

**Time and Date**

2.00 pm on Thursday, 2nd April, 2026

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 on 5 March 2026** (Pages 3 - 6)

5. **Late Representations**

To be circulated at the meeting.

6. **Application PL/2025/0001730/OUTM - County Scaffolding, 27a Westwood Heath Road** (Pages 7 - 42)

Report of the Strategic Lead for Planning

7. **Application PL/2025/0001475/FUL - 1a The Riddings** (Pages 43 - 58)

Report of the Strategic Lead for Planning

8. **Application PL/2025/0002350/FUL - 11 Riverside Close** (Pages 59 - 68)

Report of the Strategic Lead for Planning

9. **Outstanding Issues**

There are no outstanding issues.

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

Wednesday, 25 March 2026

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: Councillors N Akhtar (By Invitation), P Akhtar, R Bailey, L Harvard (Chair), T Jandu, R Lakha, G Lloyd, K Maton (Deputy Chair), J McNicholas and M Mutton

By invitation: Councillor N Akhtar (Cabinet Member)

Carolyn Sinclair / Tom Robinson
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Coventry City Council
Minutes of the Meeting of Planning Committee
held at 2.00 pm on Thursday 5 March 2026

Present:

Members: Councillor L Harvard (Chair)
Councillor P Akhtar
Councillor R Bailey
Councillor T Jandu
Councillor R Lakha
Councillor G Lloyd
Councillor K Maton
Councillor J McNicholas
Councillor M Mutton

Other Members: Councillor N Akhtar, Cabinet Member for Housing and Communities

Employees (by Service Area):

Highways and Transport L Forward, B Malin
Law and Governance O Aremu, C Sinclair
Planning and Regulation A Lynch, K Russell, A Saleem, E Spandley
Apologies: None

Public Business

54. Declarations of Interest

There were no declarations of interest.

55. Members Declarations of Contact on Planning Applications

The Members named declared contacts on the following application as indicated:

Application No.	Councillor	From
PL/2024/0002270/FULM - Allesley Hotel, Birmingham Road	Councillor G Lloyd	WM Fire Service (briefing)
PL/2025/0001987/OUT - 260a Hawkes Mill Lane	All Committee Members	Applicant

56. Minutes of the Meeting held on 18 December 2025

The Minutes of the meeting held on 18 December 2025 were agreed and signed as a true record.

57. **Late Representations**

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

Application	Site	Minute
PL/2024/0002270/FULM	Allesley Hotel, Birmingham Road	58
PL/2025/0000037/FULM	46 Algate Close	59

58. **Application PL/2024/0002270/FULM - Allesley Hotel, Birmingham Road**

The Committee considered a report of the Strategic Lead for Planning for demolition of the former Allesley Hotel and the construction of 55 residential dwellings, with access sought from Birmingham Road; and the erection of a double garage to the rear of No. 85 Birmingham Road; and associated works. The application was recommended for approval.

The Late Representation report referred to a representation from the Allesley and Coundon Wedge Conservation Society and an updated recommendation to include the permission being subject to satisfactory Road Safety Audit.

RESOLVED that the grant of planning permission be delegated to the Strategic Lead for Planning subject to a satisfactory Road Safety Audit and designers response being received, conditions and the completion of a Section 106 Legal Agreement to secure the contributions summarised in the report and that the Strategic Lead for Planning to agree any necessary amendment to the site layout, S106 Legal Agreement and Planning Conditions, following consultation with the Chair.

59. **Application PL/2025/0000037/FULM - 46 Algate Close**

The Committee considered a report of the Strategic Lead for Planning for erection of 9 dwellings (Use Class C3) and associated works. The application was recommended for approval.

The Late Representation report included an additional neighbour comment and two added conditions to ensure that the internal road, that is not to be adopted, would be constructed and maintained to an adoptable standard.

RESOLVED that planning permission be granted in respect of Application PL/2025/0000037/FULM subject to conditions.

60. **Application PL/2025/0001987/OUT - 260a Hawkes Mill Lane**

The Committee considered a report of the Strategic Lead for outline planning permission for erection of two dwellings (all matters to be reserved, except for access) (Resubmission of OUT/2022/3157). The application was recommended for refusal.

RESOLVED that Planning Permission for Application PL/2025/0001987 be refused.

61. **Outstanding Issues**

There were no outstanding issues.

62. **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 other items of business.

(Meeting closed at 3.40 pm)

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Planning Committee Report	
Planning Ref:	PL/2025/0001730/OUTM
Site:	County Scaffolding, 27a Westwood Heath Road, Coventry
Ward:	Westwood
Proposal:	Outline planning permission with all matters reserved for future determination, save for the means of access via Westwood Heath Road, for: the demolition of existing buildings and the erection of Purpose-Built Student Accommodation (PBSA) of up to 400 bedspaces, site access and highway works, car and cycle parking, green infrastructure and public realm, site drainage and ancillary works
Case Officer:	Richard Edgington

INTRODUCTION

The application site relates to an existing builder's yard located to the south of Westwood Heath Road. The site lies adjacent to the boundary with Warwick District in an area defined within the adopted and emerging Local Plans as safeguarded land in the green belt under Policy GB2. The site itself is bound by established trees and is in part, previously developed with areas of hardstanding, structures and the storage of building materials being located within the site, which is of longstanding use. The site remains operational at the time of writing this report.

To the west of the site lies the Grade II Listed St John's Church, to the north side of the site lies Coventry University's sports ground and recreation centre. An established band of landscaping lies to the south with the University of Warwick's Sherbourne Halls of Residence beyond. Immediately to the east of the site, lies a parcel of land within Warwick District on the junction of Gibbet Hill Road and Westwood Heath Road. The site has extant planning permission for the re-development of the greenfield site for a new social sciences quarter for the University of Warwick. The application was considered and approved under reference W/23/0195.

The application as submitted seeks outline planning permission for all matters to be reserved except access for the re-development of the site for up to 400 purpose-built student accommodation bed spaces.

The application has been referred to planning committee due to the number of objections, including a petition (with 105 signatures) having been received.

RECOMMENDATION

Planning Committee are recommended to delegate the grant of planning permission to the Strategic Lead for Planning subject to conditions and the completion of a S106 Legal Agreement to secure the contributions summarised in this report and for the Strategic Lead for Planning to agree any necessary amendments to the S106 Legal Agreement and Planning Conditions in consultation with the Chair.

REASON FOR DECISION

The application is deemed to be acceptable in principle given that the exception test is met under (g) of Paragraph 154 of the National Planning Policy Framework (2024). The application is also considered, based on the information provided to be acceptable with regards parameters of which are set through planning conditions and the heads of terms of the Section 106 agreement. The development also provides appropriate and proportionate obligations thereby according with Policy IM1 of the adopted and emerging Local Plans, of which are compliant with the tests set out under Section 122 of the CIL Regulations (2010).

SITE DESCRIPTION

The application site relates to a parcel of land extending to approximately 1.8 hectares situated to the south of Westwood Heath Road in the southwest of the city, directly adjacent to the boundary with Warwickshire and Warwick District, indeed a small area of the application site (0.04 ha) lies within Warwick District and a cross boundary application has therefore been submitted to Warwick District Council, planning permission under ref. W/25/1241, the application is pending consideration.

To the west of the site lies the Grade II Listed St John's Church, to the north side of the site lies Coventry University's sports ground and recreation centre. An established band of landscaping lies to the south with the University of Warwick's Sherbourne Halls of Residence beyond. Immediately to the east of the site, lies a parcel of land within Warwick District on the junction of Gibbet Hill Road and Westwood Heath Road. The site has extant planning permission for the re-development of the greenfield site for a new social sciences quarter for the University of Warwick. The application was considered and approved under reference W/23/0195 and is therefore extant. It is noted that the site lies within close proximity to the University of Warwick's main campus, the site entrance to the main entrance of the STEM Building, which is to be the primary entrance into the University of Warwick's main campus which is under construction is 0.3 miles via Westwood Heath Road and Gibbet Hill Road, which equates to a 7-8 minute walk or 3-4 minute cycle journey.

The site itself as existing is a builder's merchants, with an amalgamation of hardstanding and structures/buildings being sited within the northern part of the site which extends further to the south in the right of centre part of the site, between existing trees and landscape features. The site is accessed directly off Westwood Heath Road; the extent of the site lies within safeguarded land as identified within the adopted and emerging Coventry Local Plans. To the boundaries of the site lies a range of planting features including established trees, hedges and unkempt scrub.

There is noted to be a level change within the site further to the south, it is also noted that overhead powerlines intersect the site to the southeastern part of the site, with the lines running east to west over existing landscaped areas. Established trees are located around various points within the site, including adjacent to existing areas of hardstanding and storage.

When considering other relevant site constraints, other than the safeguarded land designation and presence of adjacent heritage assets in the form of the Grade II Listed St John's Church, the site lies wholly within flood zone 1 and is therefore considered to

be at the lowest risk of flooding. The site also lies within the city-wide Air Quality Management Area.

APPLICATION PROPOSAL

The application as proposed seeks outline planning permission with all matters reserved with the exception of access, of which is to be provided from Westwood Heath Road, in the same location as existing, for the erection of a Purpose-Built Student Accommodation (PBSA) development to create up to 400 bedspaces, with associated works.

As part of the proposal, indicative parameter plans have been submitted defining areas of the site for future development, and retention as green space, and indicative building heights. The parameter plans have building heights of between 6m and 20m in height which increase further to the south of the site, with the 6m max height being located towards the north of the site off Westwood Heath Road.

RELEVANT PLANNING HISTORY

Application Number	Description of Development	Decision and Date
W/25/1241 (Warwick DC Ref)	Outline planning permission with all matters reserved for future determination, save for the means of access via Westwood Heath Road, for: the demolition of existing buildings and the erection of Purpose Built Student Accommodation (PBSA) of up to 400 bedspaces, site access and highway works, car and cycle parking, green infrastructure and public realm, site drainage and ancillary works (cross boundary application with Coventry City Council)	Pending Consideration
PL/2024/0000248/PAPD	Prior approval for demolition of detached house (Located within application site)	Prior approval required and approved. <u>5th March 2024</u>
W/23/0195 (Warwick DC Ref – adjacent site to east)	Outline application (with all matters reserved) for the creation of University of Warwick Social Sciences Quarter (Use Class F.1(a)) through the provision of up to 32,000 sq. m. of floor space together with all associated works and infrastructure.	Granted. <u>1st August 2024</u>
L/1958/0092 (Cov Ref. 29442)	Use of premises for a builder's yard and wood-workshop.	Granted

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024.

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 DS1: Overall Development Needs
 Policy DS3: Sustainable Development Policy
 Policy JE1: Overall Economy and Employment Strategy
 Policy JE7: Accessibility to Employment Opportunities
 Policy H1: Housing Land Requirements
 Policy H2: Housing Allocations
 Policy H3: Provision of New Housing
 Policy H10: Student Accommodation
 Policy GB1: Green Belt and Local Green Space
 Policy GB2: Safeguarded Land in the Greenbelt
 Policy GE1: Green Infrastructure
 Policy GE2: Green Space
 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 AC5: Bus and Rapid Transit
 Policy EM1: Planning for Climate Change Adaptation
 Policy EM2: Building Standards
 Policy EM4: Flood Risk Management
 Policy EM5: Sustainable Drainage Systems (SuDS)
 Policy EM6: Redevelopment of Previously Developed Land
 Policy EM7: Air Quality
 Policy IM1: Developer Contributions for Infrastructure

Emerging Local Policy Guidance – Local Plan Review submitted to Planning Inspectorate for examination on 9th September 2025.

