planning policies and that it will deliver public benefit in terms of the mobile services it will provide. The proposed 18m mast and associated cabinets accord with the requirements set within Schedule 2, Part 16, Class A.

Officers note that other sites have been considered and have discounted sites that would not be appropriate. For example, the corner opposite the current site, located on Queen Isabels Avenue which was too close to residential and had a predominately residential backdrop rather than commercial. The wider built-up area is fairly dense and there is little obvious opportunity to site a mast that will not be near to a residential property.

Whilst the mast is taller than surrounding structures at 18m, the proposed site provides a reasonable solution on a grass verge that is separated from residential properties by highway and achieves a reasonable separation distance of at least 30m. The proposed mast will have a backdrop set against the commercial ASDA building, which is 3 storeys high, and whilst the mast will be taller than the building and is in a prominent location, on balance it is not considered to be so harmful to amenity as to warrant refusal of the application. The applicant has confirmed agreement to the request that the apparatus and cabinets will be colour coated black (RAL 9005) to match existing street furniture and aid assimilation. A condition is suggested to secure this appropriate finish.

Health matters

The UK Health Security Agency (UKHSA) guidance on ‘Mobile phone base stations: radio waves and health’ (updated July 2024) states that: Independent expert groups in

the UK and at international level have examined the accumulated body of research evidence. Their conclusions support the view that health effects are unlikely to occur if exposures are below international guideline levels. UKHSA's main advice about radio waves from base stations is that the guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP) should be adopted for limiting exposures. The ICNIRP guidelines apply to frequencies up to 300 gigahertz and cover exposures arising from new 5G base stations as well as from older technologies.

ICNIRP is formally recognised as an official collaborating non-governmental organisation by the World Health Organization (WHO). WHO states that, to date, and after much research performed, no adverse health effect has been causally linked with exposure to wireless technologies. Government guidance and established case law indicates that the planning system should not duplicate existing controls under other legislation and is not the place to determine health safeguards. It is the Government's view that if a proposed development conforms to International Compliance for Public Exposure Guidelines for Public Exposure to Electromagnetic Fields established by the International Commission on Non-Ionising Radiation Protection (ICNIRP), further consideration of this issue should not be necessary by the local authority. The Health & Safety Executive and the National Radiological Protection Board (now part of Public Health England) are responsible for monitoring and enforcing compliance with ICNIRP. The applicant has provided a Declaration of Conformity with ICNIRP Public Exposure Guidelines, ensuring that the proposed telecommunications equipment is in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionising Radiation (ICNIRP).

Objectors have raised concerns about health impacts. However, as the application is supported by an ICNIRP certificate the LPA have no reasonable grounds to consider health matters further.

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.

There are no known equality implications arising directly from this development.

Conclusion

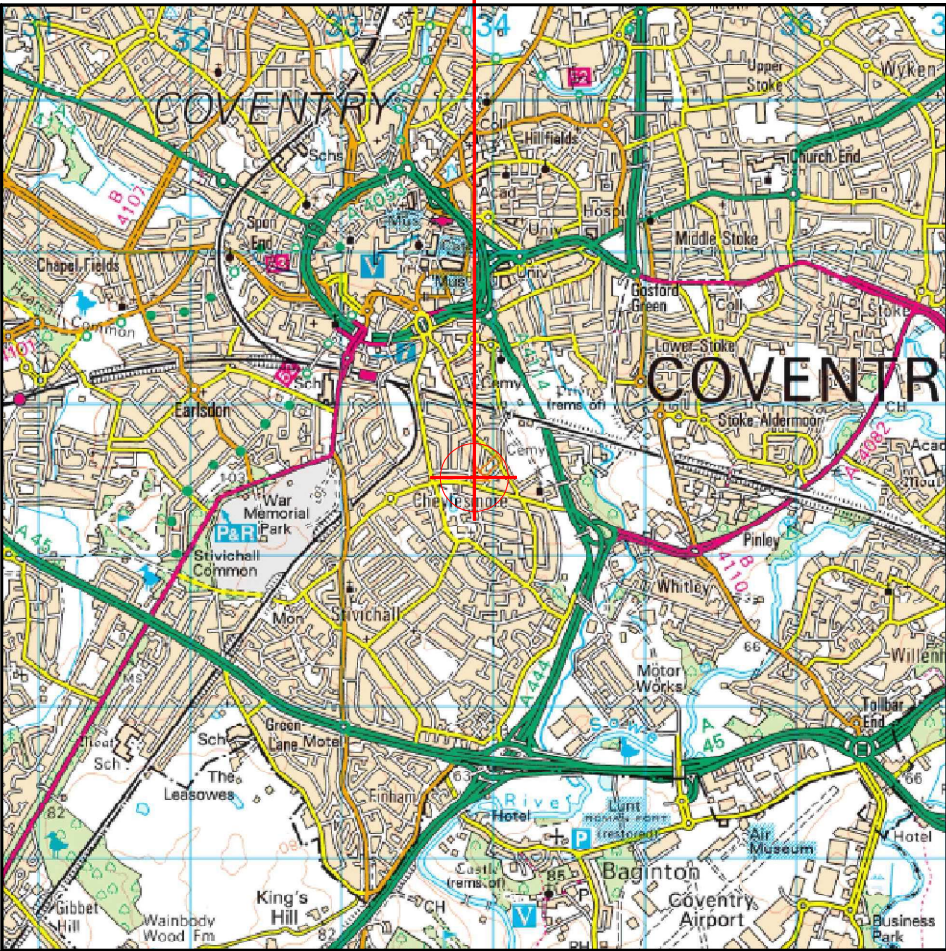
The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, subject to relevant conditions . The reason for Coventry City Council granting prior approval is because the development is considered to meet the provisions of Schedule 2, Part 16 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended) and is in accordance with Policies C2, DE1 and DS3 of the Coventry Local Plan 2017 and the emerging Local Plan Policies together with the aims of the NPPF.

CONDITIONS/REASONS

1.	The development hereby permitted shall be carried out in accordance with the following approved plans: Plans and Elevations ICNIRP Certificate
Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>

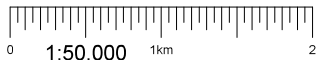
2.	Notwithstanding colour coating details on the approved plans, within one month of the installation of the antenna, associated apparatus and ground based cabinet(s) hereby approved, they shall have been colour coated Black (RAL 9005). The colour coating excludes the active antennas. Any replacement or modification shall be colour coated to match within one month of being carried out.
Reason	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>

SITE LOCATION

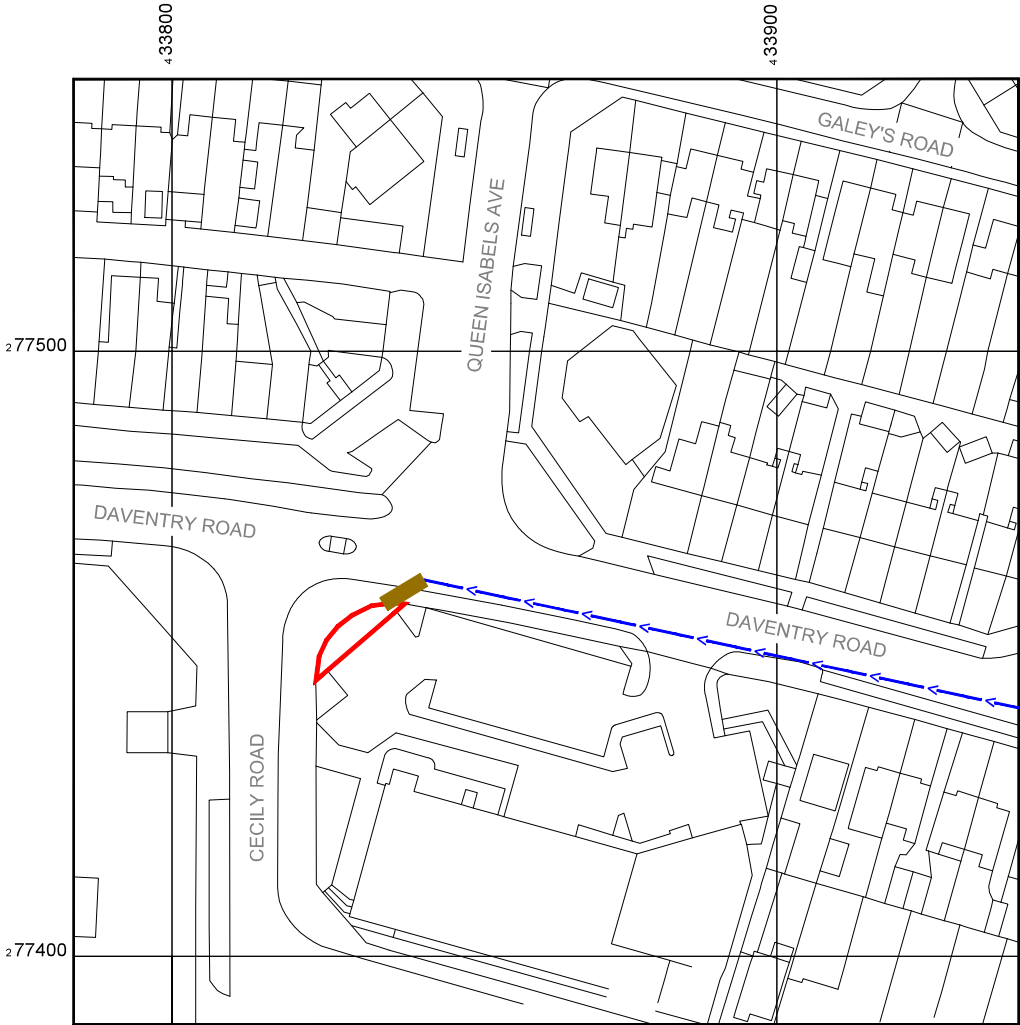


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SITE AREA PLAN



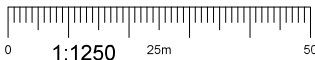
SITE PHOTOGRAPH



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NGR E: 433833 N: 277456

SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://maps.app.goo.gl/pbHclLWAqnuVAyyhu8>

GOOGLE STREETVIEW - <https://maps.app.goo.gl/dziY7SLAuaMLshS5A>

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

DIRECTIONS TO SITE:
TAKE THE M1 NORTH. AT JUNCTION 17 TAKE THE M45 TOWARDS COVENTRY. FOLLOW THE SIGNS TO COVENTRY ALONG THE A45. AT THE 4TH ROUNDABOUT TAKE THE 3RD EXIT ON TO THE B4110. FIRST EXIT AT MINI ROUNDABOUT & THE FOLLOWING ROUNDABOUT. THEN SECOND EXIT AT THE THIRD ROUND ABOUT ONTO LONDON ROAD (A4114) AFTER A COUPLE HUNDRED YARDS TAKE A SLIGHT LEFT ON TO DAVENTRY ROAD. THE SITE IS ON THE LEFT 0.4 OF A MILE UP THE ROAD FROM THERE.

Site Provider's Property Boundary:



Access Route To Site:



Access Route:



Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	DD	Issue:	A2
Date:	24/01/2025	Revision / Upgrade Description:					
Drawn:	S. Smith	Detailed Design Issue: Minor Mods - Site ID correction, Sheet 006-C added, Upper antenna corrected to EE, Site photo updated, Tower height reduced as per RDS dated 14/01/2025, Cell Planning: Tower height reduced, TX: Dish height reduced,					
Checked:	A. Bailey						
Approved:	J. Robinson						
Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	DD	Issue:	A1
Date:	13/12/2024	Revision / Upgrade Description:					
Drawn:	M. Campbell	Detailed Design Issue: RDS dated: 01/11/24,					
Checked:	A. Bailey	Cell Planning:					
Approved:	J. Robinson						
Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	GA	Issue:	A
Date:	04/10/2024	Revision / Upgrade Description:					
Drawn:	M. Campbell	First Issue - Site nomination dated: TBC					
Checked:	A. Bailey						
Approved:	J. Robinson						



Hutchison 3G UK Limited
Green Park
450 Longwater Avenue
Reading
RG2 3UR
H3G Base Station Information Line
0845 6043000
Available 24/7 Monday to Friday



Hatfield Business Park
Hatfield
Hertfordshire
AL10 9BW
Tel: 01707 315000
Fax: 01707 319001



Mobile Broadband Network Limited
Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX

Design Consultant & Principal Contractor:



WALDON TELECOM
WEST LODGE
STATION APPROACH
WEST BYFLEET
SURREY
KT14 6NG

TEL : 01932 623592

Site Name: DAVENTRY ROAD ASDA

Site ID: 1736576

Address: CORNER OF CECILY ROAD &
DAVENTRY ROAD
COVENTRY
CV3 5HN

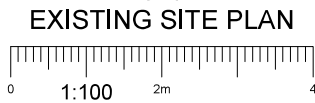
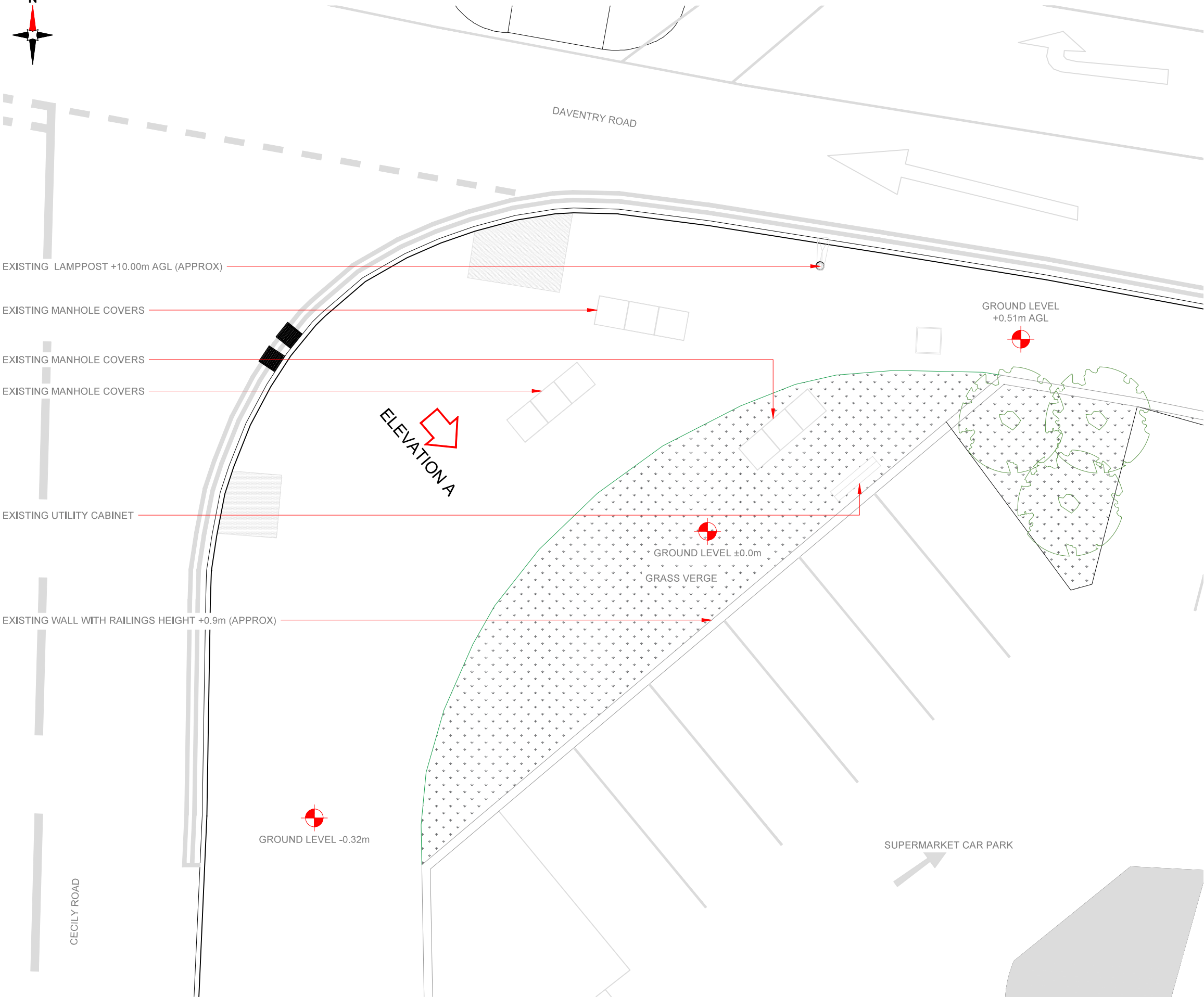
Title: 002 SITE LOCATION PLAN

Project: NTQ

Purpose of Issue: DETAILED DESIGN

EE Cell ID:	30017	MBNL Cell ID:	COV275	3UK Cell ID:	CV2744
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Master Drawing No:	1736576_COV275_30017_CV2744_M003	Issue:	A2
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NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	DD	Issue:	A2
Date:	24/01/2025	Revision / Upgrade Description:					
Drawn:	S. Smith	Detailed Design Issue: Minor Mods - Site ID correction, Sheet 006-C added, Upper antenna corrected to EE, Site photo updated, Tower height reduced as per RDS dated 14/01/2025,					
Checked:	A. Bailey	Cell Planning: Tower height reduced, TX, Dish height reduced,					
Approved:	J. Robinson						

Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	DD	Issue:	A1
Date:	13/12/2024	Revision / Upgrade Description:					
Drawn:	M. Campbell	Detailed Design Issue: RDS dated: 01/11/24,					
Checked:	A. Bailey	Cell Planning:					
Approved:	J. Robinson						

Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	GA	Issue:	A
Date:	04/10/2024	Revision / Upgrade Description:					
Drawn:	M. Campbell	First Issue - Site nomination dated: TBC					
Checked:	A. Bailey						
Approved:	J. Robinson						

Hutchison 3G UK Limited
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H3G Base Station Information Line
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Available 9am-5pm Monday to Friday

Hatfield Business Park
Hatfield
Hertfordshire
AL10 9BW

Tel: 01707 315000
Fax: 01707 319001

Mobile Broadband Network Limited
Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX

Design Consultant & Principal Contractor:

A part of WGroupServices

WALDON TELECOM
WEST LODGE
STATION APPROACH
WEST BYFLEET
SURREY
KT14 6NG

TEL : 01932 623592

Site Name:

DAVENTRY ROAD ASDA

Site ID:

1736576

Address:

CORNER OF CECILY ROAD &
DAVENTRY ROAD
COVENTRY
CV3 5HN

Title:

100 EXISTING SITE PLAN

Project:

NTQ

Purpose of Issue:

DETAILED DESIGN

EE Cell ID:	30017	MBNL Cell ID:	COV275	3UK Cell ID:	CV2744
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Master Drawing No:	1736576_COV275_30017_CV2744_M003	Issue:	A2
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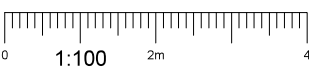
100mm

50mm

10mm



EXISTING ELEVATION A



- NOTES:
- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	Issue:
M003	MBNL	NTQ	DD	A2	
Date:	24/01/2025	Revision / Upgrade Description:			
Drawn:	S. Smith	Detailed Design Issue: Minor Mods - Site ID correction, Sheet 006-C added, Upper antenna corrected to EE, Site photo updated, Tower height reduced as per RDS dated 14/01/2025,			
Checked:	A. Bailey	Cell Planning: Tower height reduced, TX: Dish height reduced,			
Approved:	J. Robinson	TX:			
Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	Issue:
M002	MBNL	NTQ	DD	A1	
Date:	13/12/2024	Revision / Upgrade Description:			
Drawn:	M. Campbell	Detailed Design Issue: RDS dated: 01/11/24,			
Checked:	A. Bailey	Cell Planning:			
Approved:	J. Robinson	TX:			
Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	Issue:
M001	MBNL	NTQ	GA	A	
Date:	04/10/2024	Revision / Upgrade Description:			
Drawn:	M. Campbell	First Issue - Site nomination dated: TBC			
Checked:	A. Bailey				
Approved:	J. Robinson				




Hutchison 3G UK Limited
Green Park
450 Longwater Avenue
Reading
RG2 3UR

H3G Base Station Information line
0845 6043000
Available 9am-5pm Monday to Friday