The Local Plan review is currently at Examination. Relevant emerging policy relating to this application is:

Policy DS1: Overall Development Needs
Policy DS3: Sustainable Development Policy
Policy HW1: Health and Health Impact Assessments (HIA)
Policy JE1: Overall Economy and Employment Strategy
Policy H1: Housing Land Requirements
Policy H3: Provision of New Housing
Policy H10: Student Accommodation
Policy GB1: Green Belt and Local Green Space
Policy GB2: Safeguarded Land in the Green belt
Policy GB3: Local Green Space
Policy GE1: Green and Blue Infrastructure
Policy GE2: Green Space
Policy GE3: Biodiversity, Geological, and Landscape Conservation
Policy GE4: Tree Protection
Policy DE1: Ensuring High Quality Design
Policy DE2: Delivering High Quality Places
Policy HE2: Conservation and Heritage Assets
Policy HE4: Archaeology
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Active Transport Provision including Walking, Cycling and Micro Mobility
Policy AC5: Bus, Demand Response Transit and Rapid Transit
Policy EM1: Planning for Climate Change Adaptation
Policy EM4: Flood Risk Management
Policy EM5: Sustainable Drainage Systems (SuDS)
Policy EM6: Redevelopment of Previously Developed Land
Policy EM7: Air Quality
Policy EM11: Energy Infrastructure
Policy EM13: Overheating in new buildings
Policy EM14: Embodied carbon and waste
Policy EM15: Noise
Policy IM1: Developer Contributions for Infrastructure

Supplementary Planning Guidance/ Documents (SPG/SPD/DPD):

Air Quality SPD
Coventry Connected SPD
Trees and Developer Guidance SPD
Open Space SPD
Tall Buildings Design Guide and View Management Framework SPD
New Residential Development Design Guide SPD
Biodiversity Net Gain SPD
University of Warwick SPD

CONSULTATION

No objections received from:

- Historic England: No comments to make.
- National Highways: No objection.

- Highways – Travel Plans: No objection.
- West Midlands Fire Service: General comments received highlighting fire regulations/building control for any reserved matters application.
- West Midlands Police: General comments received making design recommendations for any forthcoming reserved matters.

No objections subject to conditions/contributions have been received from:

- Archaeology: No objection, subject to a condition securing desk-based assessment and programme of archaeological works being secured as part of any forthcoming reserved matters.
- Ecology: No objection, subject to conditions.
- Economic Development: No objection, subject to conditions.
- Environmental Protection: No objection, subject to conditions relating to a Construction Management Plan, Contamination and Noise impact/plant details at reserved matters stage.
- Parks and Open Space: No objection, subject to a contribution being secured for £203,738.77 for improvements to parks and open spaces within the area.

Objections have been received from:

- CCC Highways: At the time of writing the highways position remains one of objection due to the absence of a suitable pedestrian/cycle facility being provided to connect the site to Kirby Corner Road/Gibbet Hill Road roundabout, absence of a traffic calming scheme, connections to surrounding pedestrian/cycle infrastructure and the original access layout. (Additional information has been provided to address the concerns and an updated position will be published ahead of planning committee).
- WCC Highways: Improvements to pedestrian and cycling connections are required to improve connectivity and safety.

Comments have been received from:

- Coventry Society: No in principle objections as use not incompatible with the area and the location is suitable for PBSA. However, concerns are raised with the potential for design, massing, landscaping and car parking together with the impact on the church.
- Transport for West Midlands: No in principle objections, regard should be given to enhancements to bus stops and surrounding sustainable travel infrastructure. Limited parking provision within the site is not objected to given the use as student accommodation.

Councillor responses:

- Cllr Marcus Lapsa: Objection, due to there being no demonstrable need for additional purpose-built student accommodation; the development of safeguarded land being premature; exacerbate existing highway safety issues within the area.

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 10th October 2025. A press notice was displayed in the Coventry Telegraph on 16th October 2025.

An e-petition with 105 signatories has been submitted raising objections to the proposed development. The multi-signature letter has not been sponsored by a Councillor. A summary of the submission is set out as follows:

- Oppose to further approvals of or re-purposing of PBSA within Westwood Heath and the City Centre due to the oversupply of accommodation.
- Development undermines local planning policy.
- Development places pressure on established residential areas.
- Increase in congestion/traffic.
- Detrimental to highway safety.
- Detrimental to the character of the area.

Further to this, 31 letters of objection have been received, raising the following material planning considerations:

- a) Premature use of safeguarded land
- b) Oversupply of student accommodation
- c) Impact on traffic/highway capacity within the area
- d) Detrimental to highway safety
- e) Lack of suitable infrastructure
- f) Loss of green infrastructure and biodiversity
- g) Result in air quality issues
- h) Harmful to the setting of the St John's Church
- i) Indicative scale of building inappropriate for area
- j) Speed limit reductions necessary to make development more acceptable

1 letter of neither objecting nor supporting the application have been received, raising the following comments:

- k) Swift boxes should be installed as ecological enhancements to the development

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

- l) Detrimental impact upon house prices

With regards to these representations, 30 of the 32 received were from addresses within 1km/0.62miles of the application site.

Any further comments received will be reported within late representations.

APPRAISAL

The issues in determining this application are the principle of development, the impact upon the visual amenity of the area and heritage assets, archaeology, the impact upon neighbouring amenity, highway considerations, flood risk, contaminated land, air quality, ecology and infrastructure. The relevant policy texts for each issue are included in the Policy Appendix at the end of the report.

Principle of development

The site lies within designated safeguarded land, as identified under Policy GB2 of the adopted and emerging Local Plans. The purpose of the removal of the formal greenbelt

designation for safeguarded land was to allow for future consideration to be given to cross-boundary developments within the area given part of the application site, and adjacent sites to the east and south lie within Warwick District. It was considered at the time of drafting that removing land within Coventry in isolation would be unsuitable owing to the inability to create defensible boundaries that would endure beyond the plan period. However, when considered alongside development options within Warwick District, the land could provide longer term possibilities for the release of land from the green belt to support cross boundary development proposals. Policy GB2 expects that the retention and delivery of infrastructure (notably for highways, education or green spaces) would be required as part of any development proposal were it to come forward.

Since the adoption of the Local Plan in 2017, the same year as Warwick District's Local Plan adoption, planning permission has been granted on the adjacent parcel of land immediately to the east of the site for a new social sciences block. The application was granted under application W/23/0195 and obtained consent for outline planning permission for up to 32, 000 sq. m of educational floor space and associated works. The adjacent site leads to the removal of a former field (greenfield land) which is considered to in part frame the site and wider safeguarded designation within this section of the allocation. With this extant consent, the application site would be bound by built development to the east as well as existing form to the south in the form of the Sherbourne Halls of Residence and Scarman Conference Centre, with St Johns Church and some limited residential development to the west.

These factors are deemed of particular relevance when considering the principle of development in this case. Indeed, the proposed re-development is considered acceptable under the exception identified under Part G of Paragraph 154 of the NPPF which identifies that limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings) are permissible subject to the development not causing substantial harm to the openness of the Green Belt.

In this case, it is considered that owing to the surrounding built form, established landscaping, which is to be retained and likely enhanced through detailed landscaping plans at reserved matters stage, the proposed development would complement the extant consent for the Social Sciences Quarter and in turn the STEM development, which is a four phase re-development of the University of Warwick's campus, which is under construction insofar as Phase 1a. This is located a 7-8 minute walk or 3-4 minute cycle journey from the application site. The Social Sciences Quarter as indicated is immediately adjacent and it has been suggested that a direct link between both sites may be considered at reserved matters stage for both applications, should planning permission be granted.

For the reasons set out above, noting the presence of the surrounding built form and extant consent for the Social Sciences quarter, it is considered that there will not be any resultant harm arising from the development upon the openness of any defined greenbelt land. The area sought for development, which would be conditioned should planning permission be granted, will relate only to existing areas of hardstanding and thereby previously developed land which has had a longstanding use. Within these parameters it

is considered that the principle of development is acceptable and consistent with Paragraph 154 of the NPPF (2024).

Further to Paragraph 154, Policy H10 of the adopted Local Plan is also of relevance, which carries full weight in the determination of this application and supports the delivery of purpose-built student accommodation and notes that it will be encouraged, subject to the criteria set within H10 being met, which is duly the case with regards the application being considered. In this case, the site is deemed to be of a highly sustainable and convenient location relative to the University as previously noted and would bring forward re-development on what is considered to be a largely unkempt parcel of land directly adjacent to the University.

Weight and consideration has also been given to emerging Policy H10 within the emerging Local Plan which identifies that PBSA must be located within or immediately adjacent to the University unless there are exceptional circumstances. No exceptional circumstances are required to be demonstrated in this case given the location of the application site being directly adjacent to the University, as identified in the boundary map within the University of Warwick SPD. Part 2 of Emerging Policy H10, which relates to the requirement to demonstrate need does not apply to this site given the location of the application site. Applying an element of weight to emerging Policy H10, the proposed location is also deemed acceptable.

Demand for Purpose Built Student Accommodation

Whilst the principle is deemed acceptable in this location for the reasons set out above, it is recognised that within the course of the consultation one of the primary objections to the proposed development relates to the demand and perceived over-supply of student accommodation within the city. Within the consultation multiple suggestions indicate that no further applications should be permitted for purpose-built student accommodation within the city.

However, there are key factors which should be considered in approaching the acceptability of purpose-built student accommodation further to the elements set out above around adopted and emerging Policy H10.

Firstly, as identified in the University of Warwick's SPD, the campus accommodates around 7,500 students (Feb 24). The SPD sets out the University's aspiration to continue to investigate the increase of its stock of student accommodation and renew existing accommodation, with a view to ensuring that at least the current ratio of on/ immediately adjacent to campus accommodation to students is maintained. The number of students attending the University is expected to grow by the year 2033, due to growth plans, which have been further enhanced by the approval of the STEM and the Social Sciences Quarter, which did not have an extant planning permission at the time the Cushman and Wakefield report was prepared. These proposals result in a significant uplift in educational floor space being provided within the campus.

The University's SPD also sets out the aspiration to increase the number of student bed spaces serving the University by around 1,200 by 2033, either within or immediately adjoining the campus. It is acknowledged that other sites now benefit from planning permission for purpose-built student accommodation, with some under construction i.e.

Progress House and the former Avon, Swift and Welland Houses, of which are reaching completion and others, such as Mercia Business Village and The Oaks Phase Four which have not commenced at the time of writing. It should however be noted that the anticipated accommodation is not a cap of the quantum which should be delivered, but a guide of anticipated numbers in the shorter term.

As set out within the site description the application site is located 0.6 miles from the main entrance to the STEM development, and if developed out, would be directly adjacent to the Social Sciences Quarter. The use of the site for accommodation is therefore deemed complimentary to the immediate surrounding educational use and accords with the locational requirements of emerging Policy H10.

Consideration should also be given to the wider accommodation offering within the University. Within the Cushman and Wakefield report, consideration is given to the importance of privately operated accommodation which has arisen through periods of growth. Previously, there was an increase in student accommodation demand outside of Coventry due to apparent supply issues (pre-2019), which resulted in a number of developments for student accommodation being sited in Kenilworth and Leamington Spa to the sum of 400 and 4,300 bedrooms respectively. The report highlights that based on evidence of bus demand from the south of Leamington in particular which provides a direct bus to the campus, there has been a notable decrease in demand as additional accommodation has come forward in Coventry.

The report also considers the quality of accommodation on the market, and with the new PBSA being delivered being of high quality, there is a shift within the demand from lower quality accommodation to sites with internal and external amenity areas, en-suite facilities and a higher standard of bedroom space, together with connections to universities. Of the stock within Coventry, 11% of the beds score 1/5 for room quality (Para 3.30), which are defined as offering little to no amenity space, with the minimum facilities available consisting of a common room. The report states that whilst there is potential that a number of operators with poorer facilities will look to incorporate more communal spaces into their developments over time to remain competitive, 'it is inevitable that a number of beds will leave the market and indeed, this is already the case'.

The concerns raised within the consultation by residents that there is an over-supply of accommodation within the city generally correlates with the findings of the Cushman and Wakefield Report. Further evidence suggests that retrofitting is also taking place on existing accommodation to improve the overall offering, for example the University of Warwick are investing in Claycroft Halls of Residence within the campus. However, the report which is based on completion data and extant and anticipated planning applications identifies that the area of growth for PBSA has primarily focussed within the city centre and closer to Coventry University as opposed to Warwick. As a total there are a combined 56,596 full-time students in Coventry across both universities (23-24 academic year).

With the increase in supply within the city centre, the report notes that, with the exception of the University of Warwick area, all areas have seen more bed spaces delivered over the last five years than existing supply. The report does however state that; 'given the different locations of the universities and the distance between each campus, the areas in which the universities are based should also be considered as sub-markets. Therefore,

Cushman & Wakefield has considered each area separately. In doing so, in terms of supply in the University of Warwick area, considering all existing and approved beds (at the time of writing their report), the University of Warwick area can be considered undersupplied thanks to a significant proportion of the city's demand pool based here. In 2021/22, the ratio stood at 2.6:1, significantly above the national and peer ratios. The ratio is set to marginally fall to 2.5:1 by 2030/31 in line with forecasted growth. Under the Baseline scenario, the ratio would fall to 2.0:1, remaining at a healthy level, broadly in line with the peer group average. Overall, this is indicative of scope for additional development to address unmet demand in the area. It is noted that the report does however raise concerns with the oversupply within the city centre.

The report acknowledges that; 'Whilst it would perhaps be appealing for the City Council to look to rule out future purpose-built student accommodation applications, this could potentially be damaging to the attractiveness of Coventry as a student destination over the longer term and would stifle innovation'. In addition, at paragraph 8.3 the report also noted that wider national policy decisions relating to Higher Education have the potential to impact the market, as do trends in student decision making. It is therefore prudent that future policy should allow for a degree of flexibility to adapt to market conditions.

Given the wider factors as set out it is considered that the principle of development is acceptable in this case and the proposed development accords with the relevant policies as set out. The relevant material planning considerations for the wider development are set out within the succeeding sections of this report.

Impact on visual amenity and heritage assets

In this case it is noted that a number of objections have been received due to the proximity of the proposed development in relation to the Grade II Listed St John's Church, which lies immediately to the west of the application site. Concerns are raised both with regards the setting of the heritage asset, and the wider character and appearance of the area.

Considering the impact upon the heritage asset, the Council has a duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special regard to listed buildings in the determination of applications and where required, ensure that any wider public benefits outweigh the level of harm upon the asset. Adopted and emerging policies are consistent with the Council's statutory duty in this regard.

In this case, it is acknowledged that the proposed development would represent a notable intensification in the use of the site, which would increase footfall to the site and area, and would install built form in a site within limited permanent structures. However, given the use of the site as a building storage facility/merchants, and the sporadic nature and type of hardstanding and materials which are located on an ad-hoc basis, the current use and form is not deemed complimentary to the setting of the listed building as existing, indeed there is considered to be a less than substantial level of harm identified with the current use.

As proposed, there would be a departure from the existing form, but the re-development would allow for the development of a purpose-built structure which could more appropriately respond to the setting and form of the Grade II Listed Church. Whilst the detailed elevations and form are reserved matters for later consideration, and do not

strictly form part of this application, parameters have been included to clarify and demonstrate that there will be an element of separation between any proposed development within the site and the church. As originally submitted, the Council's Conservation Officer raised some concern as to the proximity of the building and more so associated parking to the front/north of the site adjacent to the church. The Conservation Officer therefore requested the parameter plans/illustrative layout be updated to ensure that a green buffer is installed between the sites to allow for definition and to establish a defined separation. Alterations to the masterplan have therefore been secured to this effect. The layout now indicates that the proposed building will effectively have a landscape wrap around the south and eastern boundaries, which will incorporate the corner adjacent to Westwood Heath Road.

Due regard has also been given to the overall height of the building across the site. As noted within this report there is a level change to the rear of the site where land sits lower than to the front adjacent to Westwood Heath Road, with the presence of established landscaping also providing a means of screening around the south of the site in particular.

In this case the proposed parameters plans propose a maximum building height of 6m to the front of the site, when viewed from Westwood Heath Road, which would step up further to the south of the site. When viewed against the parameters of the adjacent social sciences site, the form and massing is considered too broadly align with the approved scheme for the adjacent parcel within Warwick District. The creation of a 6m structure to the front would not be deemed overbearing or incongruous to the setting of the church in principle. A strong and appropriate elevational finish would however be expected to compliment the neighbouring heritage asset which will duly be considered at reserved matters stage. The parameters are duly set via planning condition as part of this outline application, should planning permission be granted.

Considering the wider visual impact, it should be noted that the character is mixed within the immediate vicinity, with the sports centre associated with Coventry University being located to the north, and University of Warwick buildings to the south. The views from surrounding lower rise development in the form of dwellings would therefore be limited to within Featherbed Lane and Westwood Heath Road, albeit with some sightlines from Broadwells Crescent. However given the separation distances to the surrounding properties and established screening, it is not considered that the development when viewed with a wider backdrop of residential dwellings would be deemed out of keeping. The application is therefore deemed acceptable in principle in respect of the proposed height and massing.

Archaeology

In this case the application site relates to the Grade II Listed Church and is in close proximity to an archaeological constraint area. Areas of the site have not been developed previously with built development, although have been laid to hardstanding. As part of the application submission, the heritage statement does not detail the potential risk of any below ground assets.

Whilst not strictly within the archaeological constraint area, regard has been given to Historic England's, Planning and Archaeology (HEAN 17) which notes that: 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.

The Council's Archaeologist does not object to the application, however a condition for a desk-based assessment and potential further investigations pending the outcome of the initial assessment is required, and with this condition the application is deemed acceptable in this regard.

Impact on neighbouring residential amenity

As noted within the visual amenity section of this report, the proposed development is set away from residential dwellings, with the closest residential neighbours (excluding the caretaker's dwelling within the Sport Centre) being 5 Featherbed Lane; 79 Westwood Heath Road, and 1 Broadwells Crescent which are located 96m, 135m and 186m away respectively. Given the separation distances there are not considered to be any overshadowing or envisaged overlooking issues arising from the development as proposed within the stated parameters. The use of the site as student accommodation at these distances does also not give rise to concerns as a source of noise and disturbance for surrounding occupiers.

As part of any forthcoming reserved matters application full regard will be given to noise impacts upon nearest sensitive receptors and indeed future occupiers of the site. Environmental Protection have been consulted and raise no objections to the development in this regard but have requested conditions to ensure that an overheating assessment and noise impact assessment are provided at reserved matters stage, the latter of which will be required to give full consideration to any proposed plant within the site.

Further to the noise and environment amenity considerations, consideration has also been given to the likely living conditions of future occupiers. In this regard the proposed accommodation is deemed to be in a location which can be enhanced to be sustainable in the form of improved highway connections and locationally, the site is within reasonable distances to local amenities and is complimentary to the wider uses within the area, notably in the form of educational and residential accommodation, with wider open amenities.

As part of the recommendation of approval, a contribution has been sought from Parks and Open Space, in accordance with the calculation within the Open Space SPD to secure contributions to enhance surrounding public open space and park facilities. The parameters plans also make provision for a notable element of open space within the site for the enjoyment of future residents whilst also providing the opportunity for biodiversity improvements. Taking the above matters into account, it is considered that the application is acceptable from an amenity perspective, subject to further details being provided at reserved matters stage and the contribution sought, further details of which are set out in the infrastructure/obligations section of this report.

Highway considerations

Within the consultation it is acknowledged that there have been a number of concerns raised with regards the highway impacts of the proposed development. Notably, the concern that there will be an increase in traffic, the speed of the existing section of Westwood Heath Road being 40mph, and the limited infrastructure for pedestrians and cyclists which has been identified by residents and both Coventry City Council (CCC) Highways and Warwickshire County Council (WCC) Highways, both of whom initially raised objections to the proposed development due to sustainability concerns. At the time of writing both objections remain in place as these have not formally been removed. However, amended plans have been received following engagement with CCC Highways and Transport for West Midlands to address the objections raised.

As part of the discussions a Road Safety Audit has been undertaken, and a highway improvement scheme has been designed along Westwood Heath Road to provide highway safety improvements in order to make the development acceptable. This has duly been costed at £402,793.93 and will provide a shared footway/cycleway extending to 3m in width, which is to run alongside the northern side of Westwood Heath Road from the Gibbet Hill Road roundabout to the east across to the entrance of the application site. In addition to this, there is also provision for the introduction of speed cushions, dragon's teeth, vehicle activated speed sign and a raised table at the entrance to the site, which will be of a suitable gradient for buses. This package of measures with a speed reduction to 30mph for the benefit of future occupiers and other highway users which will promote non-car means of transport along this section of Westwood Heath Road and will also respond to concerns raised with the speed of existing vehicles along this stretch of the highway.

In addition to this package of measures, other contributions have been requested and secured to monitor the travel plan for a period of 10 years. As part of the review of the additional highways information additional requests for monies may be requested, these will duly be reported to planning committee ahead of the meeting.

With regards the internal layout it should be noted that within the illustrative masterplan there is current provision for around 20 vehicle parking spaces within the site, whilst parking will be considered at reserved matters, the purposes of the masterplan show that there will be areas of parking to provide spaces for staff, accessible bays for students and a provision for drop off and pick up for moving in/out of occupiers.

As set out above, amendments have duly been secured which are considered acceptable in principle, however in light of the fact that the objections are not yet removed, an updated position will duly be circulated ahead of planning committee.

Flood Risk

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. The application site lies within Flood Zone 1 and is therefore considered to be at the lowest risk of flooding. Due consideration has been given to the topography of the site.

Contaminated land

The applicants have duly provided a Phase I contaminated land assessment, given the longstanding commercial nature of the site and the report identifies that a more intrusive survey is warranted in this case. This recommendation is supported by the Council's Environmental Protection Team who have confirmed that they have no objections and have requested the five standard conditions be appended to the decision securing a more intrusive ground survey and associated remediation and mitigation measures as required. With these conditions attached the application is deemed to be acceptable in this regard.

Air quality

Given the outline nature of the application there is currently limited information available as to the impacts of air quality of the proposed development once occupied. 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 quality mitigation features inclusive of EV charging points, low emission boilers (if proposed) and details of any renewable energy sources to be incorporated into the design. The details of these measures will be required to come forward at reserved matters stage, and with this condition attached the application is deemed acceptable in this regard.

Ecology

The application site is partially brownfield within the areas laid to hardstanding and storage, this equates to approximately 8,156 sq. m (0.815 ha), with the remaining 9,844 sq. m (0.984 ha) being classed as greenfield land, of which is undeveloped. Concerns have been raised within the consultation as to the loss of biodiversity within the site.

Noting the above, the previously developed areas of land within the site are deemed to be of low ecological value/quality by virtue of being located within the building merchant's yard. The greenfield areas, whilst maintained (albeit infrequently) have a greater ecological value which compliments the green space/landscaping to the rear and west of the site. It should be noted that around the site, there are established landscape features of which are to be retained, these compliment the surrounding green space around the site which includes established landscape buffers with a public walkway linking Scarman Road around the Sherbourne Halls of Residence to the routes across to the west of the site (south of Featherbed Lane).

As per the requirements of Policy GE3, the applicants have undertaken a Biodiversity Impact Assessment and have prepared a metric calculation which also aligns with the

requirements of the Environment Act 2023. The indicative layout submitted as part of the outline consent would result in a 14.07% increase in habitat units and a 15.41% increase in hedgerow units, in excess of the minimum 10% uplift required.

The reserved matters would bring forward an updated calculation, which could result in a further increase in net gain beyond that surveyed, this could be through the delivery of a detailed landscaping scheme and the potential incorporation of other features such as a SUDs feature or green roofs.