Hatfield Business Park
Hatfield
Hertfordshire
AL10 9BW

Tel: 01707 315000
Fax: 01707 319001



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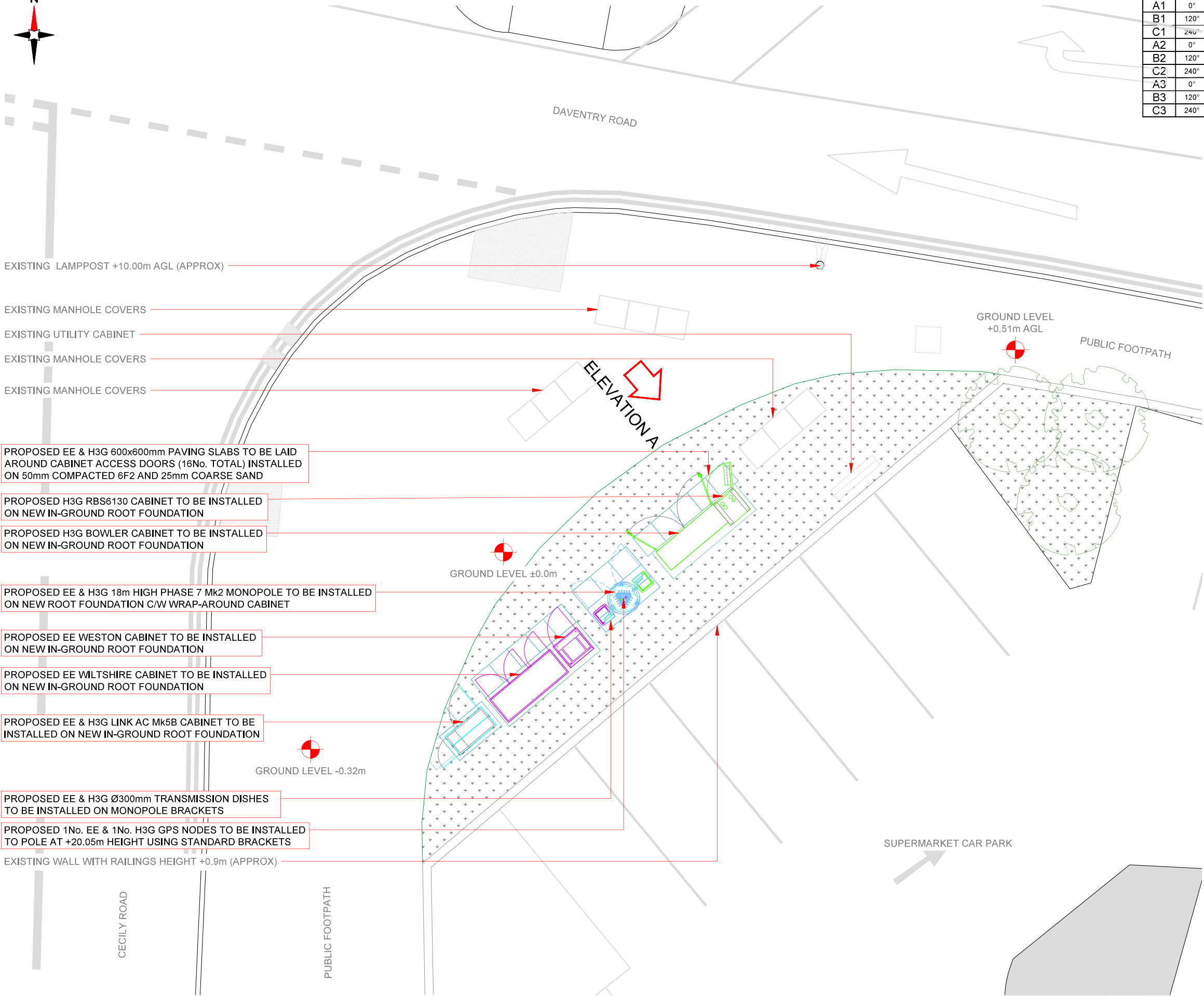
Design Consultant & Principal Contractor:



WALDON TELECOM
WEST LODGE
STATION APPROACH
WEST BYFLEET
SURREY
KT14 6NG

TEL : 01932 623592

Site Name:	DAVENTRY ROAD ASDA	
Site ID:	1736576	
Address:	CORNER OF CECILY ROAD & DAVENTRY ROAD COVENTRY CV3 5HN	
Title:	150 EXISTING ELEVATION A	
Project:	NTQ	
Purpose of Issue:	DETAILED DESIGN	
EE Cell ID:	MBNL Cell ID:	3UK Cell ID:
30017	COV275	CV2744
Master Drawing No:		
1736576_COV275_30017_CV2744_M003		
Issue:		A2



Antenna Aperture ID	Proposed 4G/5G Bearing	Operator: Shared/ EE/H3G
A1	0°	EE
B1	120°	EE
C1	240°	EE
A2	0°	H3G
B2	120°	H3G
C2	240°	H3G
A3	0°	Shared
B3	120°	Shared
C3	240°	Shared

- NOTES:
- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	DD	Issue:	A2
M003	MBNL						
Date:	24/01/2025	Revision / Upgrade Description:					
Drawn:	S. Smith	Detailed Design Issue: Minor Mods - Site ID correction, Sheet 006-C added, Upper antenna corrected to EE, Site photo updated, Tower height reduced as per RDS dated 14/01/2025, Cell Planning: Tower height reduced, TX: Dish height reduced,					
Checked:	A. Bailey						
Approved:	J. Robinson						
Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	DD	Issue:	A1
M002	MBNL						
Date:	13/12/2024	Revision / Upgrade Description:					
Drawn:	M. Campbell	Detailed Design Issue: RDS dated: 01/11/24,					
Checked:	A. Bailey	Cell Planning:					
Approved:	J. Robinson	TX:					
Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	GA	Issue:	A
M001	MBNL						
Date:	04/10/2024	Revision / Upgrade Description:					
Drawn:	M. Campbell	First Issue - Site nomination dated: TBC					
Checked:	A. Bailey						
Approved:	J. Robinson						



Hutchison 3G UK Limited
Green Park
450 Longwater Avenue
Reading
RG29 3UR

H3G Base Station Information line:
0845 6043000
Available 9am-5pm Monday to Friday



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Mobile Broadband Network Limited
Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX

Design Consultant & Principal Contractor:



WALDON TELECOM
WEST LODGE
STATION APPROACH
WEST BYFLEET
SURREY
KT14 6NG

TEL : 01932 623592

Site Name: DAVENTRY ROAD ASDA

Site ID: 1736576

Address: CORNER OF CECILY ROAD &
DAVENTRY ROAD
COVENTRY
CV3 5HN

Title: 215 MAX CONFIGURATION SITE PLAN

Project: NTQ

Purpose of Issue: DETAILED DESIGN

EE Cell ID:	30017	MBNL Cell ID:	COV275	3UK Cell ID:	CV2744
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Master Drawing No:	1736576_COV275_30017_CV2744_M003	Issue:	A2
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Passive Infrastructure Equipment Capacity & Lead Operator			
A	B	C	LEAD
SW1	SW1	SW1	EE

100mm

50mm

10mm

PROPOSED 1No. H3G GPS NODE TO BE INSTALLED TO POLE AT +20.05m HEIGHT USING STANDARD BRACKETS

PROPOSED 1No. EE GPS NODE TO BE INSTALLED TO POLE AT +20.05m HEIGHT USING STANDARD BRACKETS

PROPOSED EE & H3G Ø300mm TRANSMISSION DISHES TO BE INSTALLED ON MONOPOLE BRACKETS

PROPOSED EE & H3G 20m HIGH PHASE 7 Mk2 MONOPOLE TO BE INSTALLED ON NEW ROOT FOUNDATION C/W WRAP-AROUND CABINET

PROPOSED EE & H3G LINK AC Mk5B CABINET TO BE INSTALLED ON NEW IN-GROUND ROOT FOUNDATION

PROPOSED EE WILTSHIRE CABINET TO BE INSTALLED ON NEW IN-GROUND RPPT FOUNDATION

PROPOSED EE WESTON CABINET TO BE INSTALLED ON NEW IN-GROUND ROOT FOUNDATION

PROPOSED H3G BOWLER CABINET TO BE INSTALLED ON NEW IN-GROUND ROOT FOUNDATION

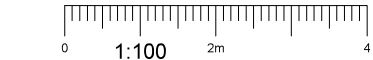
PROPOSED H3G RBS6130 CABINET TO BE INSTALLED ON NEW IN-GROUND ROOT FOUNDATION

EXISTING UTILITY CABINET

GROUND LEVEL
±0.0m

GROUND LEVEL
-0.32m

PROPOSED MAX CONFIGURATION ELEVATION



▼ TOP OF MONOPOLE +18.00m AGL

▼ C/L OF ACTIVE APERTURES +17.39m AGL

▼ C/L OF ACTIVE APERTURES +16.44m AGL

▼ C/L OF PASSIVE APERTURES +14.64m AGL

▼ C/L OF DISHES +11.74m AGL

ROOF LEVEL +10.00m AGL (APPROX) ▼

Passive Infrastructure Equipment Capacity & Lead Operator			
A	B	C	LEAD
SW1	SW1	SW1	EE

Antenna Aperture ID	Proposed 4G/5G Bearing	Operator: Shared/ EE/H3G
A1	0°	EE
B1	120°	EE
C1	240°	EE
A2	0°	H3G
B2	120°	H3G
C2	240°	H3G
A3	0°	Shared
B3	120°	Shared
C3	240°	Shared

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master:	MBNL / EE / H3G	Project:	Purpose of Issue:	Issue:
M003	MBNL	NTQ	DD	A2
Date:	24/01/2025	Revision / Upgrade Description:		
Drawn:	S. Smith	Detailed Design Issue: Minor Mods - Site ID correction, Sheet 006-C added, Upper antenna corrected to EE, Site photo updated, Tower height reduced as per RDS dated 14/01/2025, Cell Planning: Tower height reduced, TX: Dish height reduced,		
Checked:	A. Bailey			
Approved:	J.Robinson			
Master:	MBNL / EE / H3G	Project:	Purpose of Issue:	Issue:
M002	MBNL	NTQ	DD	A1
Date:	13/12/2024	Revision / Upgrade Description:		
Drawn:	M.Campbell	Detailed Design Issue: RDS dated: 01/11/24.		
Checked:	A.Bailey	Cell Planning:		
Approved:	J.Robinson	TX:		
Master:	MBNL / EE / H3G	Project:	Purpose of Issue:	Issue:
M001	MBNL	NTQ	GA	A
Date:	04/10/2024	Revision / Upgrade Description:		
Drawn:	M. Campbell	First Issue - Site nomination dated: TBC		
Checked:	A.Bailey			
Approved:	J.Robinson			



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TEL : 01932 623592

Site Name: DAVENTRY ROAD ASDA

Site ID: 1736576

Address: CORNER OF CECILY ROAD &
DAVENTRY ROAD
COVENTRY
CV3 5HN

Title: 265 MAX CONFIGURATION ELEVATION

Project: NTQ

Purpose of Issue: DETAILED DESIGN

EE Cell ID: 30017
MBNL Cell ID: COV275
3UK Cell ID: CV2744

Master Drawing No: 1736576_COV275_30017_CV2744_M003
Issue: A2

ICNIRP Certificate



Declaration of Conformity with International Commission on Non-Ionizing Radiation Protection (ICNIRP) Public Exposure Guidelines

BT plc, One Braham, Braham Street, London, , E1 8EE, United Kingdom
Three UK Limited, 450 Longwater Avenue, Green Park, Reading, Berkshire, RG30 3UR, United Kingdom

Declares that the proposed equipment and installation as detailed in the drawing numbers within the planning / General Permitted Development Order application at:

Site Identifier:	30001072
Site Name:	Daventry Road Asda
Address:	Daventry Road Asda Daventry Rd, Coventry, CV3 5HN
RFC Drawing Pack File:	1736576_COV275_30017_CV2744_M003_MBNL_NTQ_DD_A2

Is designed to be in full compliance with the requirements of the radio frequency public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection [1] as expressed in EU Council Recommendation 1999/519/EC of 12 July 1999 "on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz)".

Date Assessed:	28/01/2025
Printed Date:	29/01/2025
For and on behalf of:	EE & H3G
Design Supplier:	Waldon Telecom
Design Supplier User:	Joe Robinson

Approved By: (Senior Design Supplier):	Joe Robinson
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Planning Committee Report	
Planning Ref:	PL/2025/0000265/OUT
Site:	Former Wisteria Lodge, Earlsdon Avenue South, Coventry, CV5 6QE
Ward:	Earlsdon
Proposal:	Outline application with all matters reserved except for access for the redevelopment of land to form up to eight residential dwellings
Case Officer:	Richard Edgington

SUMMARY

This application considers the relevant material planning considerations in respect of the redevelopment of the site to create 8 residential dwellings. Given the outline nature of the application, the relevant matters within this application relate to the principle of development, parameters and access. It is noted that within the consultation a number of queries have been raised as to the land ownership and covenants attached to the land relating to the sale of the land. Land ownership is not material in the consideration of any planning application and is not therefore relevant in the determination of this application.

BACKGROUND

The application as submitted seeks consent for the re-development of a brownfield site, which formerly contained a children's care home. The site has been vacant for in excess of 15 years and is now being sought for re-development to create up to 8 residential dwellings. The application seeks outline permission establishing the principle of development and details of the access. The application includes an indicative layout and suggests parameters in respect of maximum heights within the site. All other matters are reserved and would therefore come forward at reserved matters stage should planning permission be granted.

KEY FACTS

Reason for report to committee:	The application has been referred to planning committee due to more than five objections having been received.
Current use of site:	Vacant
Proposed use of site:	Residential
Proposed no of units	8

RECOMMENDATION

Planning Committee are recommended to grant Outline Planning Permission subject to conditions and the obligations set out within this report.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not result in a detrimental impact upon the character and appearance of the area or the conservation area.
- The proposal will not adversely impact upon the amenity of neighbours.

- The proposal makes provision for necessary developer contributions.
- The proposal accords with Policies: DS3, H3, H4, H9, GE1, GE3, GE4, DE1, HE2, AC1, AC2, AC3, AC4, EM2, EM4, EM5, EM7 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

SITE DESCRIPTION

The application site relates to a previously developed parcel of land extending to 0.47 hectares, situated within the locality of Earlsdon within the Kenilworth Road Conservation Area. The application site formerly contained a children's home which was closed and left vacant for a period of time prior to its demolition in around 2010. Since the demolition, the site has been left vacant for the intervening period. The demolition works removed buildings to slab level only and the hardstanding in the form of former foundations, access and car park remain, with former managed grass areas having been left to establish into unmanaged scrub. The site is bound by trees and hedges, together with high level boundary treatments. Stivichall Common wraps around the site to the south and west, immediately on the eastern side of the site lies Mary and William Cottages, a pair of single storey dwellings adjacent to the access. To the north and west lie existing dwellings within Earlsdon Avenue South and Warwick Avenue respectively. Dwellings within the area largely comprise of generous proportioned detached dwellings occupying large plots which are characteristic of this area of the conservation area.

The common immediately to the south contains a number of informal pedestrian routes through to the Kenilworth Road and War Memorial Park beyond. The site is accessed from Earlsdon Avenue South via an un-named adopted road in front of Mary and William Cottages into the site. To the north side of the un-named road lies an informal green area laid to grass. To the south, on the junction with Earlsdon Avenue South lies the Earlsdon Drinking Fountain, a Grade II Listed feature within the area.

When considering site constraints, the site lies within flood zone 1 and is therefore at the lowest risk of flooding and as indicated is within the Kenilworth Road Conservation Area. Stivichall Common to the south and western boundaries of the site is a designated local wildlife site within the adopted and emerging Local Plans.

APPLICATION PROPOSAL

The application as proposed seeks Outline Planning Permission with all matters reserved except for access, for up to eight residential dwellings. The application includes an indicative layout to show how properties could be accommodated on site and includes parameters to set out maximum heights which would reflect up to 2.5 storeys in height.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision
PL/2025/0000263/OUT	Outline application with all matter reserved for: redevelopment of land to form C2 or C3 accommodation -	Pending Consideration

	residential care home or independent/assisted living flats of the over 55's; comprising of up to 24no. units up to a maximum of 3 storey, along with associated resident and staff facilities, private and shared amenity space and parking.	
R/2010/1117	Demolition of disused residential care home.	Granted
S/2005/3088	Change of use and alterations to premises to form Children's Resource Club	Granted
R/2005/3087	Use of premises as local authority residential establishment for accommodation of children aged 0-12 and formation of four bed sitting rooms for adolescent children up to 18 years of age	Granted
S/1970/5000	Erection of residential Nursery with 8 bed sitting rooms and 3 flats	Granted

POLICY/LEGISLATION

Legislation

Section 72 – Planning (Listed Buildings and Conservation Areas) Act 1990

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS3: Sustainable Development Policy
Policy H1: Housing Land Requirements
Policy H2: Housing Allocations
Policy H3: Provision of New Housing
Policy H4: Securing a Mix of Housing
Policy H9: Residential Density
Policy GE1 Green Infrastructure

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy DE1: Ensuring High Quality Design
Policy HE2: Conservation and Heritage Assets
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy EM2: Building Standards
Policy EM3: Renewable Energy Generation
Policy EM4: Flood Risk Management
Policy EM5: Sustainable Drainage Systems (SuDS)
Policy EM7: Air Quality

Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation

Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:

Policy DS3: Sustainable Development Policy
Policy H1: Housing Land Requirements
Policy H2: Housing Allocations
Policy H3: Provision of New Housing
Policy H4: Securing a Mix of Housing
Policy H9: Residential Density
Policy GE1 Green Infrastructure
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy DE1: Ensuring High Quality Design
Policy HE2: Conservation and Heritage Assets
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy EM2: Building Standards
Policy EM3: Renewable Energy Generation
Policy EM4: Flood Risk Management
Policy EM5: Sustainable Drainage Systems (SuDS)
Policy EM7: Air Quality

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City
SPD Coventry Connected
SPD - Kenilworth Road Conservation Area Control Plan

CONSULTATION

Archaeology: No objection, subject to WSI condition being appended to any decision.

Conservation: Objection to the elevational details currently provided, it is recommended that more traditionally designed dwellings similar to existing dwellings within the vicinity be considered.

Coventry Society: No comments received.

Ecology: No objection, subject to conditions.

Environmental Protection: No objection, subject to conditions for UXO assessment, CEMP and Air Quality measures to include EV charging and low emission boilers.

Highways: No objection, subject to conditions to require alterations to the access

Housing: No objection.

Lead Local Flood Authority: Conditions appended to the decision to secure detailed drainage design.

Streetscene and Greenspace: No comments received.

Tree Officer: No objection, subject to condition.

Urban Design and Landscape: No objection.

WM Fire: No comments received.

WM Police: General comments received recommending secure boundary treatments, secure lighting and low-level planting be considered in any forthcoming reserved matters application.

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 14th March 2025. A press notice was displayed in the Coventry Telegraph on 27th February 2025.

Nine representations have been received following the consultation, one of which neither objecting nor supporting, but makes suggestions for the inclusion of Swift Boxes in any reserved matters application.

The remaining eight letters all raise objections to the application raising the following material planning considerations:

- a) Insufficient parking provision
- b) Illustrative design incompatible with surrounding area
- c) Quantum over-intensive for the locality
- d) Detrimental to highway safety due to the narrow nature of the access road
- e) Development of the site would result in overlooking/loss of privacy
- f) All trees should be retained within the site
- g) The development would increase noise levels in the area

Within the letters received the following non-material planning considerations were raised, these cannot be given due consideration in the planning process:

- h) The Council as landowner does not have consent to dispose of the site
- i) Detrimental impact upon house prices

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, the impact upon the character of the area and heritage assets, the impact upon neighbouring amenity, highway considerations, flood risk, noise, contaminated land, air quality, ecology and trees/landscaping.

Principle of development

The National Planning Policy Framework, paragraph 11, states that “Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, 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 strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Footnote 8 to paragraph 11 confirms that this includes situations where the local authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer set out in paragraph 78).

Based on the provisions of the December 2024 NPPF the Council is able to demonstrate a 5.6 year housing land supply as of 31st December 2024. Whilst the Council is able to demonstrate a healthy supply of homes, the overarching aims of the NPPF and indeed the adopted Local Plan is to deliver additional dwellings, indeed windfall sites within the housing trajectory are key to maintaining an adequate supply of homes. Part C of Paragraph 125 of the NPPF states that planning decisions should ‘give substantial weight to the value of using suitable brownfield land within settlements for homes ... unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land’. In this case it is noted that within the consultation a number of representations have indicated that the re-development of the site is contrary due to conflict with the Kenilworth Road Control Plan. However, the control plan specifically relates to the use of access directly from the Kenilworth Road across The Spinney, which is not the case here. It is therefore given minimal weight. Indeed, the weight attached to the NPPF and the delivery of homes, being substantial as referenced above would be deemed to outweigh any harm. Indeed,

the site is also previously development brownfield land. Taking the above into account the principle of development is acceptable.