The Council’s Ecologist has been consulted and raises no objections to the proposed development, although it has been noted that as the surveys are in excess of one year old these will be required to be updated to accompany any reserved matters application. Conditions have also been requested to secure details of; Detailed planting; External lighting; Biodiversity features; Construction and Environmental Management Plan and a Landscape and Ecological Management Plan and with these conditions attached the application is deemed acceptable in this regard.

Developer Contributions

In accordance with Policy IM1, the development would trigger the need for the following contributions to be secured under a Section 106 Legal Agreement. The heads of terms are as follows:

Consultee	Contribution (£)	Towards
Highways - Highway/junction improvements	£402,793.93	Towards the delivery of a shared footway / cycleway and traffic calming scheme along Westwood Heath Road.
Highways - Travel Plan Monitoring	£6,800.00	Towards the monitoring of the approved Travel Plan for a period of 10 years.
Parks and Open Space	Up to £203,738.77	Towards improvements of public open space and park facilities within Westwood/Wainbody Wards.

Further to the additional information received in respect of highways and the Westwood Way improvements, further discussions are taking place finalising the remaining highways contributions, which will be circulated ahead of committee. The developer has agreed to the contributions requested above.

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, H10, DE1, HE2, EM4, EM5, AC1, AC2, AC3, AC4, EM6, EM7, GE1, GE3 and GE4 of the Coventry Local Plan 2017 and the emerging Local Plan Policies DS3, H10, DE1, DE2, HE2, EM4, EM5, AC1, AC2, AC3, AC4, EM6, EM7, EM8, EM9 GE1, GE3 and GE4 together with the aims of the NPPF.

POLICY APPENDIX

National Planning Policy Framework (NPPF) December 2024.
Coventry Local Plan 2017 & Emerging Local Policy
Supplementary Planning Guidance/ Documents (SPG/ SPD):

- Air Quality SPD
- Coventry Connected SPD
- Trees and Developer Guidance SPD
- Open Space SPD
- Tall Buildings Design Guide and View Management Framework SPD
- New Residential Development Design Guide SPD
- Biodiversity Net Gain SPD
- University of Warwick SPD

The National Planning Policy Framework (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".

Principle of development

The NPPF 2024, 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 NPPF 2024 the Council can demonstrate a 5.91- year housing land supply as of 31st March 2025.

Policy GB2 states that the areas of Safeguarded Land proposed partly or wholly comprise the following sites and are shown on the Policies Map.

- a. Land south of Westwood Heath Road;*
- b. Land south of Bishop Ullathorne School;*
- c. Playing Field south of Finham Park School; and*
- d. Land west of Finham Primary School.*

Any development of these sites will be subject to consideration through a full or partial review of this Local Plan having explicit regard to development proposals in Warwick District.

Impact on visual amenity

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 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.

The National Planning Policy Framework, paragraph 135 states that “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.*

- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

The NPPF further states (at paragraph 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

Policy H4 of the Local Plan requires proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city.

Heritage character of the area and Heritage Assets, Archaeology

Local Plan Policy HE2 reflects NPPF policy and states that development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

Impact on residential amenity

Policy H10 of the Local Plan states that purpose-built student accommodation and conversions of residential and non-residential properties to student accommodation will be encouraged where:

- a) *It is directly accessible from the universities,*
- b) *Such development can play a part in the regeneration of the immediate neighbourhoods without disadvantage to local services,*
- c) *It will not materially harm the amenities of occupiers of nearby properties and*
- d) *It will reflect and support or enhance the appearance and character of the area.*

Policy H10 further indicates that, to support the intended use of the proposals the specified tenure will be secured through a Section 106 agreement. This reflects the fact that should the properties be occupied by other aspects of the city’s population then it would be required to contribute to affordable housing and potentially other Section 106 or CIL contributions.

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.

Parking provision should accord with the maximum standard expressed in Appendix 5 unless it has been clearly demonstrated that the site is in a highly accessible location where transport, by means other than the private car is a realistic alternative. In that respect lower levels of provision may be considered acceptable where the site is in close proximity to the City Centre, a train station, a high-quality rapid transport route or other public transport interchange and where there is a package of measures (proportionate to the scale of development) to enable sustainable means of transport. Any variation from the maximum standard must be fully justified by proportionate evidence.

Flood Risk

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the criteria set out in Policy EM4 are met.

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.

Air quality

Policy EM7 states that major development schemes should promote a shift to the use of sustainable low emission transport to minimise the impact of vehicle emissions on air quality.

Ecology

Policy GE3 states that Sites of Specific Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced.

Adopted and emerging Policy GE3 of the Local Plan states proposals for development will be permitted provided that they protect, enhance and/or restore habitat biodiversity. The Environment Act 2023 requires development proposals to achieve a net gain of biodiversity within any major planning application.

Developer Contributions

Policy IM1 'Developer Contributions for Infrastructure' states that development will be expected to provide or contribute towards provision of: a) Measures to directly mitigate its impact and make it acceptable in planning terms; and b) Physical, social and green infrastructure to support the needs associated with the development.

CONDITIONS/REASONS

1.	Approval of the details of the appearance, layout, landscaping 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.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p><u>Plans:</u> Location Plan DWG S2-P03 Siting Parameters Plan DWG 0103 Rev P12 Massing Parameters Plan DWG 0104 Rev P13 Feasibility Proposed Site Plan DWG 0001 Rev P10 Revised Access and Highway Improvement Drawing. Reference: 24236-JUBB-XX-ZZ-DR-H-0001-P15</p> <p><u>Supporting Information/Reports:</u> Completed Road Safety Audit Travel Plan Transport Assessment Energy and Sustainability Statement Noise Impact Assessment Flood Risk Assessment & Drainage Strategy Ecological Appraisal Baseline Habitat Condition Assessment Statutory Biodiversity Metric Arboricultural Impact Assessment (Incorporating Baseline Survey) Air Quality Assessment August 2025 Utilities Assessment</p>

Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>
5.	No development (including any demolition or preparatory works) shall commence unless and until a Biodiversity Method Statement for Great Crested Newts, Toads, Badgers and Hedgehogs, including Reasonable Avoidance Measures, has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with the approved Biodiversity Method Statement.
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>
6.	Prior to the first occupation of the development hereby permitted details of bird/bat boxes, hedgehog houses, amphibian/reptile hibernaculum shall be submitted to and approved in writing by the Local Planning Authority. The bird/bat boxes, hedgehog houses, amphibian/reptile hibernaculum 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>
7.	No removal of any landscaping and buildings/structures 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 landscaping and buildings/structures 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>
8.	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>
9.	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>
10.	Prior to the installation of any street lighting or any external lighting to be fixed to any building(s), an external lighting strategy (including a plan) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate that lighting shall be kept to a minimum at night in order to minimise impact on emerging and foraging bats, and to restrict light spillage onto foraging corridors. The lighting shall be installed in full accordance with the approved strategy and all lighting thereafter shall be subsequently maintained in strict accordance with the approved details.

Reason	<i>To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2017, and the emerging Local Plan and the advice contained within the NPPF.</i>
11.	No development (including any demolition or preparatory works) shall commence unless and until a scheme for the retention of the bat roost(s) and the retention of the existing entry/emergence routes, or the provision of alternative roost space and new entry/emergence routes, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme for the implementation of the development which avoids any building or other operations likely to affect the bat roost being undertaken between March and September (inclusive), whilst also ensuring that at no time provision for roosting bats is lost from the site. The development shall only be carried out in strict accordance with the approved 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>
12.	The access shall be carried out in accordance with the following approved plans/documents: Revised Access and Highway Improvement Drawing. Reference: 24236-JUBB-XX-ZZ-DR-H-0001-P15; whilst the reserved matters shall be in accordance with the illustrative plan ref's. Massing Parameters Plan DWG 0104 Rev P13 and Siting Parameters Plan DWG 0103 Rev P12.
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 Policies DS3, DE1 and HE2 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
13.	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 development 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, AC3 and DE1 of the Coventry Local Plan 2017 and the emerging Local Plan</i>
14.	Notwithstanding the submitted details, 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

	<p>within the site and every tree on land 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 (e.g. 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. 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>
15.	<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>
16.	<p>The student accommodation hereby permitted shall be occupied by no more than 400 permanent residents at any time.</p>
Reason	<p><i>To ensure that the development is not used in an over-intensive manner, prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policies H3 and H10 of the Coventry Local Plan 2017 and the emerging Local Plan.</i></p>
17.	<p>No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and</p>

	<p>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.</p>
Reason	<p><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></p>
18.	<p>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)</p>
Reason	<p><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></p>
19.	<p>The development shall only be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended</p>

	<p>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.</p>
Reason	<p><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></p>
20.	<p>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.</p>
Reason	<p><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></p>
21.	<p>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</p>
Reason	<p><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></p>
22.	<p>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 18, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 19, 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 20.</p>
Reason	<p><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</i></p>

	<i>aims and objectives of the NPPF</i>
23.	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; (ii) Use of low NOx boilers (to have a maximum dry NOx emissions rate of 40mg/kWh); (iii) 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>
24.	The development hereby permitted shall only proceed in strict accordance with a scheme for targeting and utilising local people for construction and employment, which shall be submitted to an approved in writing by the Local Planning Authority.
Reason	<i>To secure local employment in accordance with the City Council jobs strategy and Policy JE7 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
25.	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) and emerging Local Plan.</i>
26.	Notwithstanding the submitted details, 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

	<p>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.</p>
<p>Reason</p>	<p><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></p>

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This drawing has been prepared solely for feasibility purposes, for the benefit of Rainier Real Estate Limited only, based on the following information:

- 1. Ordnance Survey plan, original scale 1:1250.
- 2. Topographic Survey, drawing 50299_TJUG_REV 1, by Greenhatch Surveys dated 21.06.24

- 3. No dimensional checks have been undertaken.
- 4. Do not scale from this drawing.
- 5. The boundaries of the site have not been verified with the Land Registry.
- 6. All areas quoted are approximate.
- 7. Verification of the above details must be obtained.
- 8. Maber Associates Limited accept no liability for the misuse by others of this drawing, in whole or in part.

All areas are approximate and may be verified once accurate design information is available. Areas and associated building envelope shall be subject to Local Authority approval.

No allowance made for specialist plant-rooms etc. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements and the like, should make allowance for the following:

- Client Requirements.
- Design development.
- Construction methods and building tolerances.
- Local authority consents & approvals.

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 - S2-** suitable for information/reference by other task teams within a delivery team,
 - S3-** suitable for review and comment within a delivery team,
 - S4-** suitable for review and authorisation by a lead appointed party,
 - S5-** suitable for review and acceptance by an appointing party.

- Published (Contractual):**
- A1, An, etc.** - authorised/accepted information.