When considering other key housing policies within the adopted Local Plan, Policy H3 of the adopted Local Plan also relates to the provision of new housing and requires sites and developments to provide a quality living environment for future occupiers which does not have contaminants, noise and air quality issues. H3 also sets out a criterion that developments should wherever possible be located;

- a. within 2km radius of local medical services;
- b. within 1.5km of a designated centre within the city hierarchy (policy R3);
- c. within 1km radius of a primary school;
- d. within 1km of indoor and outdoor sports facilities;
- e. within 400m of a bus stop; and
- f. within 400m of publicly accessible green space.

The site meets the criterion set out in H3 given that the site is in a highly sustainable location well served by transport links to the city centre, Earlsdon High Street and surrounding amenities. Policy H4 relates to housing mix, the policy states that the Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city in accordance with the latest Strategic Housing Market Assessment. That being said, part 2 of H4 states that in assessing the housing mix in residential schemes the Council may take into account circumstances where it may not be appropriate to provide the full range of housing types in accordance with the latest Strategic Housing Market Assessment, including; sites where particular house types and/ or building forms may be required in order to sustain or enhance the setting of a heritage asset. In this case, the plans indicate that the site will come forward for lower density, larger family homes for the open market.

As set out within the site description, the conservation area is largely defined by larger dwellings and plots which adopt a traditional style, creating a green and leafy suburban character. Formerly the site contained a two-storey flatted structure, the re-development of the site for family units as proposed is considered to be characteristic of the area and would align with the wider built form within the conservation area. Taking the site specific circumstances into account and the small scale nature of the development, the illustrative mix set out within the information provided is deemed acceptable.

It is noted within the consultation, queries were raised by residents as to whether affordable housing is proposed. In accordance with Policy H6 the site is not required to bring forward a provision for affordable homes as it falls below the identified threshold of developments for 25 units plus, the application is not therefore contrary to H6.

Impact on residential amenity

Policies H3, H5 and DE1 of the adopted Local Plan seek to ensure that development proposals provide a suitable living environment for future occupiers, whilst also not resulting in a detrimental impact to existing/neighbouring residential occupiers, the NPPF reaffirms the importance of quality design.

The illustrative layout provided as part of this submission includes an indicative layout for 8 dwellings. This enables the Council to consider the general principles for separation

distances, together with building heights. A condition is recommended to restrict the height of the dwellings in line with the parameters plan. During the course of the consultation, residents have raised concerns on three key areas in respect of amenity; overlooking, loss of light and noise. Taking each matter in turn, with respect of overlooking, the indicative layout sets out how generously proportioned plots can be provided on site with rear amenity spaces. The indicative layout shows that t properties can be built with separation distances of between 32m and 44m to the rear of the nearest surrounding dwellings within Earlsdon Avenue South and Warwick Avenue respectively, which is far in excess of the required 20m set out within the Design Guidance for New Residential Development SPD. With the retention of landscaping to boundaries the distances will also be further mitigated and the impact to nearby residential properties acceptable.

With respect to overlooking, the dwellings have a maximum height of 10.5m, which is approximately 0.8m higher than the surrounding ridge heights of existing dwellings. Such a height would allow for up to 2.5 storeys of accommodation (including within the roof space), or 2 storey units with generous pitched roofs. With the heights being similar to those of surrounding dwellings and set away as indicated above it is not considered the building heights, which would be broken up through the form and appearance of the dwellings within the site would be deemed harmful to the amenity of residents.

Finally, the concern with noise during the construction phase is accepted and as with any form of construction a level of increased noise through works taking place will likely occur. However, a Construction and Environmental Management Plan condition has been appended to the decision to ensure that each element of the working practices including noise and dust mitigation/suppression and working hours are all captured to minimise the impact upon existing residents where possible. As such the impact of the redevelopment upon residential amenity is not deemed unacceptable, subject to suitably worded conditions being appended to the decision securing the CEMP.

Character and appearance of the area and heritage assets

It is noted that within the consultation a number of residents have raised concern as to the impact of the proposed development upon the heritage asset in the form of the Kenilworth Road Conservation Area, and that the development of the site will be out of keeping with the area.

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Local Planning Authorities are required in the exercise, with respect to any buildings or other land in a conservation area, that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Policies HE2 and DE1 of the adopted Local Plan are consistent with Section 72, as is Section 16 of the NPPF (2024).

The application is for outline only, effectively establishing the principle for development within the site with indicative layout and height parameters and the detailed matters will be considered as part of the reserved matters submission.. Residents have objected to the proposals due to the building heights exceeding two storeys, and to the principle of redevelopment on the site due to the impact upon the conservation area/character of the area.

Whilst noting these concerns it is considered that there is benefit in the delivery of appropriately designed houses in this location with the delivery of this brownfield site. It was considered that a higher density housing scheme in this location would contrast to both what has preceded the site before and the established residential character. As such the applicants have sought to respond to the character impacts by having a lower density scheme with larger dwellings to align with the wider character of the area. The indicative siting shows heights which we would wish to condition as part of this outline application. Sections through the site show that the building heights would not be significantly higher than surrounding dwellings and would retain a semi-open feel through the set back of built from the boundaries, allowing for landscaping to be retained. The retention of the landscaping also assists in the development more likely harmonising with the locality, and whilst the Council expects for a high quality development to come forward with sensitive materials this is also a matter for consideration at the reserved matters stage.

Residents have noted that the submitted design and access statement includes imagery of dwellings which are defined by timber cladding and contrasting design to the area, however the statement is not being approved as elevational details and full consideration would be given at reserved matters stage. The Conservation Officer raised objections to the appearance of the dwellings within the document and suggested that more inspiration should be taken from the surrounding palate of materials and finish colours of neighbouring dwellings to ensure a design harmonises with the established character. The Local Planning Authority agrees with such an approach and expects full consideration to be given to design matters at the appropriate time, i.e. upon the submission of the reserved matters. The use of landscaping is also considered to have the opportunity to enhance the site and the scheme, it is expected that any forthcoming submission would retain the Category A tree to the south east of the site and the retention of the illustrative landscaped area shown on the layout plan will be encouraged to be retained going forwards.

Archaeology

Paragraph 207 of the NPPF requires due consideration to be given to archaeological assets. In decision making the NPPF states that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. This is re-affirmed within Policy HE2 of the adopted Local Plan (2017).

In this case the application site relates to an area within the Kenilworth Road Conservation Area, adjacent to a densely wooded area within Stivichall Common. Areas of the site have not been developed previously with built development, although has been ancillary to the former use and managed. As part of the application submission, the heritage statement does not detail the potential risk of any below ground assets.

The Archaeology Officer states that there are no known archaeological investigations within the site or in close proximity and therefore this indicates unknown potential. Historic England's, Planning and Archaeology (HEAN 17) notes: Most archaeological sites are undesignated, meaning that the majority of archaeological remains are not protected by listing or scheduling. Indeed, the scale, quality and significance of the archaeological resource at a location are often unknown before the site is considered in the planning process. This generates both opportunities and risks. Previous Heritage Reports for the

area have also indicated this potential. The demolition of the previous building in 2010: R/2010/1117, included a Heritage Report in which the archaeological potential was highlighted.

The Council's Archaeologist does not object to the application, however a condition for a Written Scheme of Investigation for Archaeological Evaluation (Trial Trenching) to determine the presence or absence of any archaeological remains and to determine the preservation, nature and character of such remains has been requested. This has duly been appended to the decision, and with this condition the application is deemed acceptable.

Highway considerations

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. 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. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure. Car parking will be expected to meet the Council's parking standards and this will need to be demonstrated with the layout at the reserved matters stage.

There have been a number of objections received relating to the proposed access point into the site and in particular the narrow nature of the vehicular highway in front of Mary and William Cottages. The width of the vehicular carriageway is 4.4m plus approximately 1.25m for the width of the pavement. Weight is afforded in this case to the fact that the highway is existing and the intensification of the site for residential dwellings is not deemed likely to exceed movements of the former care home use on-site. That being said, with the passage of time and period of vacancy it is considered necessary for highway improvements to be made most likely to incorporate a shared surface upon the access point into the site to improve the highway.

The details of this will be reported fully within the late representations document.

Whilst parking provision is not an outline matter, it should be noted that the applicants have demonstrated that the illustrative layout and quantum of development proposed can be achieved to meet the council's adopted parking standards. Whilst concerns have been raised by residents as to the quantum of parking provided on site not being sufficient, the Council can only require the maximum standards as set out in Appendix 5 of the Coventry

Connected SPD. In any case, this is a matter that will be assessed in full at reserved matters stage. Taking into account the above the application is acceptable in highway terms, subject to conditions.

Flood Risk

Policy EM4 for the Local Plan states that all major developments must be assessed in respect of the level of flood risk from all sources and that all opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage. Furthermore, Policy EM5 states that all development must apply SuDS and should ensure that surface water runoff is managed as close to its source as possible.

The Lead Flood Authority have been consulted and whilst have not formally commented at application stage, did make representations at Pre-application stage. Within the discussions no objections have been raised in respect of drainage or increased flood risk, but it is expected that any reserved matters application provides a detailed drainage design, once the final layout is known. As part of any design in accordance with the aforementioned policies measures to minimise surface water run-off will be expected, through the use of permeable paving and on-site attenuation features such as cellular tanks (below ground).

The application is therefore deemed acceptable in this regard, subject to a condition being appended to the decision securing full details of the proposed drainage system thereby according with policies EM4 and EM5 of the Local Plan.

Contaminated land

Policy EM6 seeks to ensure that redevelopment of previously developed land does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of waste water by whatever means.

As part of the application submission the applicants submitted a Ground Conditions Report which covers contamination issues within the site. The report noted that an intrusive investigation be undertaken, with any remediation required ahead of any dwellings being constructed and occupied.

Environmental Protection note the content of the report and have requested that conditions be appended to the decision requiring further ground contamination works to be undertaken ahead of the construction of any proposed dwellings. This accords with the recommendations of the submitted Ground Conditions Report (Stage I). The conditions will ensure that intrusive investigations be undertaken and any remediation completed ahead of any works taking place. A condition for an unexploded ordnance assessment be undertaken has also been appended.

Air quality

Policy EM7 requires new developments to ensure that there is not an increase in air quality issues, this is supported and consistent with Paragraph 199 of the NPPF (2024) which states that planning decisions will have due regard for Air Quality Management Areas, of which the site and the rest of the city lies within.

Given the outline nature of the application there is currently limited information available as to the impacts of air quality specifically in relation to the dwellings themselves. As the

application is for a minor development a full air quality assessment is not required at this stage. However, it will be expected that at reserved matters stage, details of air quality mitigation measures will be incorporated into any forthcoming designs and proposals.

In accordance with Policy EM7 Environmental Protection have requested conditions be appended to the decision to secure details of any air source heat pumps if proposed and/or low emission boilers be used in each of the dwellings, together with the provision of electric vehicle charging points. These measures have duly been secured via condition to come forward at the submission stage of any future reserved matters application. With this condition attached the application is deemed acceptable in this regard.

Ecology

Paragraph 187 (d) of the NPPF (2024) states that planning decisions should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures within the site.

Policy GE1 of the adopted Local Plan expects new development proposals to make provision for green infrastructure to ensure that such development is integrated into the landscape and contributes to improvements in connectivity and public access, biodiversity, landscape conservation, design, archaeology and recreation. Whilst also maintaining the quality and quantity of existing green infrastructure, and where the quantity is not retained, enhancement to quality is expected.

Policy GE3 of the Local Plan states proposals for development will be permitted provided that they protect, enhance and/or restore habitat biodiversity. Development proposals will be expected to ensure that they:

- Lead to a net gain of biodiversity, where appropriate, by means of an approved ecological assessment of existing site features and development impacts.
- Protect or enhance biodiversity assets and secure their long-term management and maintenance.
- Avoid negative impacts on existing biodiversity; and
- Preserve species which are legally protected, in decline, are rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans.

The application site as indicated is previously developed but has been vacant for a period of time in which habitats have established. Whilst not the highest quality of habitats, based on the metric calculation approach the habitat loss would be 0.51 habitat units, with the existing site having a value of 1.73 units, whilst post-development based on illustrative plans would have a value of 1.22 units. This is due to the loss of scrub and the assumed managed nature of private gardens.

The Council's Ecology Officer has noted that whilst an overall loss, the quality of the habitat present through the use of native hedgerows and planting to bolster existing features would be higher. That being said, the Environment Act and GE3 requires a net gain, in this case greater than 10%. To mitigate this, 20.28% of the metric baseline needs to be secured in order to achieve the required net gain. Given the constrained nature of the site, and development of a site which has been left unkempt would unlikely be able to achieve a net gain. As such off-site mitigation is required, financial contributions have

therefore been secured to mitigate against this loss, the final figure is being prepared and will be provided as part of the late representations.

With regards protected species on site, the ecological reports identify the presence of a number of protected species within the site and/or the wider area. Ahead of the works commencing the Council's Ecologist has requested a number of conditions for further survey work to be undertaken in respect of nesting birds, invasive species, additional biodiversity features (to be submitted as part of any reserved matters) and a CEMP. With the conditions and contributions secured the application is deemed acceptable.

Trees/Arboriculture

Paragraph 136 of the NPPF (2024) attributes trees to making an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. As such the NPPF is clear in that planning decisions should ensure that new streets are tree-lined and that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

Policy GE4 of the Local Plan states that development proposals will be positively considered provided that:

- a) there is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development, any loss should be supported by a tree survey.
- b) trees not to be retained as a result of the development are replaced with new trees as part of a well-designed landscape scheme; and
- c) existing trees worthy of retention are sympathetically incorporated into the overall design of the scheme including all necessary measures taken to ensure their continued protection and survival during construction

Within the consultation, residents have raised concerns that the proposed development would result in the loss of established trees within the site in order to facilitate the development. Noting these concerns a condition is recommended to ensure no landscaping is removed ahead of the approval of reserved matters to ensure trees are maintained where possible. The indicative layout also shows that a landscape feature adjacent to the access can be accommodated and this will be considered as part of the reserved matters submission..

To facilitate the access however the removal of trees T32-T35 is required which includes 1 category B, 2 category C and 1 category U trees. The tree officer raises no objections to the removals in this respect but has requested a detailed Tree Constraints Plan which will need to be considered with the layout at reserved matters stage.

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.

There are no known equality implications arising directly from this development.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure, subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, H3, H4, H9, GE1, GE3, GE4, DE1, HE2, AC1, AC2, AC3, AC4, EM2, EM4, EM5, EM7 of the Coventry Local Plan 2017 and the emerging Local Plan Policies together with the aims of the NPPF.

CONDITIONS/REASONS

1.	Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced and the development shall be carried out in full accordance with those reserved matters as approved.
Reason	<i>To conform with Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015.</i>
2.	Application for approval of the reserved matters listed at condition 1 shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.
Reason	<i>To conform with Section 92 of the Town and Country Planning Act 1990 (as amended)</i>
3.	The development hereby permitted shall begin within 3 years of the date of this permission or within 2 years of the final approval of the reserved matters, whichever is the later.
Reason	<i>To conform with Section 92 of the Town and Country Planning Act 1990 (as amended)</i>

4.	The access shall be carried out in accordance with the following approved plans/documents: [drawing numbers to be added]; whilst the reserved matters shall be in accordance with the illustrative plan ref. Parameters Plan DWG A(0)002 and include the following specific requirements: - rear gardens shall have a minimum length of 10m; - buildings shall not exceed a maximum eaves height of 6.3m and maximum ridge height of 10.5m.
Reason	<i>For the avoidance of doubt and in the interests of achieving sustainable development, having particular regard to the potential impact of the development in accordance with Policy DS3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
5.	The reserved matters shall include details of the access into the site, car parking areas and associated manoeuvring space to be provided. The approved details shall be implemented in full prior to the first occupation of the dwellinghouses and thereafter those areas shall be kept marked out and available for such use at all times.
Reason	<i>In the interests of visual amenity and highway safety in accordance with Policies AC1, AC2 and DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
6.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Phase I Geo-Environmental Desk Study Topographical Survey DWG 43270CVLS-01 Residential Noise Assessment Flood Risk Assessment Biodiversity Net Gain Assessment Preliminary Ecological Appraisal Tree Constraints Plan DWG RSE_9759_TCP-V1 Appendix A: Tree Schedule Transport Statement Location Plan DWG A(0)001 Parameters Plan DWG A(0)002 BNG Metric Calculation Excel BNG Calculation Biodiversity Metric 01</p>
Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>
7.	Before any development commences on site (including any demolition, site clearance or other preparatory works) the following shall be submitted to and approved in writing by the Local Planning Authority: a) a detailed scaled plan (to a scale and level of accuracy appropriate to the proposal) showing the location and species of all trees within the site and every tree on land

	<p>adjacent to the site (including street trees) that is likely to have an effect upon or be affected by the proposal (e.g. by shade, crown overhang from the boundary, intrusion of the Root Protection Area etc), their trunk diameter at chest height, their root protection areas, crown spread to North, East, South and West aspects and measurement from trunk centres to tree protection fence; b) details of the temporary fence (eg Heras fencing and method to be anchored into the ground) to be superimposed upon the proposed layout plan; c) a statement to confirm that the approved tree protection measures will be erected to the Root Protection Area will be erected prior to the commencement of development and to remain in place to the end of the build phase.</p> <p>The approved mitigation and / or protection measures shall be put into place prior to the commencement of any works and shall remain in place during all construction work.</p>
Reason	<p><i>To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy GE3 and GE4 of the Coventry Local Plan 2017 and the emerging Local Plan.</i></p>
8.	<p>Any landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths referred to in condition one shall be completed in all respects, within three months of the first use of development and all tree(s) and shrub(s) shall be planted within the first planting season following that first use. Any tree(s) or shrub(s) removed, dying, or becoming; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.</p>
Reason	<p><i>To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i></p>
9.	<p>Prior to the first occupation of the residential accommodation hereby permitted, details of lighting to the entrance and communal areas within the site shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.</p>
Reason	<p><i>To ensure a satisfactory residential environment for future occupiers of the residential accommodation in accordance with Policy H3 of the Coventry</i></p>

	<i>Local Plan 2017 and the emerging Local Plan.</i>
10.	No development (including any demolition or preparatory works) shall commence unless and until a detailed badger survey, including timetabled mitigation measures where appropriate, has been carried out by a qualified badger consultant and has writing to the Local Planning Authority. Any approved mitigation measures shall be implemented in full accordance with the approved timetable of works and once provided shall not be removed or altered in any way.
Reason	<i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.</i>
11.	Prior to the first occupation of the development hereby permitted details of ecological enhancement features inclusive of bat boxes, bird boxes, badger sett features shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully installed in strict accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
Reason	<i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.</i>
12.	No removal of trees shall take place between 1st March and 31st August (inclusive) unless a survey to assess the nesting bird activity on the site during this period has been undertaken by a qualified surveyor, and a scheme to protect any nesting birds identified on the site has first been submitted to and approved in writing by the Local Planning Authority. No trees, hedges or shrubs shall be removed between 1st March and 31st August (inclusive) other than in strict accordance with the approved bird nesting protection scheme.
Reason	<i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.</i>
13.	No development (including any demolition or preparatory works) shall commence unless and until an Invasive Non-Native Species Protocol (INNSP) has been submitted to and approved in writing by the Local Planning Authority. The INNSP shall detail the timing and method of containment, control and removal of Japanese Knotweed from the site. The development shall only proceed only in full accordance with the measures identified in the approved INNSP.