P10	20/01/2026	MPa	APu
P09	28/07/2025	ABI	MPa
P08	24/07/2025	MPa	APu
P07	23/07/2025	MPa	APu
P06	11/06/2025	APu	MPa
		ABI	APu
P05	24/04/2025	APu	MPa
P04	23/04/2025	APu	TBo
P03	08/04/2025	APu	MPa
P02	25/08/2024	APu	TBo
P01	07/06/2024	APu	TBo
rev	date	by	chk

RAINIER DEVELOPMENTS LIMITED

Stage 2 - Concept Design

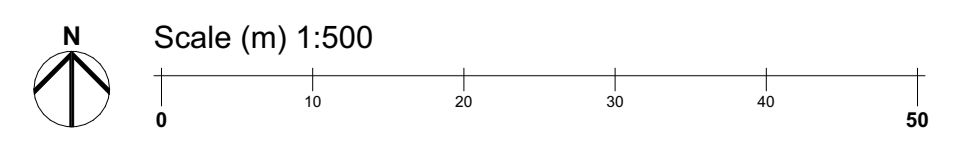
project: Westwood Heath Road, Coventry

drawing name: Feasibility Proposed Site Plan

drawing ref: 3612-MAB-ZZ-00-D-A-0001 status / revision: S2 / P10
 int. job no: 3612 scale format: 1:500 @ A1

architecture / interiors / landscape
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CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS

CDM Residual Hazards
 In addition to the hazards/risks normally associated with the types of work detailed on this drawing, particular attention is drawn to unusual or hidden risks, which are identified by the following:

- Significant Hazard Key**
- Used to avoid or refrain from a particular action
 - Used to convey some relevant information

Refer to designers risk register for further information on highlighted hazards

GENERAL NOTES AND LEGEND

Application Boundary

Note
 Site plan within red line boundary are from the Topographic Survey, surroundings outside the red line boundary are from Ordnance Survey information

- Key**
- Root protection zones, as advised by the arboriculturalist edp - The Environmental Dimension Partnership.
 - Area to remain undeveloped and for green uses only, where detailed landscaping arrangements are reserved for future determination.
 - Area where development is to be sited, with detailed layout within this area reserved for future determination.
 - Area for supporting infrastructure, including access works, internal roads, car parking, cycle storage, utilities and other ancillary development (existing landscape features retained and protected, save for creating points of access).

NOTE: Tree canopy sizes are indicative.

P12	21/01/2026	MPa	APU
P11	20/01/2026	MPa	APU
P10	30/09/2025	APU	MPa
P09	30/09/2025	APU	MPa
P08	29/09/2025	APU	MPa
P07	26/09/2025	APU	MPa
P06	24/07/2025	MPa	APU
P05	23/07/2025	MPa	APU
P04	03/07/2025	MPa	APU, MPa
P03	01/07/2024	MPa	APU
P02	25/06/2024	APU	TBo
P01	07/06/2024	APU	TBo
rev	date	by	chk



Planning

project: Westwood Heath Road, Coventry

drawing name: Siting Parameters Plan

drawing ref: 3612-MAB-00-00-D-A-0103 status / revision: S2 / P12
 int. job no: 3612 scale format: 1:500 @ A1

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GENERAL NOTES AND LEGEND

Application Boundary

Note

Site plan within red line boundary are from the Topographic Survey, surroundings outside the red line boundary are from Ordnance Survey information

Key

Developable area maximum +6m

Developable area maximum +14m

Developable area maximum +17m

Developable area maximum +20m

+XXm Maximum Building Height within Zone to parapet, plus relocated telecoms mast.

NOTE: Tree canopies are illustrative.



P13	21/01/2026	MPa	APu
P12	20/01/2026	MPa	APu
P11	29/09/2025	APu	MPa
P10	26/09/2025	APu	Mpa
P09	24/07/2025	MPa	APu
P08	23/07/2025	MPa	APu
P07	03/07/2025	APu	MPa
P06	12/06/2025	ABI	APu
P05	11/06/2025	ABI	APu
P04	11/06/2025	ABI	APu
P03	01/07/2024	MPa	APu
P02	25/06/2024	APu	TBo
P01	07/06/2024		
rev	date		by

RAINIER
DEVELOPMENTS LIMITED

Planning

project:
Westwood Heath Road, Coventry

drawing name:
Massing Parameters Plan.

drawing ref:
3612-MAB-00-00-D-A-0104

status / revision:
S2 / P13

scale format:
1:500 @ A1

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Proposed vehicle activated speed sign on approach to 30mph speed limit

Proposed dragon's teeth

Proposed raised table at junction to be delivered by Developer. Gradient of ramp to be agreed with the LHA in order for it to be 'bus friendly'. Tactile paving provided in the east enabling pedestrian/cycle movements across the carriageway

Proposed carriageway narrowing to 6.1m wide to provide a 3m shared use path along the northern kerbline

Proposed speed cushions

Proposed dropped kerbs and tactile paving across western arm of roundabout enabling pedestrian movements

Proposed dropped kerbs and tactile paving across southern arm of roundabout to tie proposed shared path into Council's active travel proposals

Proposed 3m shared use path

Proposed 2m pedestrian link into the northwestern corner of the site

Change in speed limit to 30mph relocated west of Coventry University Sports Ground, approximately 250m west of existing location

Potential to add controlled crossing point

Proposed 3m shared use path to tie into proposed LHA active travel schemes

LEGEND

- Site Boundary
- 2.4m x 120m Visibility Splays
- Highway Boundary

P15	20.02.26	Revision	BT	AW
P14	20.01.26	Revision	BT	AW
P13	12.01.25	Revision	BT	AW
P12	01.09.25	Revision	BT	AW
P11	28.07.25	Revision	DL	AW
P10	13.06.25	Name Change	DL	AW
P9	28.05.25	Revision	DL	AW
P8	20.05.25	Revision	DL	AW
P7	12.05.25	Revision	BT	AW
P6	08.04.25	Revision	DL	AW
P5	18.02.25	Revision	DL	AW
P4	17.02.25	Revision	DL	AW
P3	07.08.24	Title Change & Amendments	MK	MG
P2	29.07.24	Amendments	MK	MG
P1	06.12.22	Preliminary issue	MK	JD

Rev Date Description By Apvd

PROJECT:
WESTWOOD HEATH ROAD, COVENTRY

TITLE:
ACCESS DESIGN FOR APPROVAL

CLIENT:
RAINIER REAL ESTATE LTD

SCALE@A3:
1:1250

PROJECT REF: 24236	STATUS: N/A
DRAWING No: 0001	REV: P15

Revision Referencing
P = Preliminary A = Approval T = Tender C = Construction

RIDGE

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Planning Committee Report	
Planning Ref:	PL/2025/0001475/FUL
Site:	1a The Riddings
Ward:	Earlsdon
Proposal:	Erection of new dwelling (self-build)
Case Officer:	Grace Goodman

INTRODUCTION

The planning application is for a replacement dwelling (self-build) and outbuilding within Canley Gardens. The application has received more than 5 letters of objection.

RECOMMENDATION

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

REASON FOR DECISION

The proposal is acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, or ecology, and will provide a satisfactory residential environment, subject to relevant conditions.

SITE DESCRIPTION

The application site is occupied by a detached dwelling, located within a residential area, opposite Bates Road and on the south side of The Riddings. The existing property is a steeply pitched dormer bungalow with various additions including a flat roof garage projecting to the front. There is no distinct style of property in the locality with a mixture of dormer bungalows and two storey dwellings. Adjacent to the property lies a public footpath leading to Canley Ford and to the rear is Hearsall Golf Course. The site is generally flat except on the left-hand side adjacent to the public footpath is a 2m wide elevated section of the garden.

APPLICATION PROPOSAL

The application is for erection of a new dwelling to replace the existing dormer bungalow. The dwelling will be a total of 12.2m wide by 14m deep. A central steeply pitched gable with low eaves is proposed with a two-storey element to either side. To the east side the two-storey element is the full depth of the dwelling but on the west side it is set back 6m behind a single storey flat roofed element. A central gable is proposed to the rear which replicates that to the front elevation with a smaller flat roofed single storey element to either side. The dwelling will be sited 1.7m forward of the existing dwelling and the overall ridge height will be no higher than the existing at 6.75m high, above floor level.

The proposal includes an outbuilding to the front to replace the existing garage and will be 3.3m wide by 5.32m with a pitch roof height of 3.6m.

PLANNING HISTORY

None relevant

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024.

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 DE1 Ensuring High Quality Design;
Policy DS3: Sustainable Development;
Policy H3: Provision of New Housing;
Policy H5: Managing Existing Housing Stock;
Policy H9: Residential Density
Policy AC1: Accessible Transport Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards
Policy EM3 Renewable Energy Generation
Policy EM5 Sustainable Drainage Systems (SuDS)
Policy GE1: Green Infrastructure
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Emerging Local Policy Guidance – Local Plan Review submitted to Planning Inspectorate for examination on 9th September 2025

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

Policy DE1 Ensuring High Quality Design;
Policy DS3: Sustainable Development;
Policy H3: Provision of New Housing;
Policy H5: Managing Existing Housing Stock;
Policy H9: Residential Density
Policy AC1: Accessible Transport Network
Policy AC3: Demand Management
Policy AC4: Active Transport Provision including Walking, Cycling and Micro Mobility
Policy EM1: Planning for Climate Change Adaptation
Policy EM4: Flood Risk Management
Policy EM5: Sustainable Drainage Systems (SuDS)
Policy EM11: Energy Infrastructure
Policy EM13: Overheating in new buildings

Policy EM14: Embodied carbon and waste
Policy GE1: Green Infrastructure
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Householder Design Guide
SPD Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City
SPD Coventry Connected
SPD Energy
SPD Householder Design Guide

CONSULTATION

No objections subject to conditions have been received from:

- Trees

Neighbour consultation

Immediate neighbours and local councillors have been notified.

20 initial letters of objection were received. Following revision to the application and a change in description to a new dwelling rather than an extension a further 5 objections were received.

The following material planning considerations were raised:

- Overdevelopment
- Out of keeping
- Loss of privacy
- Parking issues/insufficient parking
- Impact on trees

Non-material planning matters raised include

- Water pipe within the site protected by an easement

With regards to these representations, they were received from addresses within The Riddings or Bates Road.

An objection has also been received from Cllr Sandu.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, design, neighbouring amenity, highway considerations and landscape trees and ecology. The relevant policy text(s) for each issue are included in the Policy Appendix at the end of the report.

Principle of development

In this instance the principle of development is considered to be acceptable under Policy H3 of the adopted Coventry City Council Local Plan (2017) as it will provide a replacement dwelling within an established residential area which is served by local amenities. Policy H3 seeks to ensure a suitable location for new housing and the creation of an appropriate and acceptable residential environment.

The application site is located within the urban area of Coventry which is the primary focus for development within the city. Due to the sustainable location of the proposed development, it is therefore considered that the application is acceptable in principle subject to all planning matters being appropriately addressed. The erection of a dwelling would be compatible with the adjoining residential uses. Whilst the principle is therefore established, the relevant material planning considerations are discussed within the succeeding sections of this report.

Design

All development proposals are expected to consider the local distinctiveness and identity of the site but also have regard to opportunities to enhance the local built and natural environment through new development. The application proposes a replacement dwelling which is substantially larger than the existing but has been designed to reflect the existing design and character. The design will be similar to the appearance of the existing dwelling with a feature gable at the front of the property and two storey wings to the sides.

The single storey front/side element on the west side will have a flat roof, and although a pitched roof would be preferable, in this instance it has been designed to minimise the impact on the neighbouring property and in this case as the outbuilding to the front of the extension will have a pitched roof, the flat roof extension will be mostly obscured from view. Therefore, the overall scale, design and materials of the replacement dwelling and garage are considered to have an acceptable impact on the visual amenities of the locality.

Neighbouring amenity

At the rear, the proposed dwelling would have a lesser projection at ground floor than the existing and similar massing at first floor adjacent to the boundary with No. 1 The Riddings and as such would have little additional impact. The proposal initially had the potential to result in loss of light to the side windows of No. 1 The Riddings but as the front/side corner is now only single storey with a flat roof, there is considered to be very limited impact.

The proposal is not considered to adversely impact No. 27 Bates Road, as although there are windows facing the property, these will be obscured glazed and there will be a separation distance of at least 15m and therefore no unacceptable overshadowing or overlooking to No. 27 Bates Road.

The proposed outbuilding is not considered to increase the impact upon neighbouring properties as it will not project any further forward than the existing garage, although there will be a marginal increase in height by 0.2m. Therefore, the proposals will not result in overshadowing to the neighbouring property No.1 The Riddings.