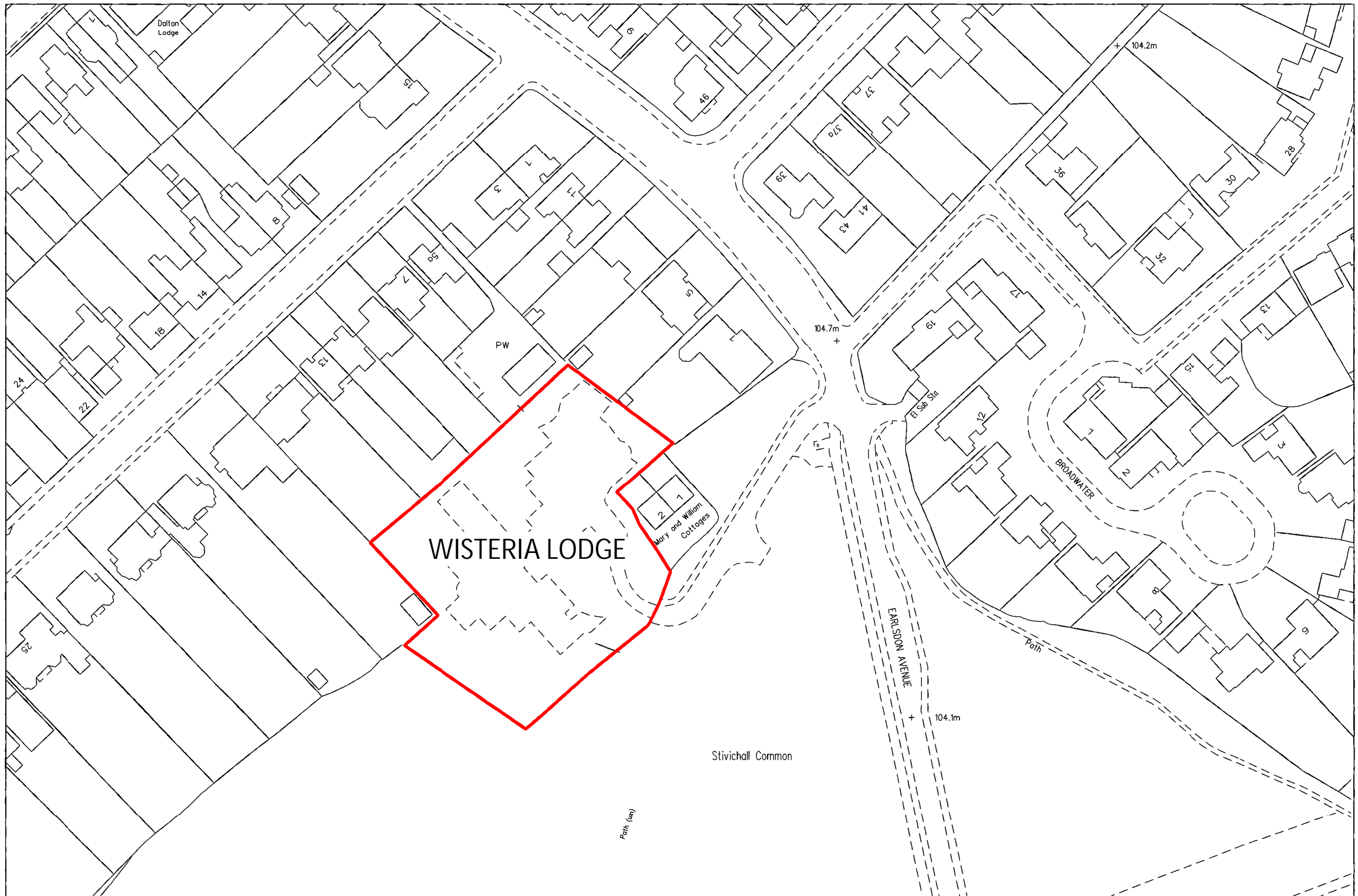
Reason	<i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.</i>
14.	No development (including any demolition or preparatory works) shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following: (a) a risk assessment of potentially damaging construction activities; (b) identification of biodiversity protection zones (e.g. buffers to trees and hedges or to protected wildlife habitat); (c) practical measures (both physical measures and sensitive working practices, such as protective fencing, exclusion barriers and warning signs) to avoid or reduce impacts during construction (particularly in relation to works within canopy and root protection areas for hedgerows or protected trees); (d) the location and timing of sensitive works to avoid harm to biodiversity features (in relation to breeding birds in particular); (e) the times during construction when specialist ecologists need to be present on site to oversee works (as required); (f) responsible persons and lines of communication; and (g) the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as necessary). The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.
Reason	<i>In order to safeguard protected and/or priority species from undue disturbance and impacts, noting that initial preparatory works could have unacceptable impacts; and in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
15.	Prior to the first occupation of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed; b) Ecological trends and constraints on site that might influence management; c) Aims and objectives of management, including mitigation and enhancement for species identified on site; d) Appropriate management option for achieving aims and objectives; e) Prescriptions for management actions; f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period); g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation; h) Ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met. The LEMP plan shall be implemented in strict accordance with the approved details within three months of the first occupation of the development and thereafter shall not be withdrawn or amended in any way.

Reason	<i>In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain in accordance with Policy GE3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
16.	Prior to their incorporation into the development hereby permitted, a package of measures to minimise the impact of the development upon local air quality shall be submitted to and in writing by the Local Planning Authority. These measures shall have consideration of the following: - (i) Provision for electric vehicle recharging points or dwellings to be made 'EV-ready' so a power connection is available to install an EV charge point as required; (ii) 10% of parking provision to be for EV re-charging on non-residential development (iii) Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh); (iv) A construction method statement demonstrating how dust and noise emissions are to be mitigated during construction. The measures shall be installed in full accordance with the approved details prior to first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.
Reason	<i>To mitigate the impacts of development on air quality during and post construction in accordance with Policies DS3 and EM7 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
17.	No demolition/development shall take place/commence until a written scheme of investigation (WSI) for Archaeological Evaluation has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
Reason	<i>To ensure that the development makes adequate provisions to safeguard any below ground heritage assets in accordance with Policy HE2 of the adopted Local Plan (2017).</i>
18.	No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of: - hours of work; - hours of deliveries to the site; - the parking of vehicles of site operatives and visitors during the demolition/construction phase; - the delivery access point; - the loading and unloading of plant and materials; - anticipated size and frequency of vehicles moving to/from the site; - the storage of plant and materials used in constructing the

	development; - the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; - wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; - measures to control the emission of dust and dirt during demolition and construction; - measures to control the presence of asbestos; - measures to minimise noise disturbance to neighbouring properties during demolition and construction; - details of any piling together with details of how any associated vibration will be monitored and controlled; and - a scheme for recycling / disposing of waste resulting from demolition and construction works. Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.
Reason	<i>The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies EM7, AC1 and AC2 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
19.	An investigation and risk assessment (in addition to any assessment provided with the planning application), must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site; whether or not it originates on the site; and any report of the findings must be submitted to and approved in writing by the local planning authority prior to the commencement of development (including any demolition). The report of the findings, to be conducted in accordance with Environment Agency Guidance Land Contamination: Risk Management (2021) and must include (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options and proposal of the preferred option(s)
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i>
20.	The development shall only be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land

	under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i>
21.	The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i>
22.	Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 20, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval in writing
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i>
23.	In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 20, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 21, which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 22.
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i>
24.	The development hereby permitted shall not commence unless and until a Desk Study for Potential Unexploded Ordnance Contamination and a risk mitigation strategy has been submitted to and approved in writing by the

	Local Planning Authority. The development shall only proceed in strict accordance with the approved details.
Reason	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i>
25.	Prior to the commencement of the development a scheme shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) for the provision of a Sustainable urban Drainage System (SuDS) in accordance with the latest available design guidance. The submission shall include all relevant details and calculations to enable a full evaluation to be undertaken, and clear and accountable consideration shall be given to the following features:- Open Air storage or attenuation in the form of a wet pond, dry basin, swale or other similar surface feature, aimed at managing water quantity, quality and introducing biodiversity at the ground surface.- General below ground attenuation, aimed solely at managing the quantity of water on site (Note: preference should be given to localised cellular storage unless there is no possible mechanism for doing so).- Water quality control medium(s) such as permeable paving, filter drains, rain gardens, ponds or swales aimed at improving the quality of water passing through the system either above or below ground. All in accordance with Coventry City Council's Supplementary Planning Document "Delivering a more Sustainable City". The drainage details shall be installed in full accordance with the approved documentation prior to occupation of the development and thereafter shall be maintained and shall not be removed or altered in any way.
Reason	<i>To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with policies EM1, EM4 and EM5 of the Coventry Local Plan 2017 and Coventry City Councils adopted Supplementary Planning Document for Delivering a More Sustainable City.</i>



Notes

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Scale

1 : 1250@A3

Status

Outline Planning Application
Drawing Title
Location Plan

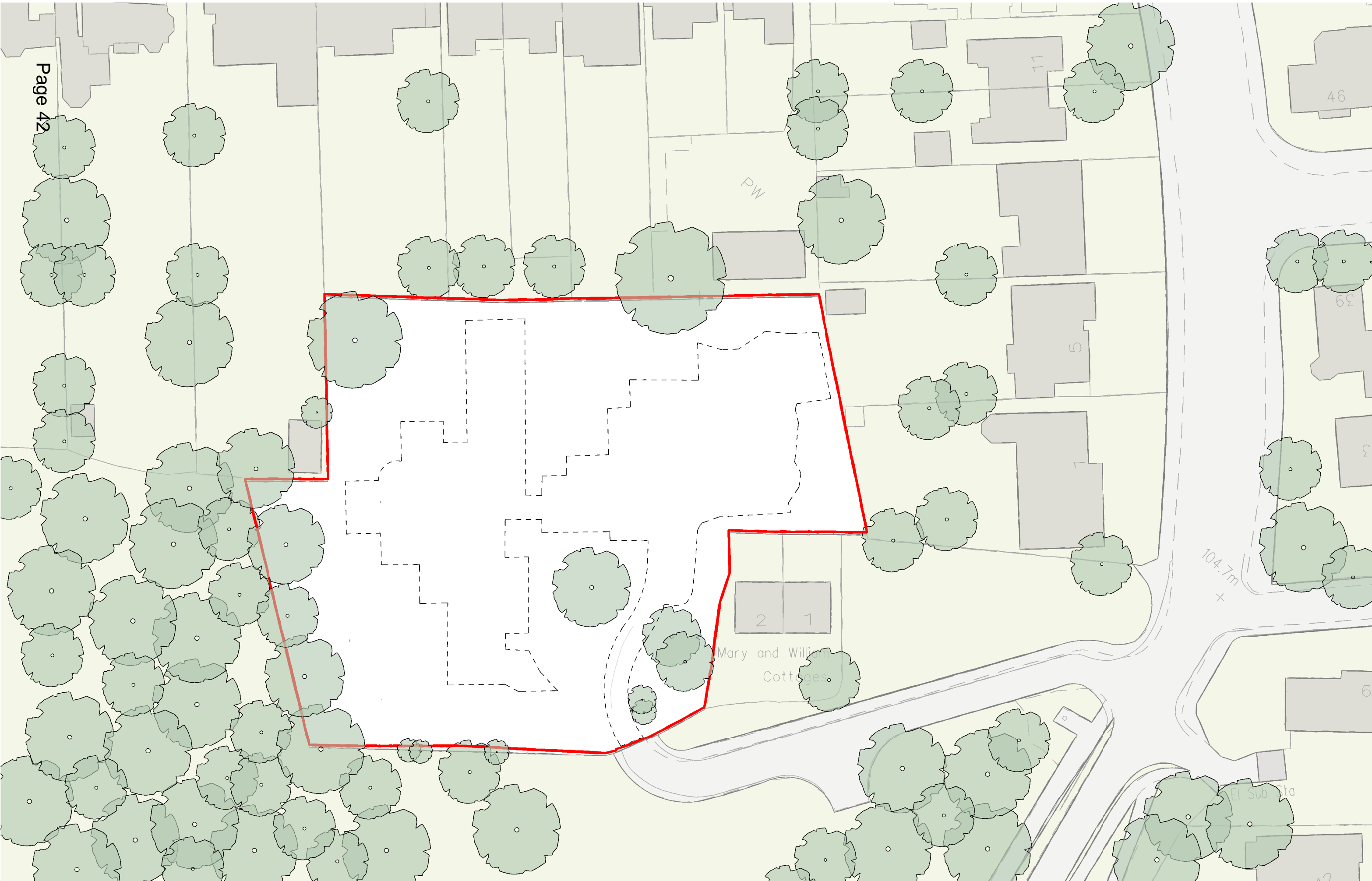
Client

Coventry City Council
Date
October 2024

Project No

K220662
Drawing No - Revision
A(0)001

Fountain Court, Coventry



North Point



Notes

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Scale

1 : 500@A3



Status

Outline Planning Application
Drawing Title
Existing Plan

Client

Coventry City Council
Date
October 2024

Project No

K220662

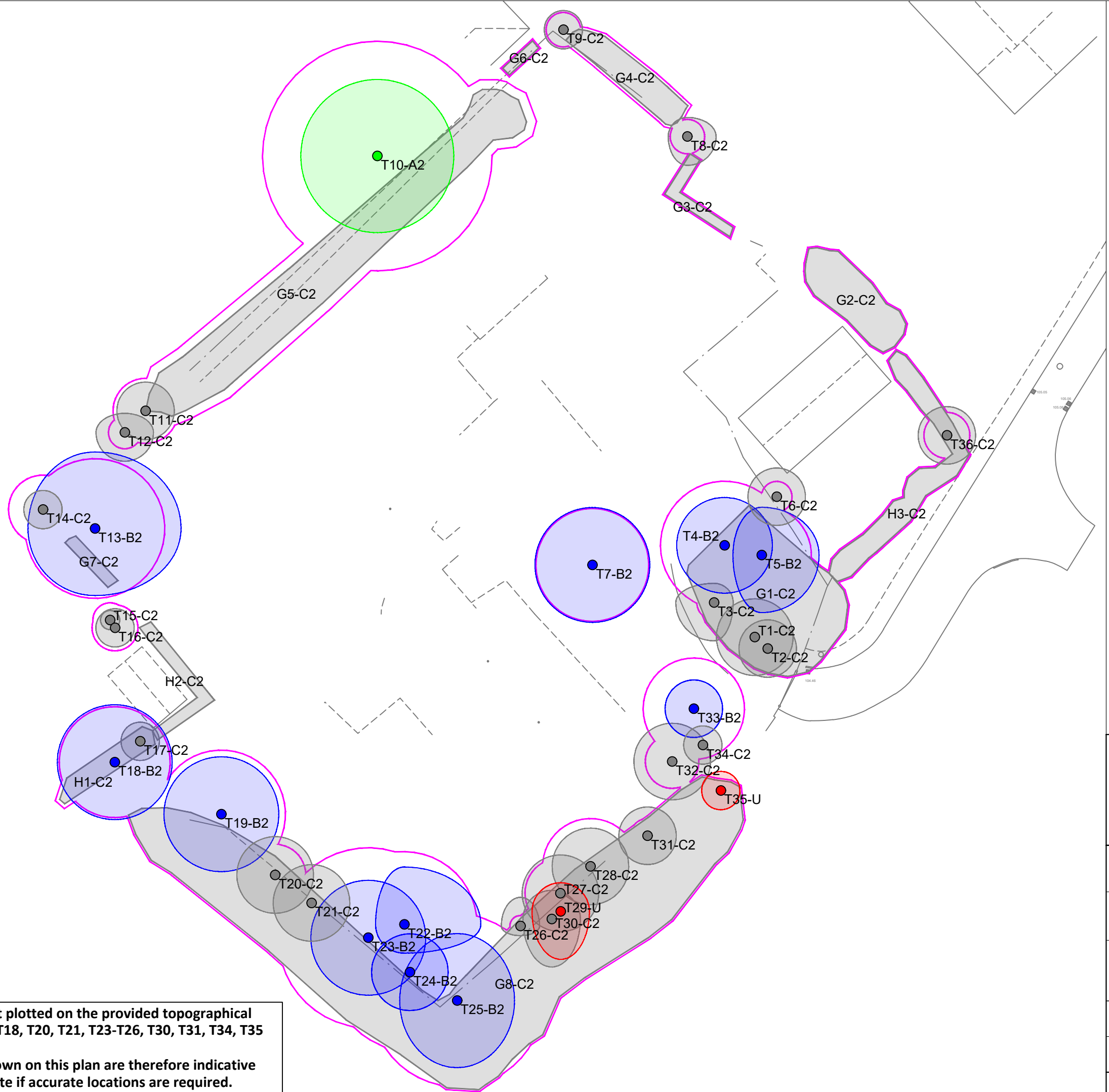
Drawing No - Revision

A(0)002


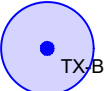


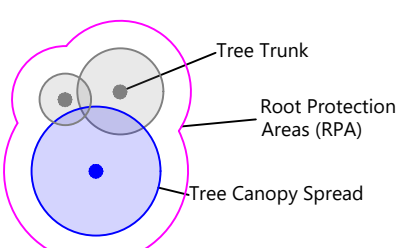
Fountain Court, Coventry



Note: The following trees were not plotted on the provided topographical survey: T1, T2, T3, T6, T8-T12, T14-T18, T20, T21, T23-T26, T30, T31, T34, T35 and all groups and hedgerows.
The positions for these trees as shown on this plan are therefore indicative only and should be confirmed on site if accurate locations are required.



LEGEND:












-  TX/A Category A - Trees of High Quality
-  TX/B Category B - Trees of Moderate Quality
-  TX/C Category C - Trees of Low Quality
-  TX/U Category U - Trees Unsuitable for Retention
- 
 - Tree Trunk
 - Root Protection Areas (RPA)
 - Tree Canopy Spread



Client : Calford Seaden		
Project: Wisteria Lodge, Coventry		
Drawing Title : Tree Constraints Plan		
Drg No. RSE_9759_TCP	Rev : V1	
Drm By : AL	Scale : 1:400@A3	Date : 18/09/2024
RammSanderson Ltd East Midlands: Oban House, 8 Chilwell Rd, Beeston, Nottingham T: 0115 930 2493 West Midlands: Cabin 53, Dunston Business Village, Stafford, ST18 9AB T: 01785 7111 575 Yorkshire: SUM Studios, Studio 11, 1 Hartley Street, Heeley, Sheffield, S2 3DJ www.ramm-sanderson.com		



Legend

-  Site Entrance
-  Existing footprint
-  Indicative built space
-  Indicative frontages
-  Indicative green space
-  Indicative building line
-  Indicative internal access
-  Indicative within curtilage parking access
-  Indicative visitor parking
-  Trees to be retained
-  Indicative green buffer



Do not scale drawing from calfordseaden LLP unless by prior agreement. Use figured dimensions only. Check drawn dimensions with due regards to site parameters prior to commencing works. Drawings to be read with relevant project design information.

As indicated@A3

Outline Planning Application

Parameters Plan

Coventry City Council

October 2024

K220662

A(0)002



Key

Accommodation Schedule
Site Area - 4943m² - 0.49ha

3x 5b10p @ 178m² - GIA

1x 5b10p @ 190m² - GIA

4x 5b10p @ 198m² - GIA

Existing Trees

Proposed Trees



Notes

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Scale
1 : 500@A3

Status
Outline Planning Application

Drawing Title
Illustrative Masterplan

Client
Coventry City Council

Date
October 2024

Project No
K220662

Drawing No - Revision
A(0)003

Fountain Court, Coventry



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Planning Committee Report	
Planning Ref:	PL/2025/0000436/HHA
Site:	2 Daventry Road, Coventry, CV3 5DP
Ward:	Cheylesmore
Proposal:	Removal of dormer to rear, erection of three storey extension to rear with first floor enclosed glazed garden, increase existing gable height and width to front, partial existing roof ridge increase, installation of 4no. rooflights to front, installation of canopy above ground floor to front, and installation of patio and stairs to rear
Case Officer:	Richard Edgington

SUMMARY

The application as submitted seeks consent for the re-modelling of the existing dwelling house which comprises an amalgamation of extensions and alterations which are considered to be of their time. The applicants are seeking to create a modern detached dwelling which adopts a contemporary and striking design whilst rationalising the ad-hoc accommodation of the existing dwelling.

The site has an extensive planning history as is set out within this report with a number of prior approval applications having been refused alongside a previous householder application which sought consent for larger extensions than those currently proposed. This application has been submitted following engagement through the pre-application process and a series of amendments which are now considered to accord with the relevant sections of the adopted and emerging Local Plans and the principles of the NPPF (2024).

BACKGROUND

As part of the application process, the Council duly consulted with adjoining neighbours who have raised objections to the application, Cllr Tucker has also requested that the application be considered by Planning Committee. This report sets out the relevant material planning considerations, recommended conditions and other relevant factors in the determination of this application.