Highway considerations

The existing highway access is not changing except for expansion of the hardstanding area which will provide 3 parking spaces on site which is considered sufficient for a dwelling of this size and in accordance with the Appendix 5 parking standards. Therefore, the proposal will not result in an unacceptable impact on the surrounding highway network from the perspective of the level of traffic being generated, the capacity of the highway, or road safety and is therefore considered to be acceptable in highway terms.

Landscape/Trees

The site is bounded by mature hedging and trees to the side boundary with the footpath and to the rear. Whilst these are not directly impacted by the development it is necessary to ensure that they are protected during construction, and a condition is recommended to this effect.

Ecology

The applicants have indicated that the site is a self/custom build unit and thereby exempt from the requirement for at least a 10% uplift in biodiversity net gain. A landscaping condition is recommended to ensure that the site is appropriately landscaped following construction of the dwelling.

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, highways safety, ecology, or trees subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1, AC1, AC3, H3, H5, E1, GE3, DS3 of the Coventry Local Plan 2017 and the emerging Local Plan Policies, together with the aims of the NPPF.

POLICY APPENDIX

National Planning Policy Framework (NPPF) December 2024.

Coventry Local Plan 2017 & Emerging Local Policy
Supplementary Planning Guidance/ Documents (SPG/ SPD):

The National Planning Policy Framework (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".

Principle of development

The NPPF 2024, 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.

Design

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 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.

The National Planning Policy Framework, paragraph 135 states that "Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.*

- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

The NPPF further states (at paragraph 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

Neighbouring amenity

Policy DE1 and H5 seek to ensure that developments are designed to minimise any detrimental impact to the amenity of neighbouring occupiers, or indeed future occupiers of the site and the adopted a Householder Design Guide sets out design principles, which are a material planning consideration in the determination of this application.

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.

Parking provision should accord with the maximum standard expressed in Appendix 5 unless it has been clearly demonstrated that the site is in a highly accessible location where transport, by means other than the private car is a realistic alternative. In that respect lower levels of provision may be considered acceptable where the site is in close proximity to the City Centre, a train station, a high-quality rapid transport route or other public transport interchange and where there is a package of measures (proportionate to the scale of development) to enable sustainable means of transport. Any variation from the maximum standard must be fully justified by proportionate evidence.

Ecology/Landscape/trees

Policy GE3 of the Coventry Local Plan and the emerging Coventry Local Plan states that Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient

Woodlands, Local Wildlife and Geological Sites will be protected and enhanced. Policy GE3 establishes that developments should provide a net gain and where this is not possible provide some form of offsetting.

CONDITIONS/REASONS

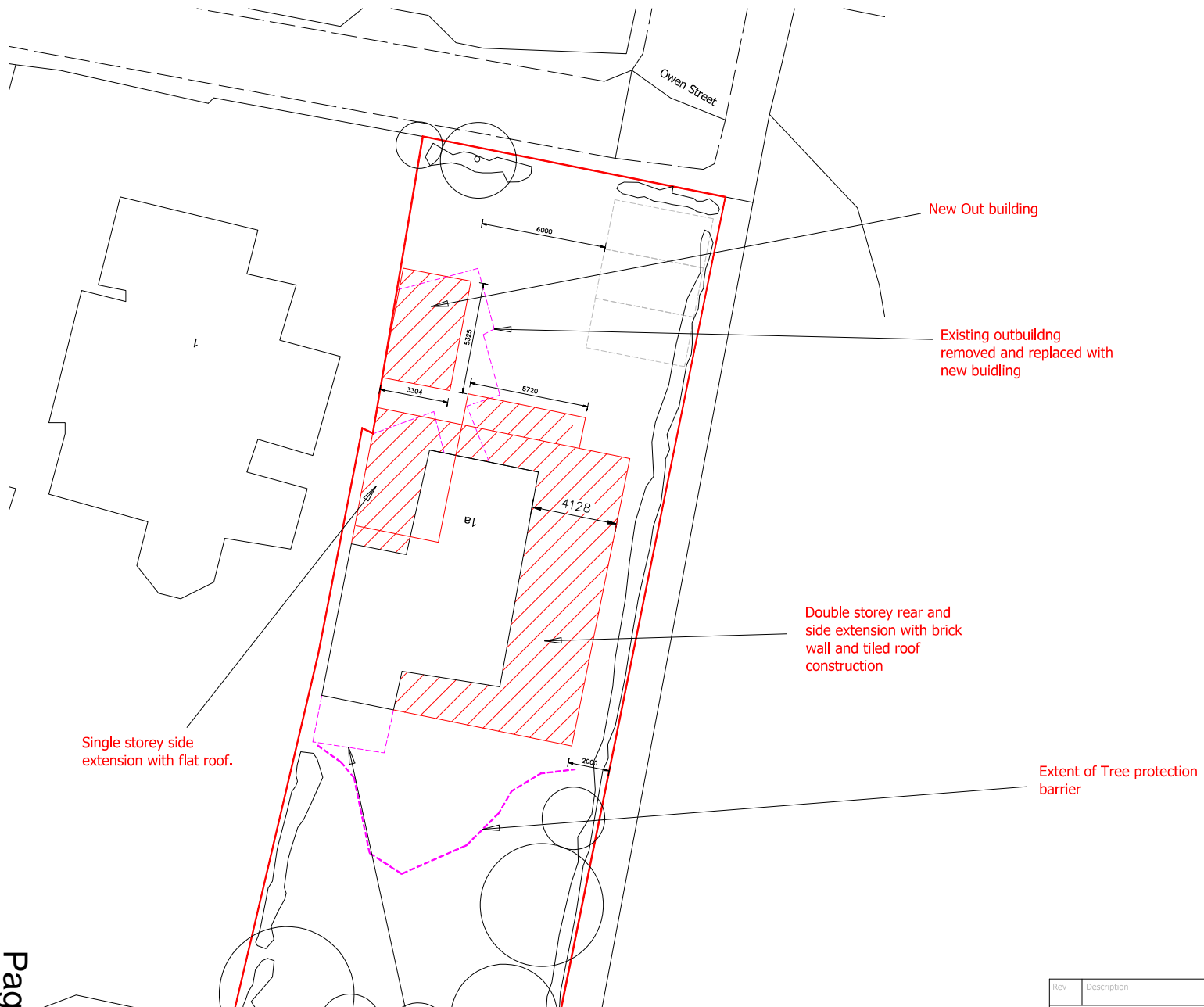
1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Floor Plans DWG BR04 Rev D</p> <p>Proposed Elevations DWG BR06 Rev D</p> <p>Outbuilding Floor Plan and Elevations DWG BR08 Rev A</p> <p>Tree protection barrier DWG BR02-E</p>
Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>
3.	<p>No development or other operations (including any demolition, site clearance or other preparatory works) shall commence unless and until the tree protection measures identified in the approved application documentation have been put into place in strict accordance with the approved details and thereafter they shall remain in place during all construction work. In addition no excavations, site works, stock piling, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy or root protection area of any protected tree(s); no equipment, machinery or structure shall be located within this zone; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).</p>
Reason	<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>
4.	No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and

	<p>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; - 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 minimise noise disturbance to neighbouring properties during demolition and construction. Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.</p>
Reason	<p><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></p>
5.	<p>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.</p>
Reason	<p><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></p>
6.	<p>Prior to the first occupation of the development hereby permitted, details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the type of bricks and colour of the railings and gates; footpaths; and hard surfacing (which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area). The hard landscaping works shall be completed in strict accordance with the approved details within three months of the first occupation of the [INSERT DEVELOPMENT] hereby permitted; and all planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes; in the opinion of the Local Planning Authority; seriously</p>

	damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. 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.
Reason	<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>
7.	The dwelling hereby permitted shall be erected and occupied as a self-build property only in full accordance with the definition contained within Section 1(A1) the Self Build and Custom Housebuilding Act 2015 (as amended).
Reason	<i>As the development would not meet the requirements of Policy GE3 and the requirements of the Town and Country Planning Act 1990 (as amended) by the Environment Act 2021 if it was not restricted to self-build housing.</i>
8.	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, no further development shall take place within the curtilage of the dwellinghouse hereby permitted without the prior grant of planning permission by the Local Planning Authority.
Reason	<i>Having regard to the design, layout and general nature of the proposed development it is important to ensure that no further development is carried out which would detract from the appearance of the area and affect the amenity of adjacent properties. Therefore, no additional development is to be carried out without the permission of the Local Planning Authority in accordance with Policies H3 and DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
9.	The dwelling hereby permitted shall not be occupied unless and until the car parking provision for that dwelling has been constructed and / or laid out and made available for use by the occupants and / or visitors to the dwelling and thereafter those spaces shall be retained for parking purposes at all times and shall not be removed or altered in any way.
Reason	<i>To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the Council's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies AC1,AC2 and AC3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
10.	The outbuilding hereby permitted to be erected shall be used only for a purpose incidental to the residential use of the application property and the

	outbuilding shall not be used as primary living accommodation or for the purpose of any trade or business.
Reason	<i>To ensure that the outbuilding is not used in a manner prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policies DE1 and EM1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
11.	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 first floor windows to be formed in the east facing elevation of the dwelling hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window will be at least 1.7m above the floor of any room in which the window is installed
Reason	<i>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.</i>
12.	Any gas boilers installed on site shall have a dry NOx emission rate of no more than 40mg/kWh. One electric vehicle recharging point per dwelling shall be provided prior to occupation and shall not be removed or altered in any way and shall be kept available for such use by residents at all times.
Reason	<i>To mitigate the impacts of development on air quality in accordance with Policy DS3 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF.</i>

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Single storey side extension with flat roof.

New Out building

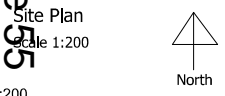
Existing outbuilding removed and replaced with new building

Double storey rear and side extension with brick wall and tiled roof construction

Extent of Tree protection barrier

Extent of existing ground floor removed

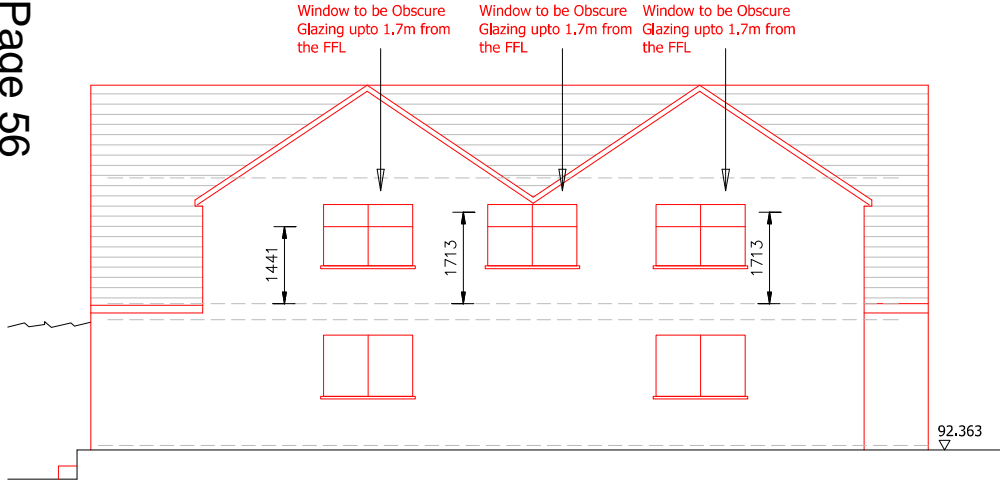
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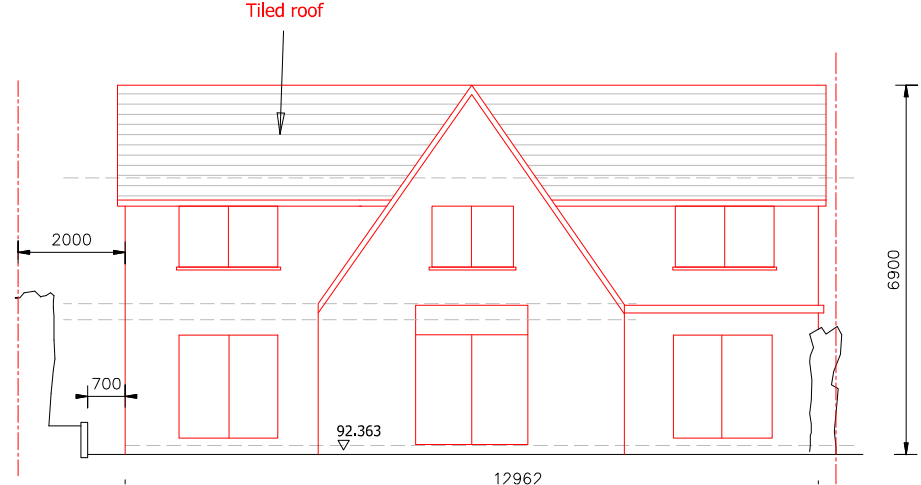
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Org. No.				Rev:
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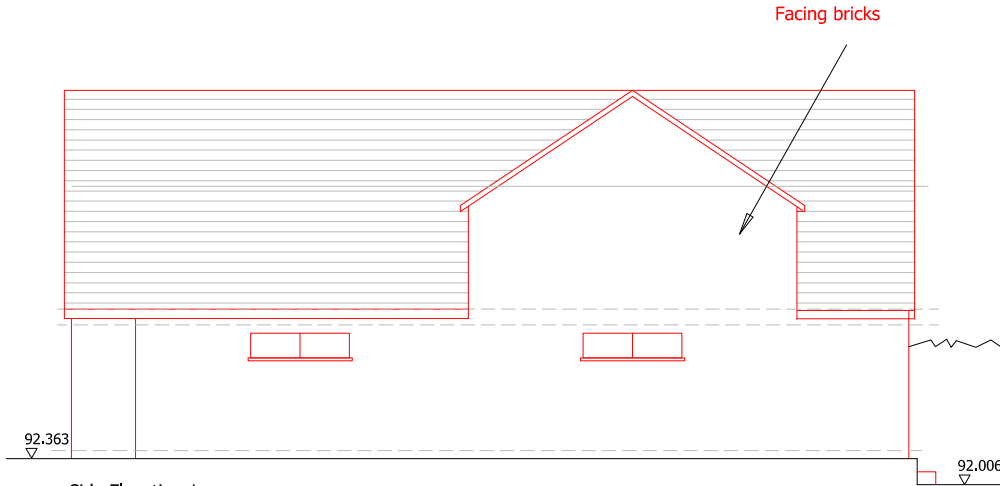
Anjum Design Limited, Suite 104, 123 Stratford Road,
Shirley, Solihull B90 3ND TEL: 0121 364 7650
E: info@anjumdesign.co.uk



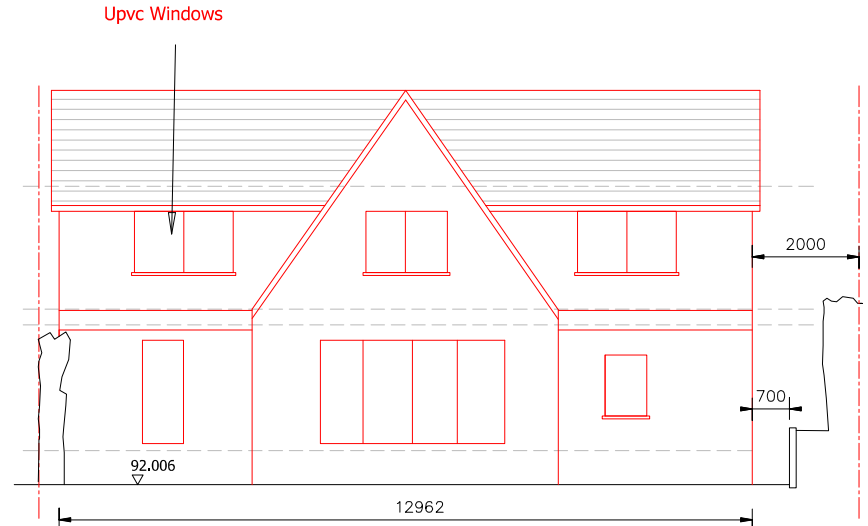
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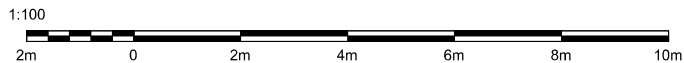
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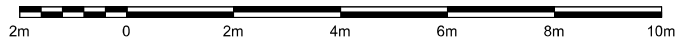
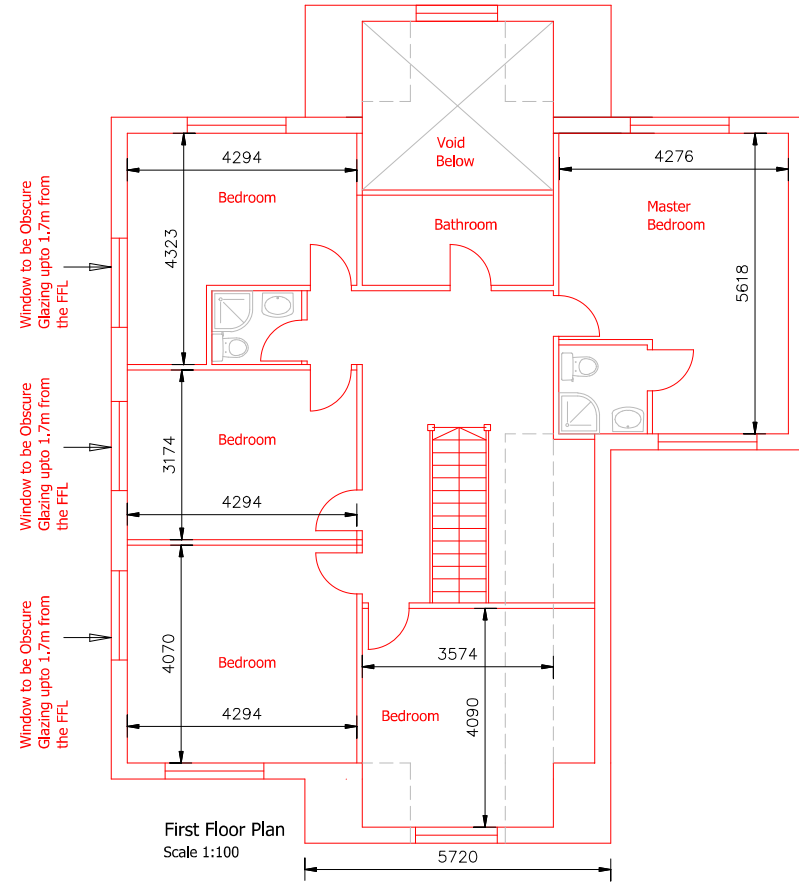
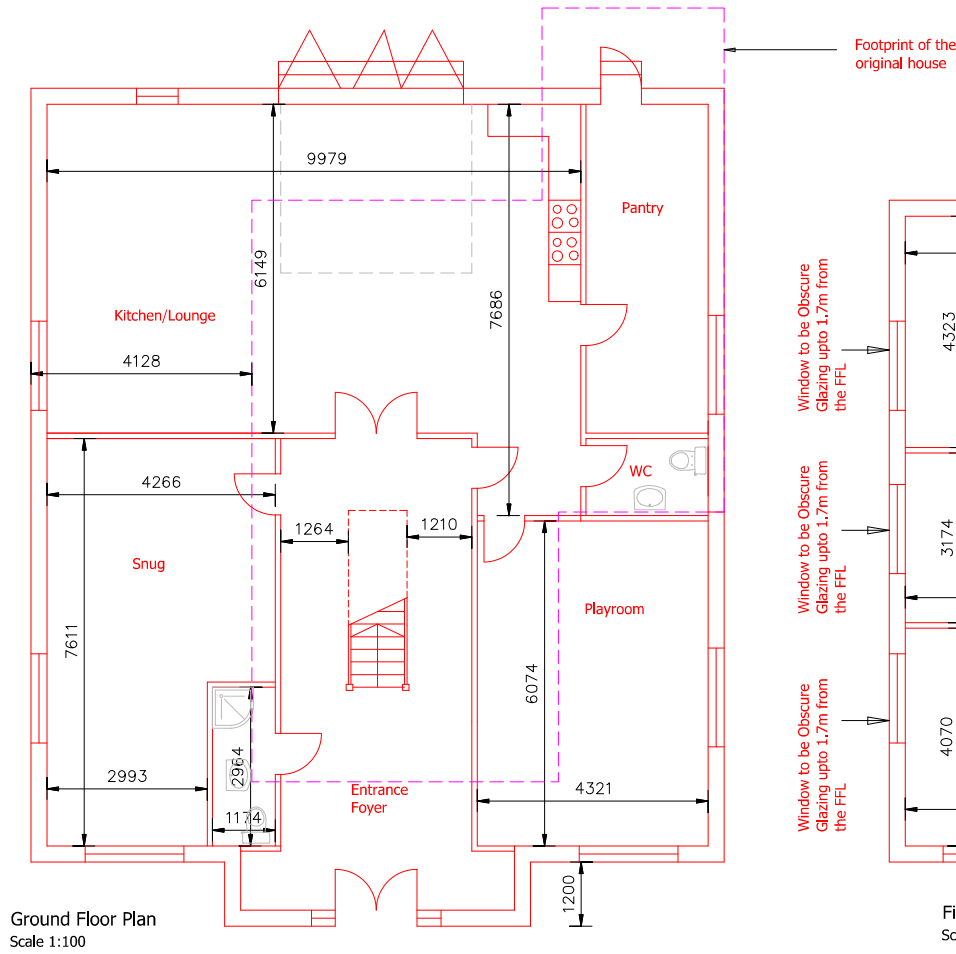
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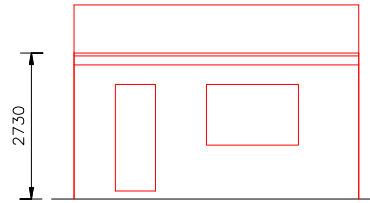
Rear Elevation
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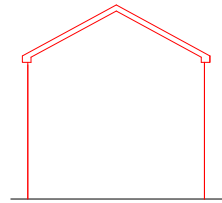
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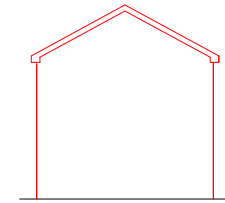
Front Elevation
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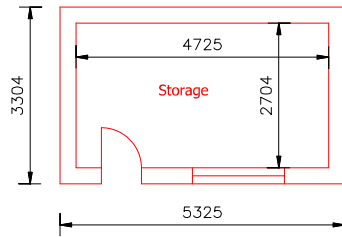
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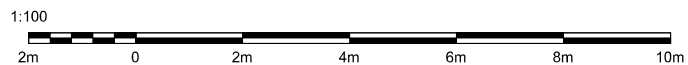
Rear Elevation
Scale 1:100



Side Elevation 2
Scale 1:100



Ground Floor Plan
Scale 1:100



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Planning Committee Report	
Planning Ref:	PL/2025/0002350/FUL
Site:	11 Riverside Close
Ward:	Cheylesmore
Proposal:	Alteration and conversion (change of use) of existing garage to create extra beauty rooms as part of the main salon services within the main building
Case Officer:	Grace Goodman

INTRODUCTION

This is an application for alteration and conversion of a detached garage into 3 beauty rooms extending the use of the main building.

RECOMMENDATION

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

REASON FOR DECISION

The proposal is acceptable in principle and will not adversely impact upon the amenity of neighbours and highway safety. The proposal accords with Policies: DE1, AC2, AC3 and R4 of the Coventry Local Plan 2017 and the emerging Local Plan, together with the aims of the NPPF.