KEY FACTS

Reason for report to committee:	The application has been referred to planning committee at the request of Cllr A Tucker and due to more than 5 objections having been received.
Current use of site:	Residential dwelling
Proposed use of site:	Residential dwelling
Parking provision:	2+

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

REASONS FOR THE DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal will not have a detrimental impact upon the character and appearance of the area.
- The proposal accords with Policies: DS3, DE1, AC3 and GE3 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

SITE DESCRIPTION

The application site relates to a 2.5 storey detached dwelling occupying a prominent corner plot on the Leamington Road/Daventry Road junction within the locality of Cheylesmore, although the boundary of the site and the southern neighbour forms the ward boundary to Earlsdon. The site is set back from the vehicular highway containing mature conifer trees with two access points, the driveway is laid to permeable paving which can accommodate in excess of 4 cars.

Immediately in front of the site lies a pedestrian crossing point. Neighbouring dwellings and indeed the application site comprise of a range of architectural styles and design features, as can be identified from both the front and rear elevations of neighbouring dwellings. Many have been subject to fairly substantial changes and re-modelling in recent years, all of which contribute towards a mixed character streetscene.

The application site and indeed surrounding neighbours benefit from substantially sized plots. To the rear of the site dwellings have a rear to rear relationship to properties on Lupton Avenue, the separation distance between the dwellings at the closest point is 66.5m at first floor level and largely screened by established trees and vegetation. The neighbour to the south at No. 91 is orientated around 30 degrees from No. 2 Daventry Road, No. 91 is noted to narrow towards the rear of the site boundary given the pattern of development. The site still, however, benefits from a substantial plot. Within the rear elevation of No. 91, the rear facing windows are recessed within the rear elevation.

The dwelling itself comprises a combination of buff brick and render and has clearly been extended over time with the addition of a large dormer window across the rear of the property and two single storey extensions, one of which has a conservatory built beyond. The amenity space of the site and the neighbouring dwellings has a level change of in excess of 1m with lawned areas stepping down further to the rear of the site. It should be noted that there are no overarching site constraints which are relevant in the determination of this application and permitted development rights remain intact.

APPLICATION PROPOSAL

The application seeks consent for the re-modelling of the existing dwelling which comprises the removal of the rear dormer window, the erection of a three-storey extension to the rear, increase in front gable height to the front, the installation of roof

lights and canopy to the front elevation and installation of a raised patio and stairs to the rear and associated works.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
PL/2024/0002268/PAH	Application under Prior Approval for single storey rear extension. The extension will be 8.00 metres away from the original rear wall of the building with a height of 3.10 metres at the highest point and 2.40 metres to the eaves	Refused due to information not meeting requirements under Class A of the General Permitted Development Order 2015 (As Amended). Date: 26.11.2024
PL/2024/0002187/PAH	Application under Prior Approval for single storey rear extension. The extension will be 8.00 metres away from the original rear wall of the building with a height of 3.10 metres at the highest point and 2.40 metres to the eaves	Refused due to information not meeting requirements under Class A of the General Permitted Development Order 2015 (As Amended). Date: 11.11.2024
PL/2024/0001764/PAH	Application under Prior Approval for single storey rear extension. The extension will be 8.00 metres away from the original rear wall of the building with a height of 3.10 metres at the highest point and 2.40 metres to the eaves	Refused. Date: 29.10.2024
PL/2024/0001709/PAH	Application under Prior Approval for single storey rear extension. The extension will be 8.00 metres away from the original rear wall of the building with a height of 3.10 metres at the highest point and 2.40 metres to the eaves	Refused due to information not meeting requirements under Class A of the General Permitted Development Order 2015 (As Amended). Date: 24.09.2024
PL/2024/0001680/PAH	Application under Prior Approval for single storey rear extension. The extension will be 8.00 metres away from the original rear wall of the building with a height of 3.10 metres at the highest point and 2.40 metres to the eaves	Refused due to information not meeting requirements under Class A of the General Permitted Development Order 2015 (As Amended). Date: 11.09.2024

PL/2023/0001791/HHA	Erection of two storey extension to rear, single storey extension to front, extension of dormers to rear, installation of 4no. rooflights to front, and installation of 3no. first floor Juliette balconies to rear	Withdrawn Date: 24.04.2024
L/1997/1490	Single storey rear conservatory	Granted Date: 12.12.1997
L/1992/1323	Ground floor extension to form garage, first floor bedroom extension, new pitched roofs over single storey elements including canopy at front	Granted Date: 29.10.1992
S/1984/0637	Construction of dormer windows	Granted Date: 11.07.1984
S/1980/0560	Erection of kitchen extension	Granted Date: 21.01.1980
S/1965/0381	Erection of extension to lounge, garage and construction of car port	Granted Date: 01.04.1965
S/1954/0343	Erection of dwelling house	Granted Date: 05.05.1954

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy DE1 Ensuring High Quality Design

Policy AC2: Road Network

Policy AC3: Demand Management

Policy AC4: Walking and Cycling

Policy EM5: Sustainable Drainage Systems (SuDS)

Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation

Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy GE4: Tree Protection

Policy DE1 Ensuring High Quality Design

Policy AC2: Road Network

Policy AC3: Demand Management

Policy AC4: Walking and Cycling

Policy EM5: Sustainable Drainage Systems (SuDS)

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Coventry Connected

SPD Householder Design Guide

CONSULTATION

Neighbour/Third Party Representations

Adjoining neighbours have been notified. Eight representations (from two addresses) have been received, objecting to the proposals and raising the following the material planning considerations:

- Significant overlooking, overshadowing and loss of privacy
- Out of character with the existing dwelling and locality
- Breach of 45-degree sightline
- Breach of 25-degree sightline
- Absence of a preliminary roost assessment as there are damaged tiles on dormer window

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, the impact upon the character of the area, the impact upon neighbouring amenity, highway considerations and ecology.

Principle of Development

In this instance the principle of development is considered to be acceptable given that there are no overarching site constraints which are relevant in the determination of this application which would weigh against the re-development of a residential dwelling. Weight is also afforded to Paragraph 11 of the NPPF which sets out the clear presumption in favour of sustainable development, as does Policy DS3 of the adopted and emerging Local Plans. Paragraph 131 of the NPPF also states 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', and is thereby expected in any new development proposals. On this basis the principle of development is therefore

acceptable, the relevant material planning considerations are set out in the succeeding sections of this report.

Design & Character

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area. The National Planning Policy Framework, paragraph 135 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.

The adopted Housholder Design Guide SPD (2023) is a material consideration in the determination of applications which seek to extend and alter dwellinghouses within the city. The SPD sets out key principles as to how design will be considered for respective types and styles of extensions.

The ground floor rear extension will measure 8.0 metres from the original main rear elevation, for a width of 12.95 metres, reducing to a depth of 4.2 metres and width of 4.2 metres. The proposal will have a flat roof with a parapet wall and roof lantern including 1 door to the side elevation; 1 window, 1 set of 3-panelled and 1 set of 4-panelled bi-fold doors to the rear elevation; and 1 set of 3-panelled bi-fold doors to the side elevation.

At first and second floor the rear extension will measure 5.95 metres in depth and 4.5 metres in width nearest no. 4 Daventry Road and 3.9 metres in depth and 4.5 metres in width nearest no. 91 Leamington Road. The centre of this section will have a glass atrium and third gable pitched roof, to create an all-weather enclosed glazed balcony, projecting 3.7 metres in depth and 8.15 metres in width. The three pitched gables will have floor length windows and apex windows to the rear elevations.

The first-floor side extension will increase the depth of the existing property by 0.25 metres and height by 0.65 metres.

The proposal also includes the installation of 4 no. rooflights, alteration of dual garage doors to a large singular door and rendering of the entire property.

Considering each aspect in turn, in relation to front extensions, the householder SPD states at para. 4.9 'Although consideration needs to be given to amenity issues, the primary consideration for the design of front extensions (including porches and canopies) will be the impact on the street scene and local character' and at 4.10 the SPD states that; 'Generally front extensions will only be acceptable where the building is set well back from the street frontage in a large plot, or where the building is set back further from the street than the prevailing building line.'

Principle 2 elaborates upon this and identifies that front extensions are generally not acceptable unless they can be appropriately designed without projection forward of the established building line, and where front extensions are proposed, distinctive features of the host dwellinghouse should be maintained, whilst roof lines and facing materials should complement the existing property.

In this case the site contains a central gable feature which protrudes from the remainder of the front elevation. The proposal seeks to increase the width of the three-storey central gable feature by 0.8 metres and decrease the height marginally by 0.15 metres, thus increasing the massing marginally overall. In this case the site and locality include numerous examples of gables and many dwellings have been subject to extensions and alterations as previously stated.

As such the gable feature is not an uncommon characteristic in the Streetscene and is worth noting that properties within the area are of various design and therefore the increased massing of this feature would not negatively impact the character of the property or Streetscene, especially given the setback from the highway and presence of established landscaping.

Whilst it does alter the original design of the property, this is not deemed detrimental and appears similar to that of the adjacent neighbour at No. 91 Leamington Road. Additionally, the gable does not project forward of any established building line given the angled nature of the plot and is set within a large plot which can handle the increased massing so that this does not over-dominate or detract from the overall character of the property. The application therefore accords with the relevant principles of the adopted design guide in respect of the front extension.

When considering development proposals for side extensions, the Householder Design Guide SPD requires developments to adopt designs which do not result in a terracing effect through the use of setbacks where appropriate. Each site is considered on its own merits.

In this case, given the size of the plot and the pattern of development, inclusive of the orientations of the dwellings, no concerns arise with regards terracing as the buildings are set away from the boundary and are not linked in any way. The way in which the extensions have been designed retain elements of subservience through the ridge reduction on the garage. The use of pitched roof with materials and slope to match the existing house is welcomed and considered to be of good design. Therefore, it is not considered to result in adverse impact on the street scene or the character of the area.

Finally, the rear extensions have also been duly considered against the relevant principles within the Householder Design Guide. It is noted that the rear extension would not be visibly prominent from public vantage points with the rear of the site being relatively concealed. That being said extensions and alterations of neighbouring dwellings adjacent to the application site are visible. As proposed, the applicants are seeking to significantly rationalise what is currently an ad-hoc amalgamation of extensions to create a more uniform design comprising three gable elements to include a high level of glazing, particularly at first floor level.

Whilst a departure from the existing architectural style, the extension is deemed to be of a high-quality design and aligns with the relevant principles within the SPD, and it is noted that the extension is set below the main roofline. There are examples of properties in the surrounding area that appear to have been extended and are of varying scale and design; the proposal is considered to be of an acceptable design and street scene as existing and not therefore a stark contrast to the surrounding character. Although a less

conventional design, the style and appearance is supported through the advocacy of architecturally innovative design of which this proposal aligns, particularly in respect of the high level of glazing. Taking the above into account it is therefore considered that subject to materials being secured via condition the proposed development would be of high-quality design and thereby in accordance with the aforementioned policies and principles set out within the adopted SPD.

Residential Amenity

The SPD further requires extensions to be designed and positioned so it does not adversely affect the amenities of the occupiers of neighbouring properties. Due to the detached nature of the adjacent properties, the front extension does not impact neighbouring 45-degree sightlines. The SPD further requires that a depth of a rear extension should not exceed either 4.0 metres (when measured externally from the neighbouring rear elevation) or impinge on an imaginary 45-degree sightline from the middle of the nearest rear-facing window to a habitable room on the neighbour's property, whichever gives the greatest depth. Habitable rooms include living rooms, kitchens, bedrooms and conservatories, but not bathrooms, WCs, hallways, landings and utility rooms.

The proposed ground floor rear extension nearest to No. 91 Leamington Road does not project further than the existing extension. The first-floor rear extension has been set in from no. 91 Leamington Road to not impact the neighbouring 45-degree sightline to the nearest habitable window.

The ground floor rear extension nearest to no. 4 Daventry Road does not exceed 4.0 metres when measured from the neighbouring conservatory. The proposed extension would measure an additional 1.2 metres from the conservatory rear elevation. Additionally, due to the neighbouring property being set back further than the main rear elevation of the property, the 45-degree sightlines are not impacted when measured from the nearest habitable window.

Adjoining neighbours do not have side windows to ground or first floor and therefore the 25-degree rule has not been applied.

There are no first-floor windows proposed in the side elevations of the extension and therefore no concerns are raised regarding potential overlooking or loss of privacy.

The first-floor glass atrium and balcony are situated in-between the gable features and this will not further negatively impact than if windows were proposed and therefore this design is considered acceptable and will not result in unacceptable overlooking or loss of privacy to neighbouring occupiers.

The three storey gable peaks would increase the massing in the roof slope but not considerably more than a normal roof pitch. Additionally, given the removal of the large box dormer, this would result in a better design and therefore given the above limited impact on neighbouring amenities and improved design would therefore be considered acceptable in this instance.

A condition has been attached to ensure that the ground floor rear extension flat roof will not be used as a balcony.

With regards to amenity space, the Householder Design Guide SPD states that “Extensions should not erode garden spaces and spaces between buildings which contribute to the visual amenity and character of a locality... Development should not unduly restrict use of the private rear garden and should be proportionate to the size of the dwellinghouse and its plot.” The proposal does not seek to extend further into the garden and therefore this is not applicable.

Highway Considerations

Policy AC3 of the adopted Local Plan seeks to ensure that development proposals provide a sufficient quantum of vehicle parking which accords with the standards as set out within Appendix 5 of the Coventry Connected SPD (2016). In this instance there is a requirement for 3-Bed plus dwellings to provide a 2 allocated parking spaces. As existing there are in excess of three spaces provided, thereby exceeding the maximum requirement, as this is existing and the re-development does not increase the parking further or indeed impact the overall provision in any way, the impact of the development in respect of parking and highways is deemed to be neutral.

Ecology

Policy GE3 of the Local Plan states proposals for development will be permitted provided that they protect, enhance and/or restore habitat biodiversity. Development proposals will be expected to ensure that they:

- Lead to a net gain of biodiversity, where appropriate, by means of an approved ecological assessment of existing site features and development impacts.
- Protect or enhance biodiversity assets and secure their long-term management and maintenance.
- Avoid negative impacts on existing biodiversity; and
- Preserve species which are legally protected, in decline, are rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans.

In this case the site is not located within, or in proximity of, a statutory or non-statutory wildlife site. Within the representations received, concerns have been raised as to the impact upon protected species in the form of bats, with photographs having been provided of slipped tiles on the dormer and the erosion of small areas of mortar on the side apex of the dwelling. This was also observed by the case officer on site and as a result a bat survey is required to ensure that this matter is fully considered and that if bats are present, the development is carried out appropriately.

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.

There are no known equality implications arising directly from this development.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, visual amenity, highway safety or ecology, subject to relevant conditions. The reasons for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, DE1, AC3 and GE3 of the Coventry Local Plan 2017 and the emerging Local Plan Policies, together with the aims of the NPPF.

CONDITIONS/REASONS

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.

Reason *To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)*

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Existing Site Plan DWG 0446-01-001
- Proposed Site and Location Plan DWG 0446-01-002-P1
- Existing Ground Floor Plan DWG 0446-01-003
- Existing First Floor Plan DWG 0446-01-004
- Existing Second Floor Plan DWG 0446-01-005
- Existing Elevations DWG 0446-01-006
- 2. Existing Elevations 2&4 DWG 0446-01-013
- Proposed Ground Floor Plan DWG 0446_01_007/P2
- Proposed First Floor Plan DWG 0446_01_008/P2
- Proposed Second Floor Plan DWG 0446_01_009/P2
- Proposed Elevations 1&3 DWG 0446_01_011/P2
- Proposed Elevations 2&4 DWG 0446-01-012-P1
- Proposed Roof Plan DWG 0446-01-010-P1
- 3-D Model

Reason *For the avoidance of doubt and in the interests of proper planning.*

3. Prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the

development and thereafter shall be retained and shall not be removed or altered in any way.

Reason *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.*

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, the roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

Reason *In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.*

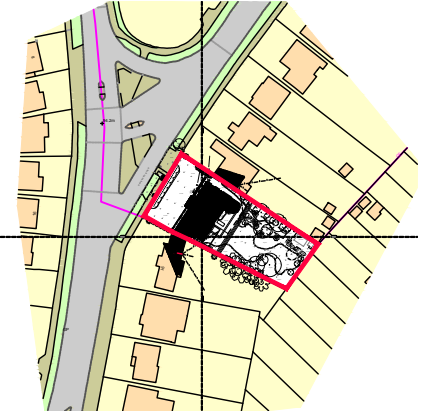
5. No development (including any demolition or preparatory works) shall commence unless and until a survey for the presence of bats has been carried out by a qualified surveyor and has been submitted to and approved in writing by the Local Planning Authority. Should the presence of bats be found then no demolition or preparatory works shall take place until full details of measures for bat mitigation and conservation in accordance with good practice guidelines have been submitted to and approved in writing by the Local Planning Authority. All works shall be implemented in strict accordance with the approved timings and details and once undertaken any mitigation works shall not be removed or altered in any way.

Reason *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.*

6. Within one month of the installation and carrying out of the approved bat mitigation and conservation measures submitted in accordance with condition no. 5, a qualified Bat workers report shall be submitted to the Local Planning Authority to verify completion of the works.

Reason *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, the emerging Local Plan and the advice contained within the NPPF.*

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Location Plan
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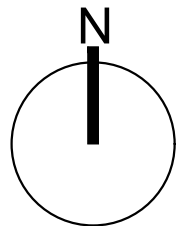


Site Plan
Scale 1:250

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This drawing should not be scaled from and written dimensions must only be taken from this drawing. All dimensions must be checked on site and any discrepancies must be reported to the architect / contract administration before proceeding.

REV	NOTE	DATE
P1	Revision to PO c'ments	25.02.25



IMEX BUSINESS CENTRE
OXLEASOW ROAD
MOONS MOAT
REDDITCH
B98 0RE
T: 01527 830500
E: info@configuration-aud.co.uk

project name
2 Daventry Road
Coventry
CV3 5DP
England

	drawing title
	Proposed Site / Location Plans

drawing number / revision
0446_01_002/P1

scale
1:2500 / 1:500 @ A3

date
06.06.2024

drawn / checked
ML / HPM

CONFIGURATION
ARCHITECTS AND URBAN DESIGNERS



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project name
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England

drawing title
Existing Elevations
1 & 3

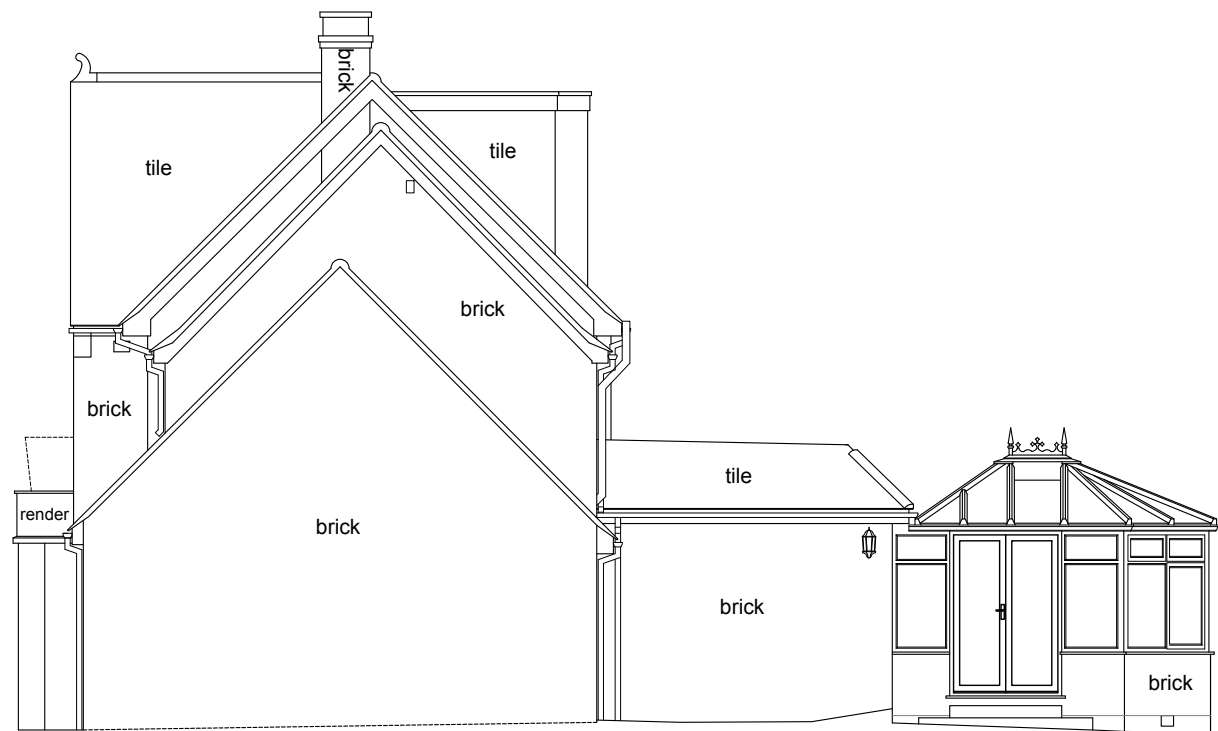
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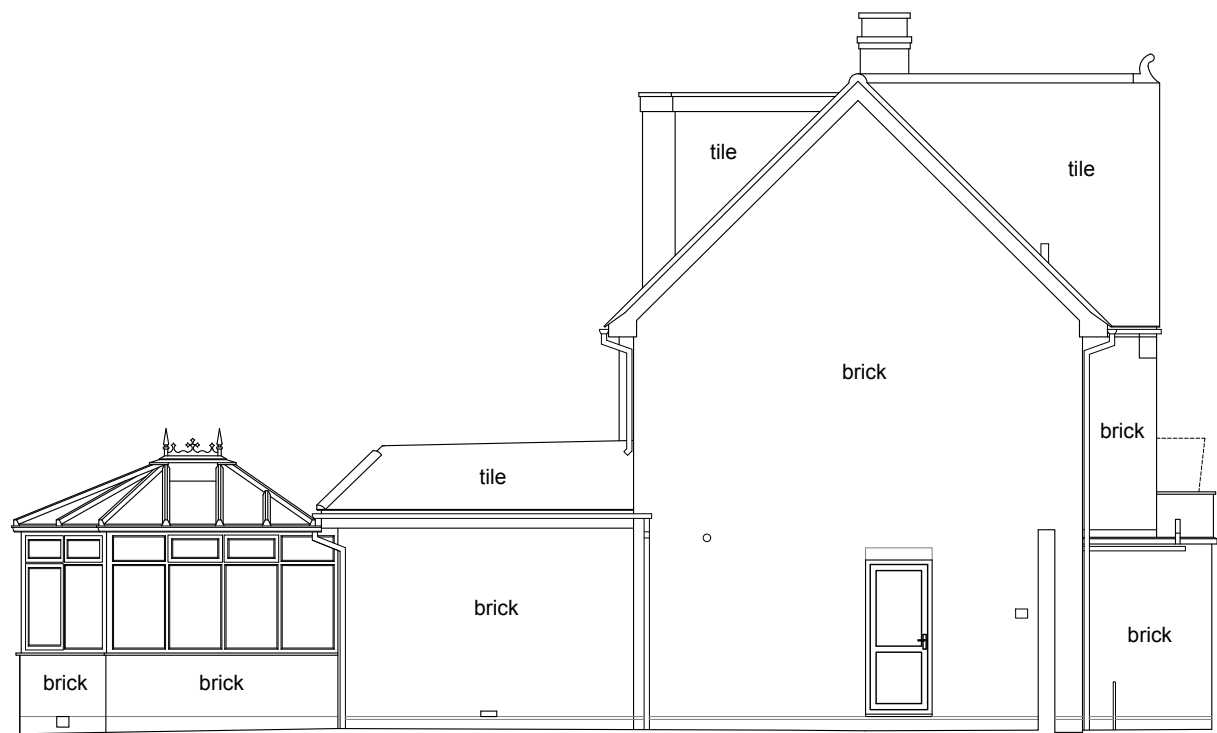
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drawn / checked
ML / HPM

CONFIGURATION
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Elevation 2



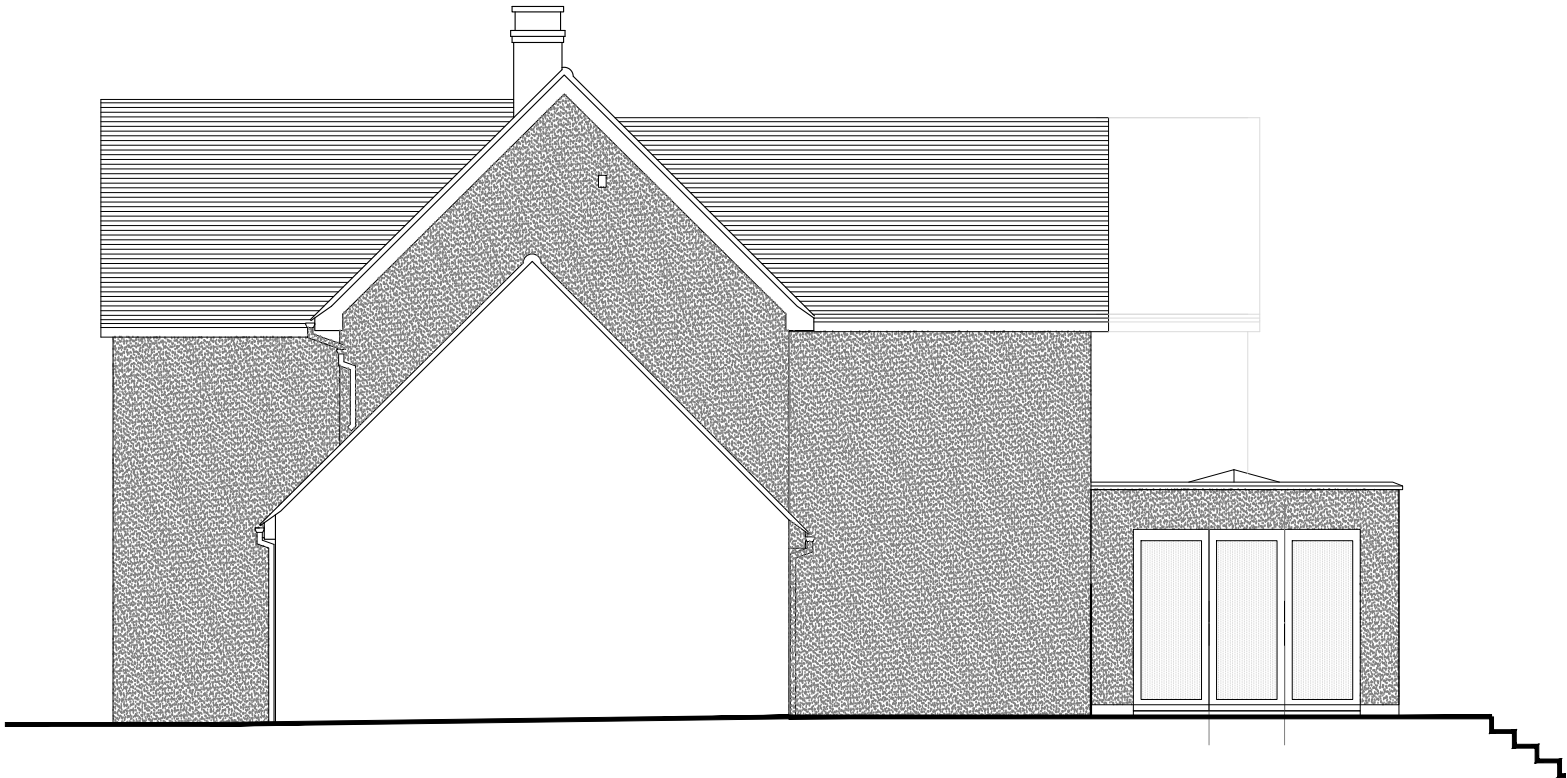
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revisions		
REV	NOTE	DATE
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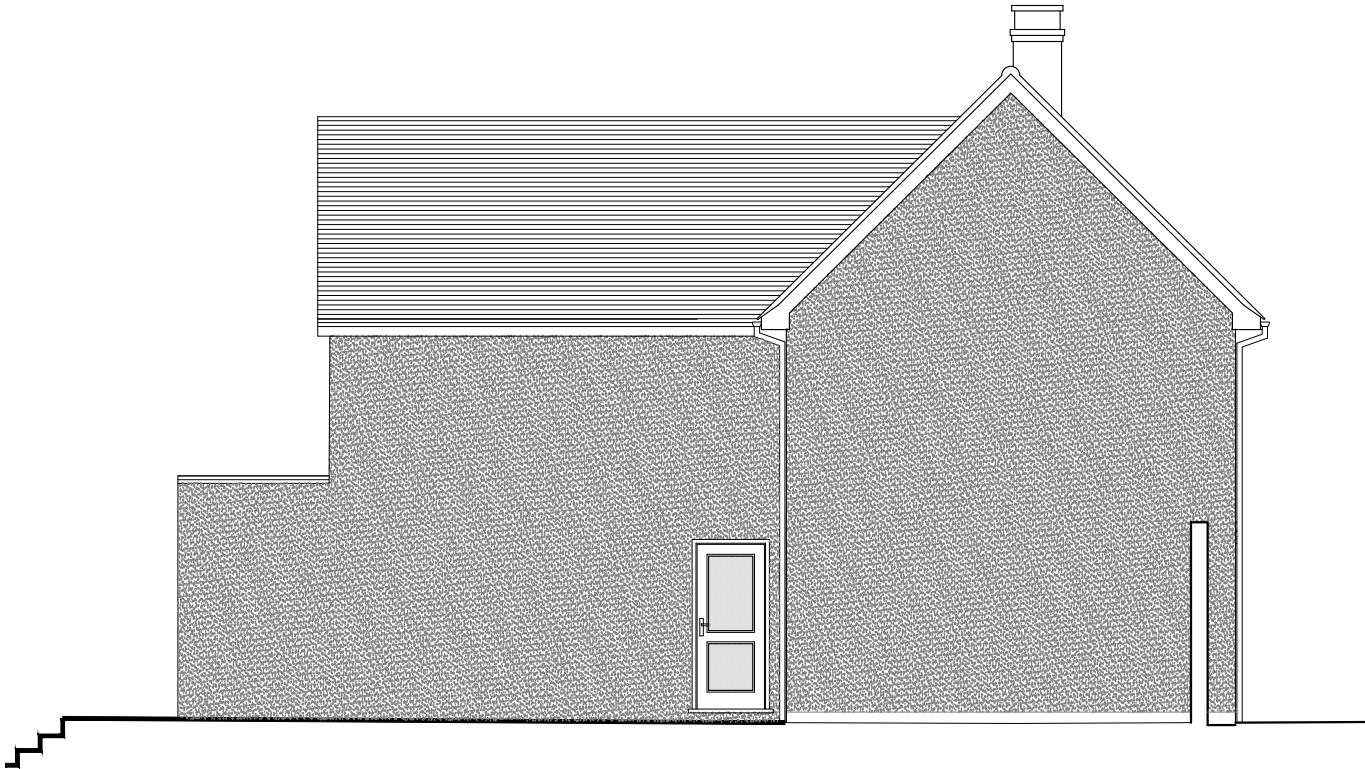
CONFIGURATION
ARCHITECTS AND URBAN DESIGNERS

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project name	2 Daventry Road Coventry CV3 5DP England
drawing title	Existing Elevations 2 & 4
drawing number / revision	0446_01_013
scale	1:100 @ A3
date	06.06.2024
drawn / checked	ML / HPM



Elevation 2



Elevation 4

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REV	NOTE	DATE
P1	Revision to PO c'ments	25.02.25

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project name
2 Daventry Road
Coventry
CV3 5DP
England

drawing title
Proposed Elevations
2 & 4

drawing number / revision
0446_01_012/P1

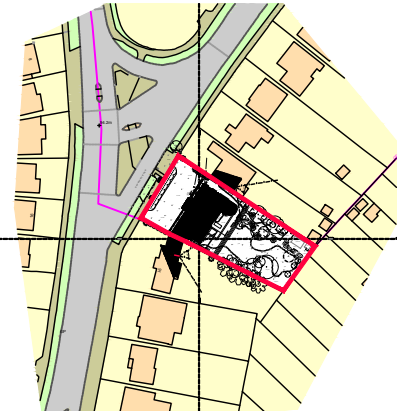
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drawn / checked
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revisions

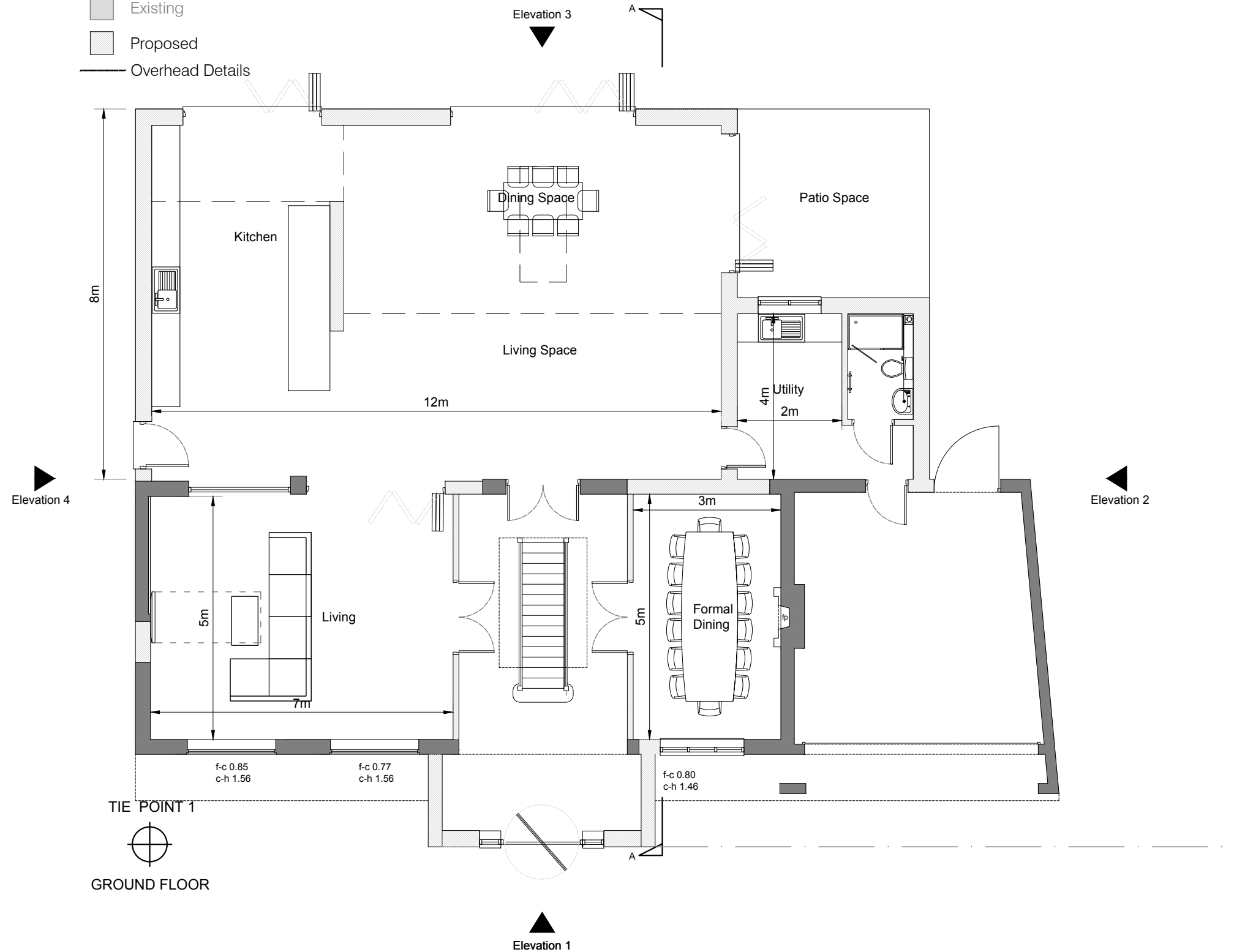
CONFIGURATION
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Location Plan
Scale 1:2500

Key:

- Existing
- Proposed
- Overhead Details



revisions

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REV	NOTE	DATE
P1	Revision to PO c'ments	25.02.25
P2	Revision to PO c'ments	02.04.25

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project name
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CV3 5DP
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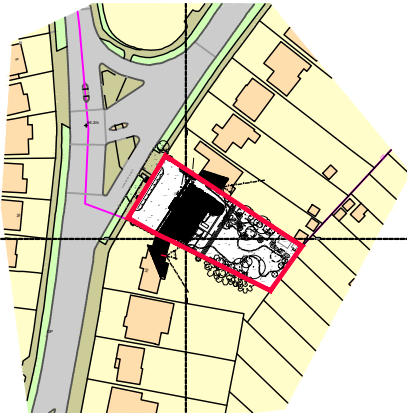
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Proposed Ground Floor
Plan

drawing number / revision
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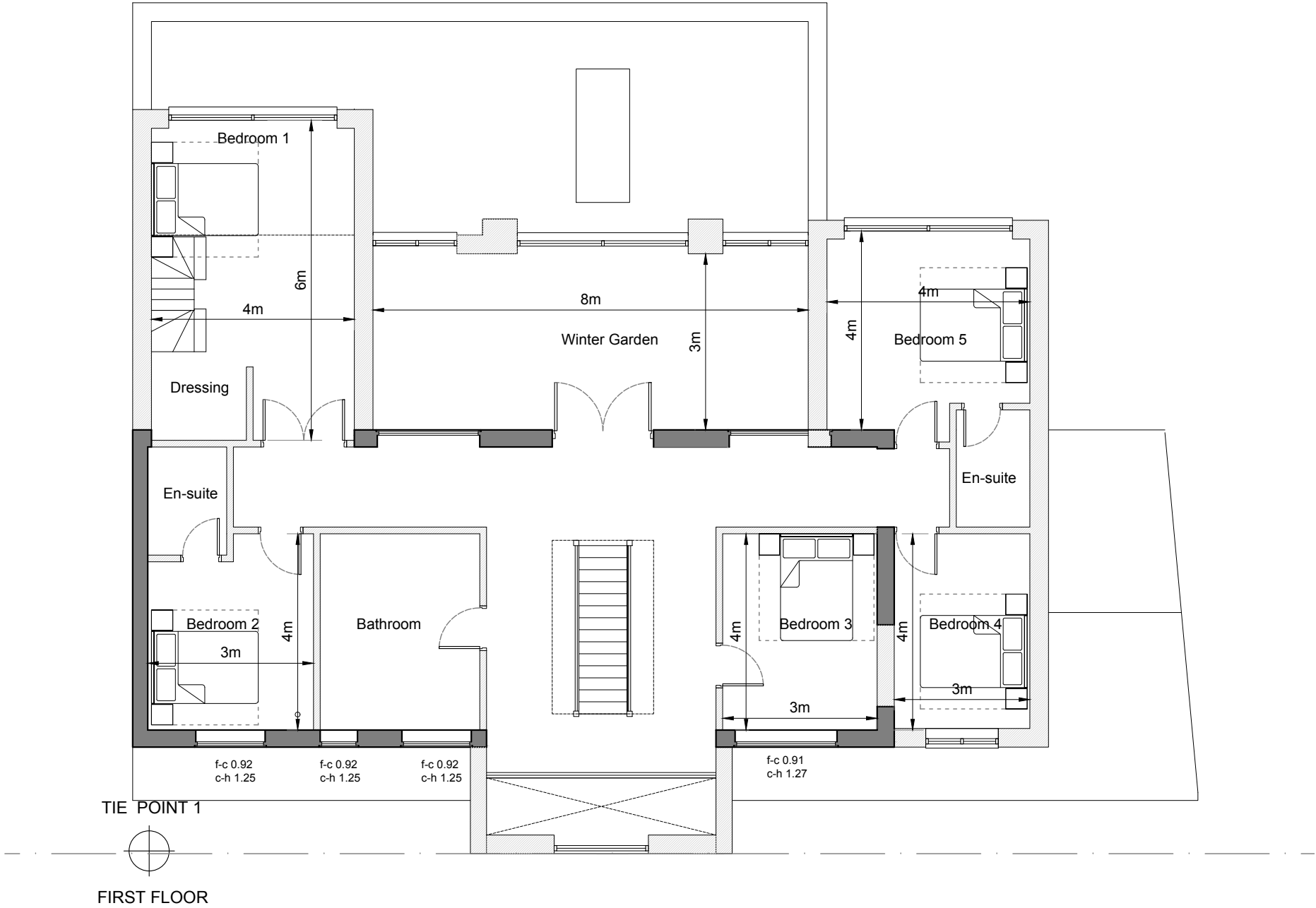
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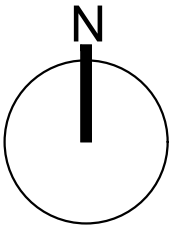
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Location Plan
Scale 1:2500



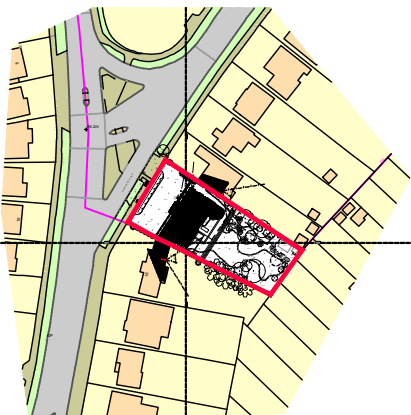
revisions		
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REV	NOTE	DATE
P1	Revision to PO c'ments	25.02.25
P2	Revision to PO c'ments	02.04.25



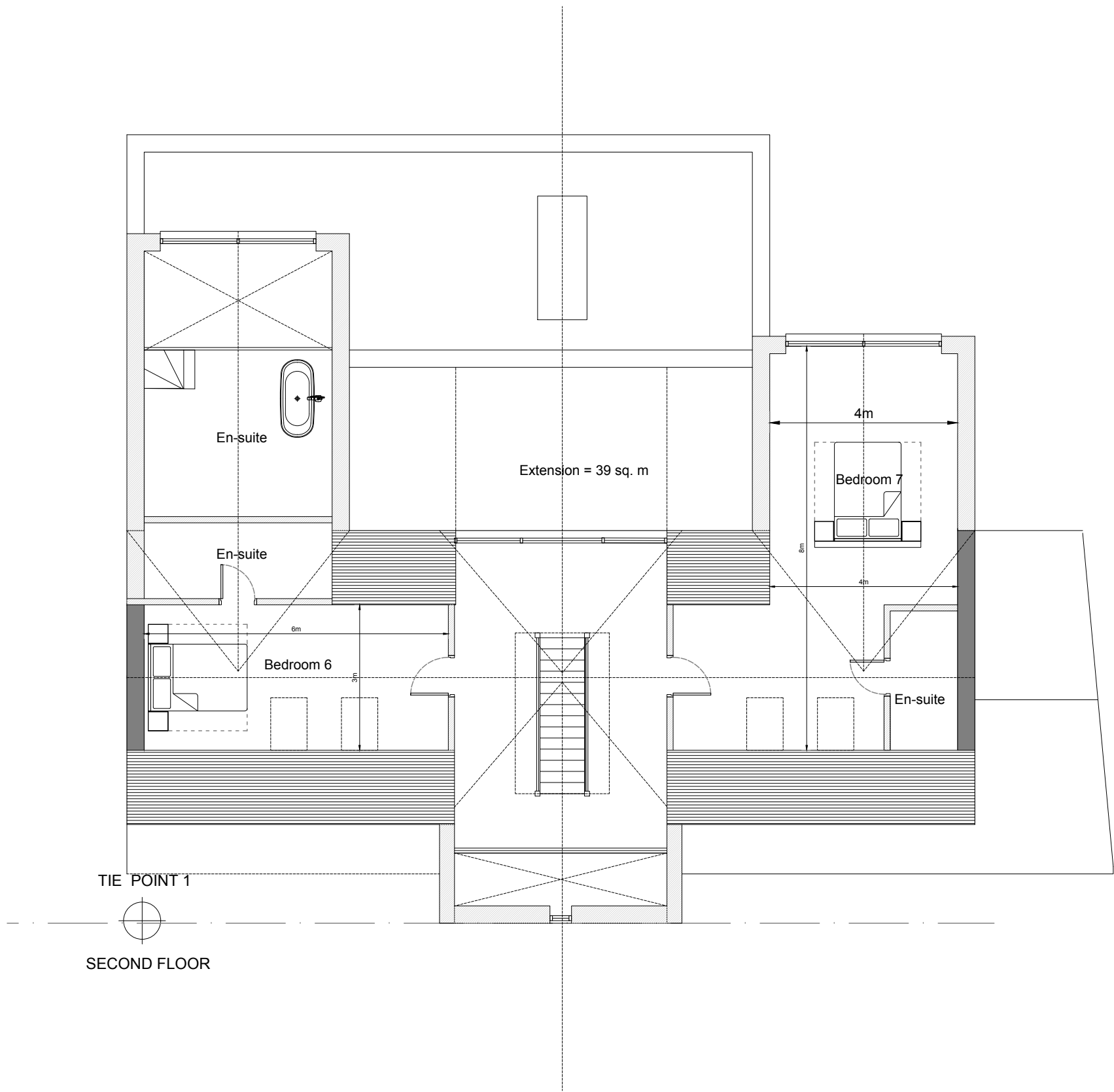
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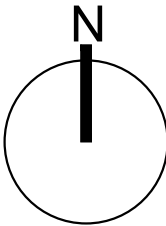
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drawing title	Proposed First Floor Plan
drawing number / revision	0446_01_008/P2
scale	1:100 @ A3
date	06.06.2024
drawn / checked	ML / HPM



Location Plan
Scale 1:2500



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REV	NOTE	DATE
P1	Revision to PO c'ments	25.02.25
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project name	2 Daventry Road Coventry CV3 5DP England
drawing title	Proposed Second Floor Plan
drawing number / revision	0446_01_009/P2
scale	1:100 @ A3
date	06.06.2024
drawn / checked	ML / HPM



Elevation 1



Elevation 3

revisions		
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REV	NOTE	DATE
P1	Revision to PO c'ments	25.02.25
P2	Revision to PO c'ments	02.04.25

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project name	2 Daventry Road Coventry CV3 5DP England
drawing title	Proposed Elevations 1 & 3
drawing number / revision	0446_01_011/P2
scale	1:100 @ A3
date	06.06.2024
drawn / checked	ML / HPM

Planning Committee Report	
Planning Ref:	PL/2025/0000503/HHA
Site:	23 The Arboretum, Coventry, CV4 7HX
Ward:	Wainbody
Proposal:	Erection of single storey extension to front, sides and rear, increase / alteration to existing dormers to front, partial garage conversion to habitable room, and extension of driveway
Case Officer:	Richard Edgington

SUMMARY

The application proposes extensions and alterations to the existing dwelling and front driveway/amenity space. There have been previous applications on site, the previous application was refused and dismissed at appeal due to the impact of the development upon the character and appearance of the area.

As originally submitted as part of this application, the plans were very similar to those of the refused scheme which were deemed unacceptable. However, officers have worked positively with applicants to agree on a series of amendments to the plans to address previous concerns and the appeal decision. The scheme now being considered is deemed to be more sympathetic to the character and appearance of the area and in accordance with adopted Policy and Supplementary Planning Guidance.

BACKGROUND

As part of the application process, the Council consulted with adjoining neighbours who have raised objections to the application, as more than 5 objections have been received the application has been referred to planning committee in accordance with the scheme of delegation. This report sets out the relevant material planning considerations, recommended conditions and other relevant factors in the determination of this application.

KEY FACTS

Reason for report to committee:	The application has been referred to planning committee due to more than 5 objections having been received.
Current use of site:	Residential dwelling
Proposed use of site:	Residential dwelling
Parking provision:	2+

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

REASONS FOR THE DECISION

- The proposal is acceptable in principle.

- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal will not have a detrimental impact upon the character and appearance of the area.
- The proposal accords with Policies: H5, DS3, DE1, AC3 and GE3 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

SITE DESCRIPTION

The application site relates to a detached, red-brick-built and tile hung two-storey dwelling with small front gable features set within the roof pitch. The site is within a prominent location within the cul-de-sac at the southern end facing the vehicular route. The site was constructed in the mid 1990's and includes mock Tudor frontages, it should be noted that as part of the original consent permitted development rights have been removed.

The site benefits from landscaping and off-street parking to the front, with a side gate providing access to the rear amenity space. Neighbouring dwellings do not have side facing habitable room windows to the application site. Neighbouring properties are all of a similar and distinct style with projecting gable to the front and an irregular stepped front elevation with landscaped frontages.

APPLICATION PROPOSAL

The application as proposed seeks consent for the erection of single storey extensions; to front to create an enlarged porch; to both sides to create an enlarged living space and extended garage (to the side), partial garage conversion to habitable room, extension of driveway and associated works.

Note: The alterations to the former windows as originally proposed have been removed from the development through the submission of amended plans.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
PL/2024/0000763/HHA	Erection of single storey wrap around extension to front, sides and rear, extension of 2no. dormers to front, partial garage conversion, and extension to hardstanding	Refused Date: 15/07/2024 (Appeal Dismissed)
PL/2024/0000123/HHA	Erection of single storey extension to front, side and rear (wrap-around) and conversion of garage to habitable room	Refused Date: 14/03/2024
L1993/1850	Erection of 16 dwellings, detached domestic garages and access road	Granted Date: 28/04/1994

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy DE1 Ensuring High Quality Design

Policy AC2: Road Network

Policy AC3: Demand Management

Policy AC4: Walking and Cycling

Policy EM5: Sustainable Drainage Systems (SuDS)

Policy H5: Managing existing housing stock

Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation

Local Plan review is currently at Reg 19 consultation. Relevant emerging policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy DE1 Ensuring High Quality Design

Policy AC2: Road Network

Policy AC3: Demand Management

Policy AC4: Walking and Cycling

Policy EM5: Sustainable Drainage Systems (SuDS)

Policy H5: Managing existing housing stock

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Coventry Connected

SPD Householder Design Guide

CONSULTATION

Neighbour/Third Party Representations: Neighbours have been notified of the application through letters having been issued to adjoining neighbours. Five representations have been received, objecting to the proposals and raising the following material planning considerations:

- Application makes minimal changes to the refused scheme (dismissed at appeal)

- Out of character with the existing dwelling and locality
- Breach of 45-degree sightline
- Detrimental to highway safety
- Loss of landscaping
- Disruption during construction phase

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, the impact upon the character of the area, the impact upon neighbouring amenity, highway considerations and ecology.

Principle of Development

In this instance the principle of development is considered to be acceptable given that there are no overarching site constraints which are relevant in the determination of this application which would weigh against the extension of a residential dwelling. Indeed, weight is also afforded to Paragraph 11 of the NPPF which sets out the clear presumption in favour of sustainable development, as does Policy DS3 of the adopted and emerging Local Plans. Paragraph 131 of the NPPF also states 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', and is thereby expected in any new development proposals. On this basis the principle of development is therefore acceptable, the relevant material planning considerations are set out in the succeeding sections of this report.

Design & Character

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area. Paragraph 135 of the National Planning Policy Framework states 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.

The adopted Housholder Design Guide SPD (2023) is a material consideration in the determination of applications which seek to extend and alter dwellinghouses within the city. The SPD sets out key principles as to how design will be considered for respective types and styles of extensions.

As referenced above the application site has been subject to two previous applications, one of which was appealed to the secretary of state and subsequently dismissed. Neighbouring residents have raised concerns as to the lack of changes within the current submission. It is the case that as submitted there were very minimal changes to the plans from those previously dismissed at appeal. The original plans included a larger front extension within the driveway, the installation of a new non-symmetrical dormer to the

front elevation, the side extension to the neighbour nearest to No. 21 having an incongruous roof type and profile, and the loss of additional soft landscaping to the front.

The previous application, which also included these elements was refused for the following reason:

'The proposals would be contrary to Policies H5 and DE1 of the Coventry Local Plan 2017, the Householder Design Guide SPD 2023 and the principles of the National Planning Policy Framework and National Design Guidance by reason of: the siting, design, bulk and massing of the proposed front and side extensions in this prominent location within the street scene which would introduce a visually intrusive and incongruous feature into the street scene; and the extent of the hardstanding and resulting loss of soft landscaping from the site frontage would disrupt the open landscaped frontage characteristic to the locality; thus harming the character of the property and the wider area, to the serious detriment of the visual amenities of the locality'.

The inspector within the appeal decision had particular concern with the front extensions and impact on the street scene and whilst noting that the proposed gable window extensions would retain subservience to the existing larger gable at the property and the overall ridge height would be maintained, the proposal would result in the loss of small dormer windows.

This loss, the inspector viewed resulted in the notable loss of an important distinctive architectural feature thus eroding uniformity and the character of the area which was further exacerbated by the loss of landscaping and replacement of the cat-slide roof slope with window gables, in combination with the wrap around single storey extension, which would be conspicuous due to its shallow pitch hipped roof, would result in significantly greater visual massing and bulk.

The changes secured as part of this application seek to address the above concerns. When viewed within the Streetscene, the existing dormers are to be retained and the pitched cat slide roof would be continued to the boundary with No. 21 in place of the previous roof profile to maintain continuity. The front extension in front of the garage has also been significantly reduced and additional planting areas retained. When taken as a whole it is considered that the development is now acceptable and accords with the requirements of the adopted Householder Design Guide and addresses the previous concerns raised by both officers and the inspector. Subject to matching materials secured via condition the application is deemed acceptable in design terms.

Residential Amenity

Paragraph 135 of the NPPF seeks to ensure that development proposals do not undermine the living conditions of surrounding residential occupiers, Policy DE1 of the adopted Local Plan (2017) and the Householder Design Guide SPD is consistent with the NPPF in this respect. The development as proposed includes provisions for front, side and rear extensions which can be accommodated, given the detached nature and presence of landscaping between dwellings and plots do benefit from separation between each dwelling which is a part of the character of the area.

The front and side extensions are not considered to give rise to amenity issues to neighbouring residents as there are no relationships with neighbouring windows which would be impeded as a result of the siting of each those elements of the extensions proposed.

When considering the impact of the rear extension, the adopted Householder Design Guide SPD states that a depth of a rear extension should not exceed either 4.0 metres (when measured externally from the neighbouring rear elevation) or impinge on an imaginary 45-degree sightline from the middle of the nearest rear-facing window to a habitable room on the neighbour's property, whichever gives the greatest depth. For clarity it should be noted that habitable rooms include living rooms, kitchens, bedrooms and conservatories, but not bathrooms, WCs, hallways, landings and utility rooms.

With regards the impact to the neighbour to the east at No. 10, the proposed extension protrudes 4.15m from the rear elevation of No. 21 (5.6m from the existing rear elevation of the application site). This has been reduced since earlier applications to ensure that the 45 degree line is not breached, thereby according with the requirements of the SPD.

The dwelling to the north west, No. 21 The Arboretum is noted to be orientated approximately 30 degrees, No. 10 benefits from a generous corner plot which is bound by landscaping and 1.8m boundary treatments. The separation distance between the sides of the respective dwellings are 6.45m at their closest point. The side elevation of the proposed single storey rear extension will be located 10.1m away from the rear patio doors of No. 21 and would not have direct sightlines from the extension itself. Given the distance and the orientation of the dwellings, with the application site being located to the east. Sun calculations have been taken and there is not deemed to be any light impacts upon the ground floor neighbouring windows given the south facing nature of the rear elevation, together with the modest height of the proposed extension. Whilst there is now an increase in pitch on the side extension on the western side of the dwelling to match the pitch of the existing roof, this again is not deemed to have a detrimental impact upon the light or living conditions of the neighbouring occupier.

During the consultation, it is noted that concerns have been raised as to the impact of the construction phase and the noise and disturbance to neighbours. Given the relatively modest scale of the development it is not considered that the impact would be severe or would warrant a construction and environmental management plan. Taking the above into account it is deemed the impact upon residential amenity is acceptable, it should be noted that this was also concluded on the previous applications also.

Highway Considerations

Policy AC3 of the adopted Local Plan seeks to ensure that development proposals provide a sufficient quantum of vehicle parking which accords with the standards as set out within Appendix 5 of the Coventry Connected SPD (2016). In this instance there is a requirement for 3-Bed plus dwellings to provide a 2 allocated parking spaces. As existing there are in excess of three spaces provided, thereby exceeding the maximum requirement, as this is existing and the re-development does not increase the parking further or indeed impact the overall provision in any way, the impact of the development in respect of parking and highways is deemed to be neutral.

Ecology

Policy GE3 of the Local Plan states proposals for development will be permitted provided that they protect, enhance and/or restore habitat biodiversity. Development proposals will be expected to ensure that they:

- Lead to a net gain of biodiversity, where appropriate, by means of an approved ecological assessment of existing site features and development impacts.
- Protect or enhance biodiversity assets and secure their long-term management and maintenance.
- Avoid negative impacts on existing biodiversity; and
- Preserve species which are legally protected, in decline, are rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans.

A householder development of this scale is exempt from biodiversity net gain requirements and in this case the site is not located within, or in proximity of, a statutory or non-statutory wildlife site. The applicants have completed a certificate for bat scoping, the document shows that there is a low likelihood for bat roosting potential within the dwelling. The case officer has been to site and has observed that there is no damage to the roof or brickwork which would allow bats to enter the site to roost and therefore accepts the self-certification document as submitted. No further action is therefore required in the form of a planning condition.

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.

There are no known equality implications arising directly from this development.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon visual or neighbour amenity, highway safety or ecology, subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies H5, DS3, DE1 and AC3 of the Coventry Local Plan 2017 and the emerging Local Plan Policies together with the aims of the NPPF.

CONDITIONS/REASONS

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.

Reason *To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)*

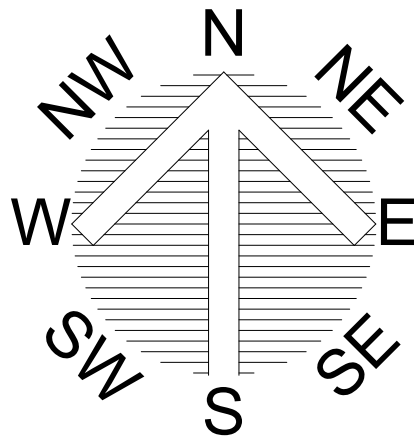
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Floor Plans and Elevations. DWG 23_05_P01M
Site and Location Plan DWG P03C

Reason *For the avoidance of doubt and in the interests of proper planning*

3. Other than where specified on the approved plans, no facing and roofing materials shall be used other than materials similar in appearance to those used predominantly in the construction of the exterior of the existing building.

Reason *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.*



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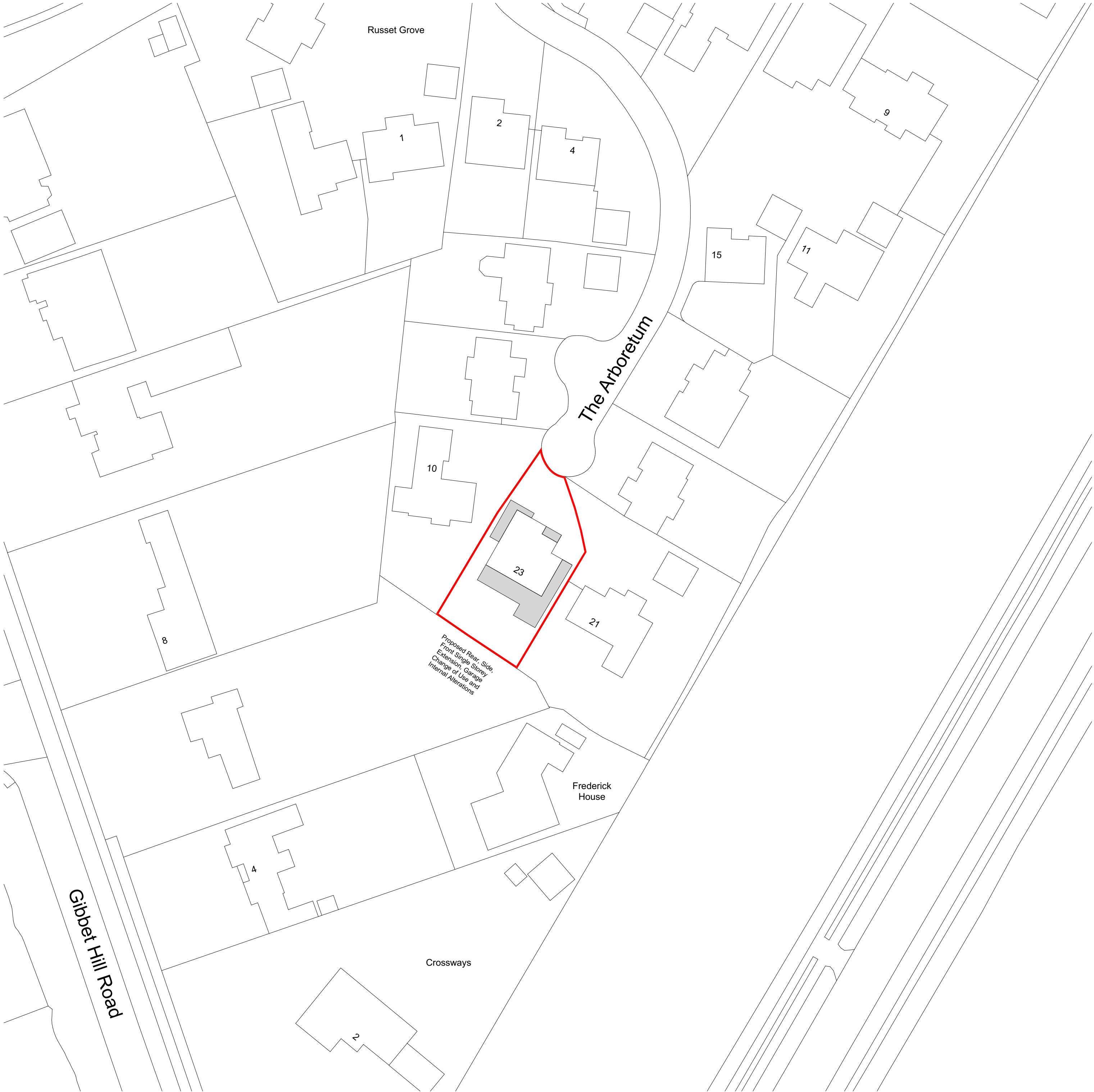
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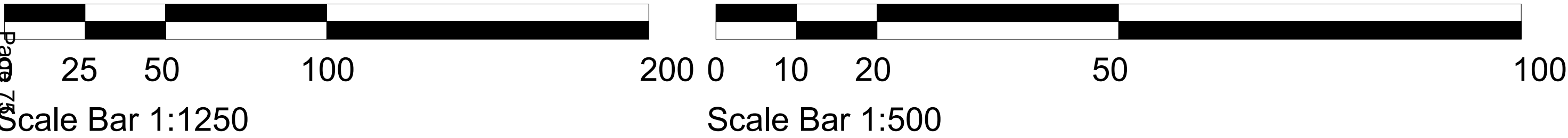
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Location Plan at 1:1250



Block Plan at 1:500



C	06.03.25	Drawing Status Updated for Planning and Amendments Made to Suit Client Comments	RG	KSC
B	08.07.24	Amendments to Suit Planning Officer Comments	RG	GM
A	23.04.24	Amendments to Suit Neighbouring Property	RG	GM
Rev:	Date:	Comment(s):	Name:	Check:



ARCHITECTURE | DESIGN | MANAGEMENT

Status: **Planning**

Client: [Redacted]

Job: 23 The Arboretum, Coventry, West Midlands, CV4 7HX

Title: Block & Location Plan

Drawn: RG Date: 03.2025

Checked: KSC Scale @ A1: 1:500 & 1:1250

Job no: 23.05 Drg no: P03C

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All Dimensions to be Checked on Site and Architect Notified of Any Discrepancies Prior to Commencement.

General:

Existing Walls

Proposed Walls

Materials:

Brickwork

Roof Tiles

Grass

Brick Paving (Driveway)

Garden Slabs

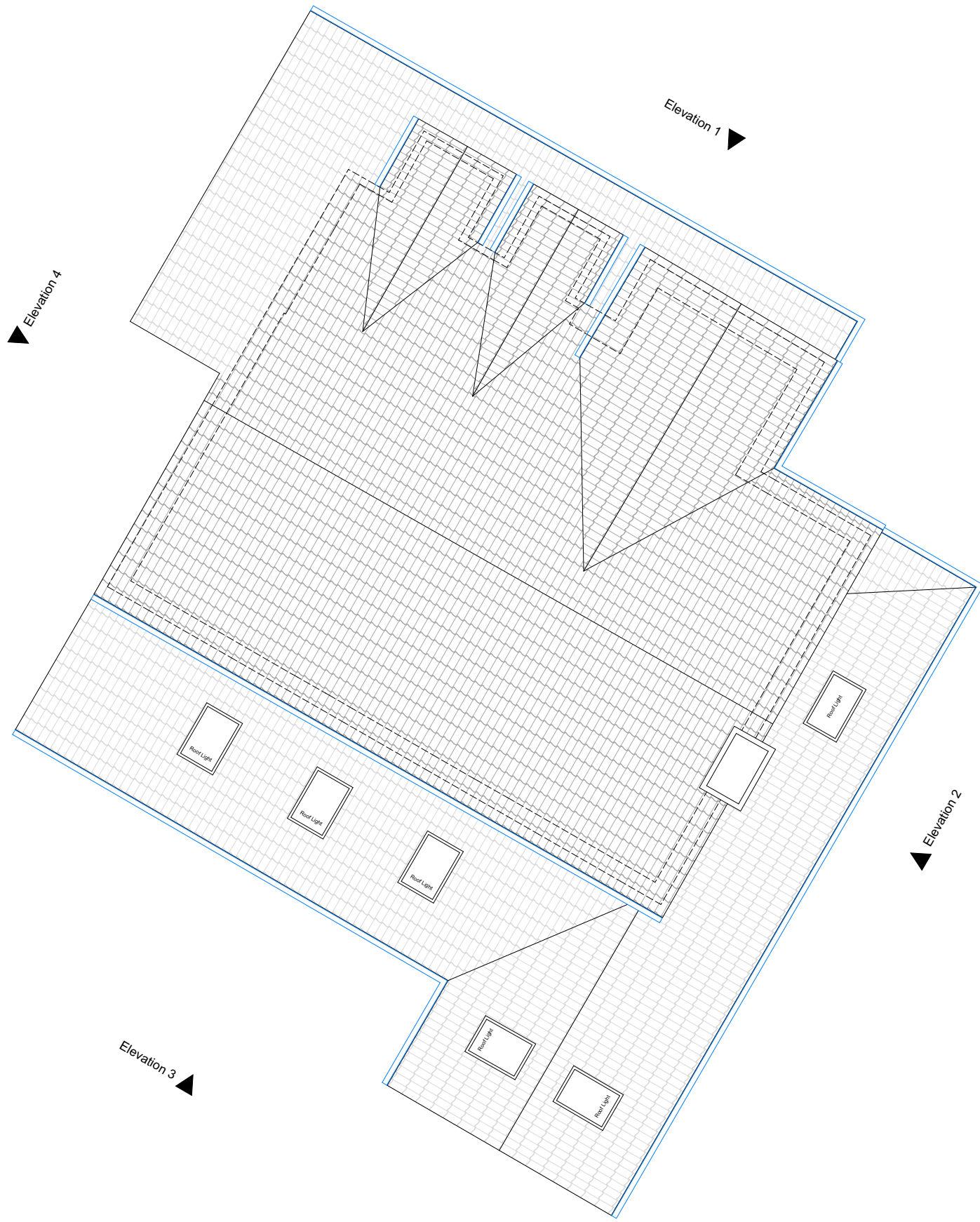
Gravel



Proposed Ground Floor Plan (with Surrounding Site)



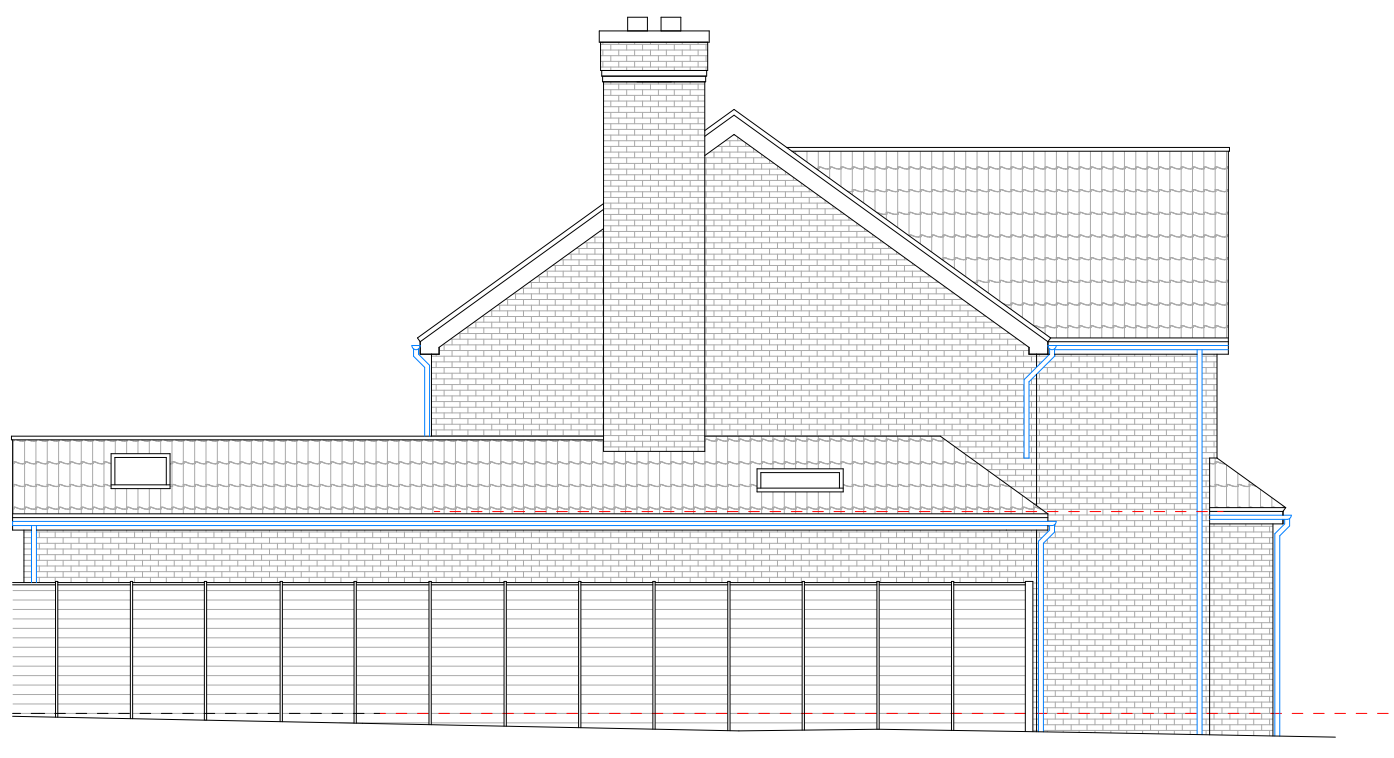
Proposed First Floor Plan



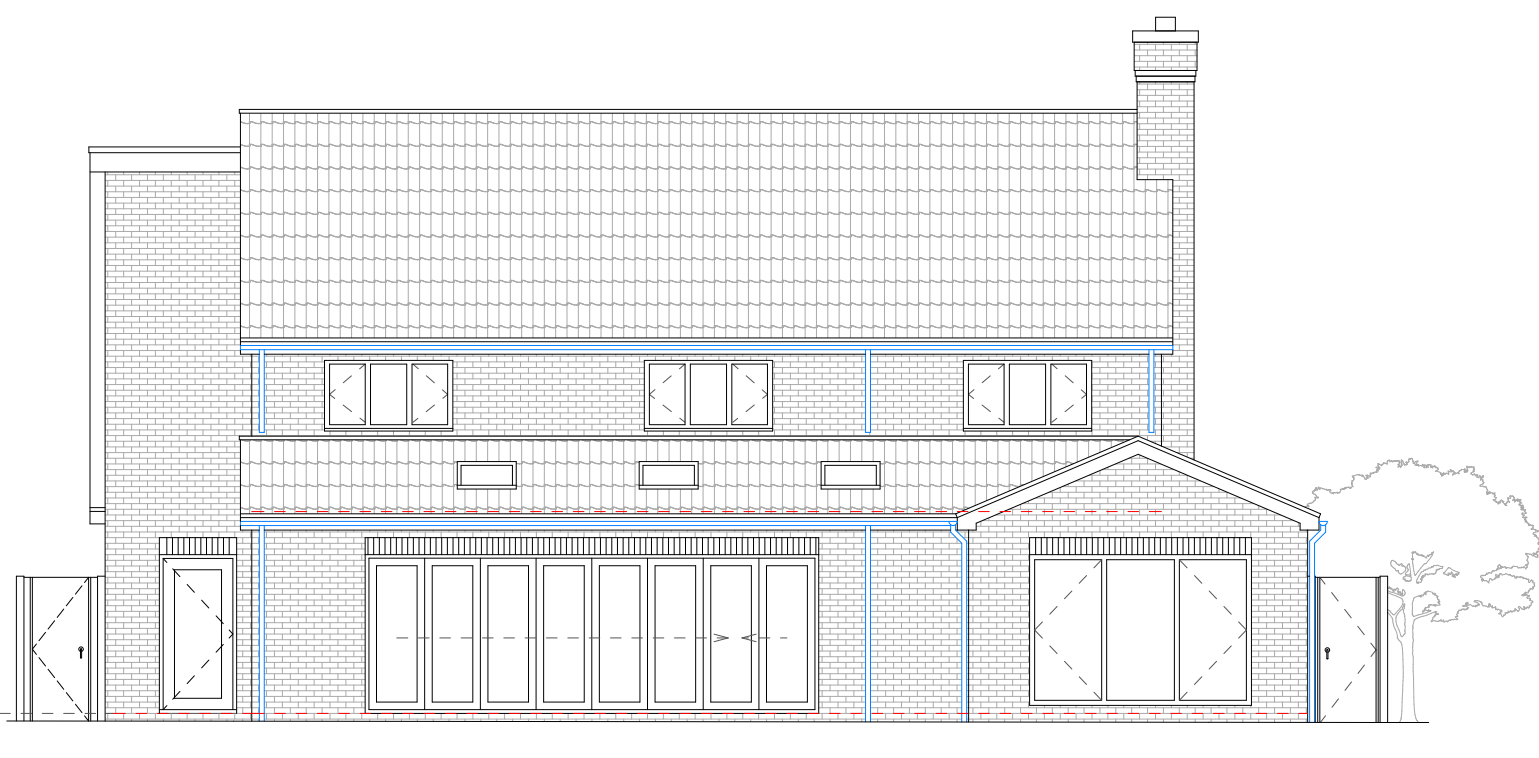
Proposed Roof Plan



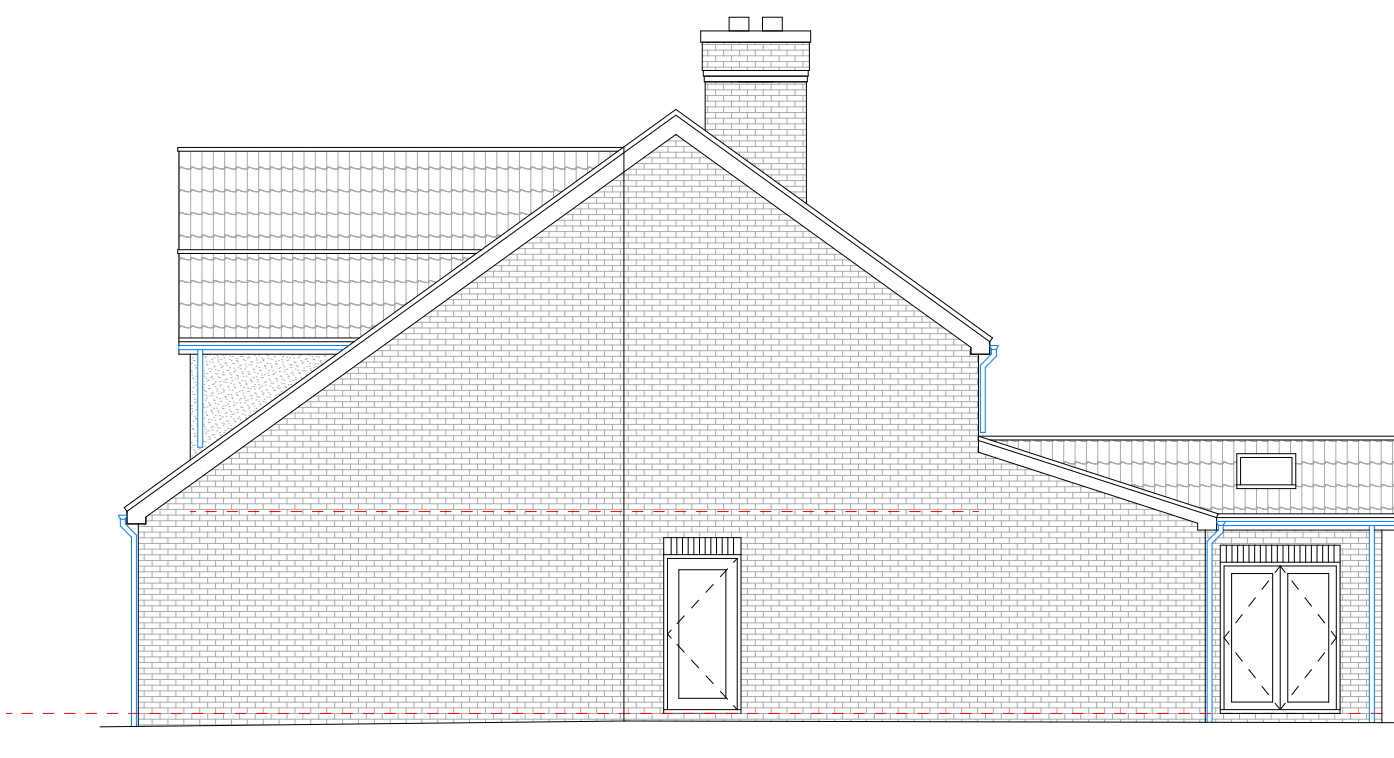
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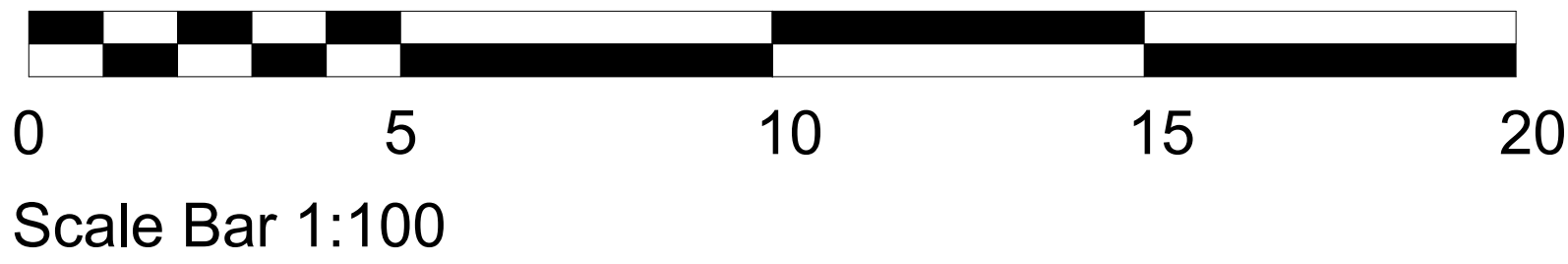
Proposed Elevation 2



Proposed Elevation 3



Proposed Elevation 4



M	05.2025	Layout Updated Following Client Comments.	RG	GM
L	05.2025	Layout Updated Following Client Comments.	RG	GM
K	05.2025	Layout Updated Following Planning Officer Comments.	RG	GM
J	03.2025	Layout Updated Following Planning Officer Comments.	RG	KSC
H	03.2025	Drawing Status Updated for Planning and Amendments. RG Made to Suit Client Comments.	RG	KSC
G	07.2024	Drawing Status Updated for Planning and Amendments. RG Made to Suit Additional Planning Officer Comments.	RG	GM
F	07.2024	Drawing Status Updated for Planning and Amendments. RG Made to Suit Additional Planning Officer Comments.	RG	GM
E	03.2024	Drawing Status Updated for Planning and Amendments. RG Made to Suit Additional Client Comments.	RG	GM
D	12.2023	Drawing Status Updated for Planning and Amendments. RG Made to Suit Additional Client Comments.	RG	GM
C	12.2023	Drawing Status Changed to Planning and Amendments. RG Made to Suit Pre Application Comments from Planning Officer.	RG	GM
B	08.2023	Drawing Status Changed to 'Pre-App'	KSC	GM
A	07.2023	Amendments Made Following Client's Comments and Internal Dimensions Introduced.	KSC	GM
Rev:	Date:	Comment(s):	Name:	Check:



ARCHITECTURE | DESIGN | MANAGEMENT

Status: **Planning**

Client: Mr Krishnasamy Sivakumar
Job: 23 The Arboretum, Coventry, West Midlands, CV4 7HX
Title: Proposed Floor Plans & Elevations
Drawn: RG Date: 05.2025
Checked: GM Scale @ A0: 1:100
Job no: 23.05 Drg no: P01 M

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