SITE DESCRIPTION

The application site is set within a row of local shops with residential above and is a mid-terrace property with a mixed use. The use of the ground floor of the main building is undergoing renovation as a salon (Use Class E) which covers commercial, business and service use. The property has a 2-bedroom maisonette on first and second floor. To the rear of the site is a garage/ outbuilding that can be accessed from Tonbridge Road which is the focus of this application and currently used for storage/is vacant. The garage is 4.93m by 9.2m with a current pitched roof height of 3.5m.

APPLICATION PROPOSAL

The garage, which is currently storage, is proposed to be converted into 3 beauty rooms as an extension of the use of the main building which is undergoing renovation to be a salon. The footprint will remain the same but with a small canopy to the west and an increase in roof height by 0.6m. New larger openings are proposed to the south-west elevation which will include roller shutters

RELEVANT PLANNING HISTORY

Application Number	Description of Development	Decision and Date
PL/2025/0000629/FUL	Proposed single storey rear extension to existing shop and new shop frontage with steps.	Granted 15/07/2025
PL/2024/0000467/FUL	Proposed loft conversion with dormer to first floor flat; Insertion of roller shutter and shop frontage.	Granted 22/05/2024

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024.

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 R4: Out of Centre Proposals

Policy DE1: Ensuring High Quality Design

Policy AC2: Road Network

Policy AC3: Demand Management

Emerging Local Policy Guidance – Local Plan Review submitted to Planning Inspectorate for examination on 9th September 2025.

The Local Plan review is currently at Examination. Relevant emerging policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy R4: Out of Centre Proposals

Policy DE1: Ensuring High Quality Design

Policy AC2: Road Network

Policy AC3: Demand Management

Supplementary Planning Guidance/ Documents (SPG/SPD/DPD):

Coventry Connected SPD

CONSULTATION

Further comments are yet to be received from:

- a) Highways

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 12/12/2025.

14 letters of objection have been received, raising the following material planning considerations:

- a) Insufficient parking
- b) Noise disturbance

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

- c) Ownership of the access path from Tonbridge Road
- d) Detriment to existing businesses

With regards to these representations, two representations were received from addresses within the immediate vicinity of the application site. No addresses were provided for the other representations

Any further comments received will be reported within late representations.

APPRAISAL

The issues in determining this application are principle of development, the impact upon the character of the area, the impact upon neighbouring amenity and highway considerations. The relevant policy text(s) for each issue are included in the Policy Appendix at the end of the report.

Principle of development

Both the NPPF and adopted Local Plan (Policies R1 - R3) place a strong emphasis on the delivery of a strong economy through directing commercial premises into designated centres, where development proposals for retail and other Main Town Centre uses (including proposals for the expansion or reconfiguration of existing uses and the variation of existing conditions) there is a requirement within Policy R4 to adopt a sequential approach whereby the expansion of existing or new commercial premises will not be permitted unless a sequential assessment has been satisfied.

The sequential test which has been submitted in support of this planning application concludes that there are no available sites within or on the edge of nearby designated centres due to high demand. Namely Willenhall, Daventry Road and Acorn Street Local Centres. Despite the increase of the floor area, it would remain modest. It is not considered that such a modest increase would have any demonstrable impact on the nearby local centres in terms of their vitality and viability and on this basis the proposals are not considered to be contrary to Policy R4.

Impact on visual amenity

All development proposals are expected to consider the local distinctiveness and identity of the site but also have regard to opportunities to enhance the local built and natural environment through new development. The proposals include rendering the garage and providing a new roof and new openings with roller shutters. The alterations to the garage

building are considered to provide an overall improvement to the appearance of the garage which is currently a slightly run down.

Impact on residential amenity

The garage will increase in height, however only by 0.6m. Therefore, it is not considered that the impact on neighbours in terms of daylight, outlook or amenity would warrant refusal of the application. In addition, although activity associated with the garage will increase with the change of use, it is not considered likely to be to a level that would be harmful to neighbouring residential amenity, given that there will only be 3 individual beauty rooms being provided. Access to the building will only be through the existing commercial unit at No.11 and therefore the residential properties on Tonbridge Road will not be disturbed. A condition is recommended to ensure that the rear access from Tonbridge Road is not used by customers.

Highway considerations

The site includes hard standing to the frontage, which can accommodate six cars in tandem formation. The application has been accompanied by a parking survey, which highways colleagues considered and in turn raised comments against which required address. A revised parking survey has since been received which seeks to address the concerns raised by highways and this is currently being considered by highways colleagues. Any further comments received on this will be reported as a late item.

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 or highway safety subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1, AC2, AC3 and R4 of the Coventry Local Plan 2017 and the emerging Local Plan Policies DE1, AC2, AC3 and R4 together with the aims of the NPPF.

POLICY APPENDIX

National Planning Policy Framework (NPPF) December 2024.
Coventry Local Plan 2017 & Emerging Local Policy
Supplementary Planning Guidance/ Documents (SPG/ SPD):

The National Planning Policy Framework (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".

Principle of development

The NPPF 2024, 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.*

Both the NPPF and adopted Local Plan (Policies R1 - R3) place a strong emphasis on the delivery of a strong economy through directing commercial premises into designated centres, where development proposals for retail and other Main Town Centre uses (including proposals for the expansion or reconfiguration of existing uses and the variation of existing conditions) there is a requirement within Policy R4 to adopt a sequential approach whereby the expansion of existing or new commercial premises will not be permitted unless a sequential assessment has been satisfied.

Impact on visual amenity

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 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.

The National Planning Policy Framework, paragraph 135 states that "Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 139) “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

Impact on residential amenity

Policy DE1 and H5 seek to ensure that developments are designed to minimise any detrimental impact to the amenity of neighbouring occupiers, or indeed future occupiers of the site and the adopted a Householder Design Guide sets out design principles in this regard, which are a material planning consideration in the determination of this application in relation to the adjacent residential dwellings.

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.

Parking provision should accord with the maximum standard expressed in Appendix 5 unless it has been clearly demonstrated that the site is in a highly accessible location where transport, by means other than the private car is a realistic alternative. In that respect lower levels of provision may be considered acceptable where the site is in close proximity to the City Centre, a train station, a high-quality rapid transport route or other public transport interchange and where there is a package of measures (proportionate to the scale of development) to enable sustainable means of transport. Any variation from the maximum standard must be fully justified by proportionate evidence.

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:

2. Outbuilding plans and elevations DWG 260-05-Rev H

Parking survey

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.*

4. The security shutter (and any associated shutter box) shall be colour coated on the external face in full accordance with the approved details within one month of its installation. Any replacement or modification shall be colour coated to match within one month of being carried out.

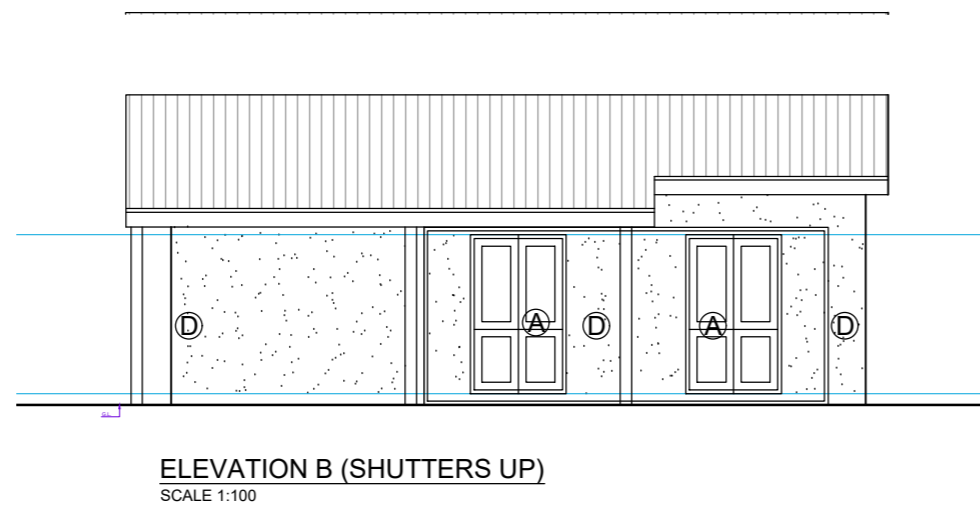
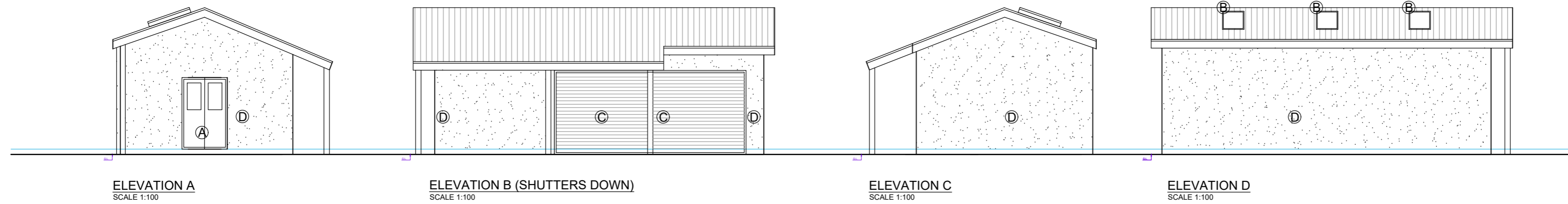
Reason *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.*

5. The treatment rooms hereby permitted shall only be operated ancillary to the use of 11 Riverside Close and shall not be used independently.

Reason *To ensure that the premises are not used in an over intensive manner which would cause disturbance to neighbouring occupiers, contrary to Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan*

6. The treatment rooms hereby permitted shall only be accessed via 11 Riverside Close and there shall be no customers or public shall access the room via Tonbridge Road at any time.

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



ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS

NEW ROOF AND WINDOWS TO MATCH EXISTING

RAINWATER DRAINAGE TO CONNECT TO THE EXISTING

KEY:-

- A - UPVC WINDOWS AND DOORS
- B- ROOFLIGHT
- C- COLOUR COATED ROLLER SHUTTER
- D- RENDER FINISH

NOTE:-

This application seeks permission for the construction of a single-storey outbuilding at the rear of the property. The modified structure will provide additional space to accommodate beauty treatment rooms associated with the existing business operating on the ground floor of the main building.

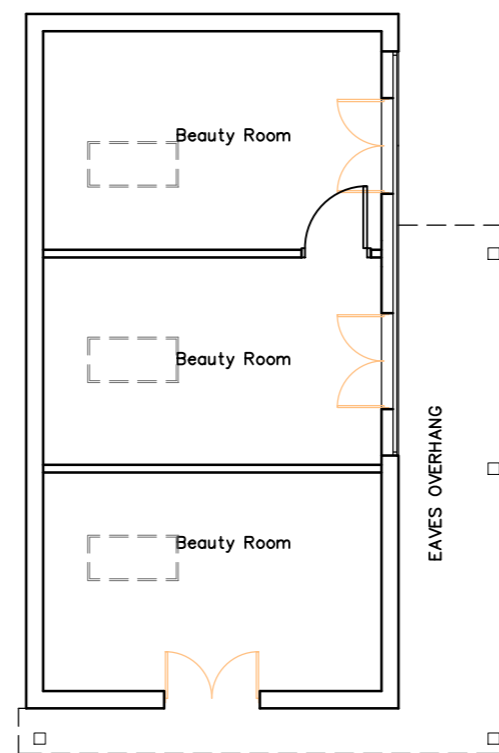
The outbuilding will be used solely in conjunction with the existing use of the main building and will not operate as a separate business unit. Access to and from the outbuilding will be via the main building, ensuring that the site continues to function as a single, cohesive premises.

The proposal has been designed to be modest in scale and in keeping with the character of the existing property and surrounding area. The materials and finishes will complement those of the main building, ensuring visual continuity.

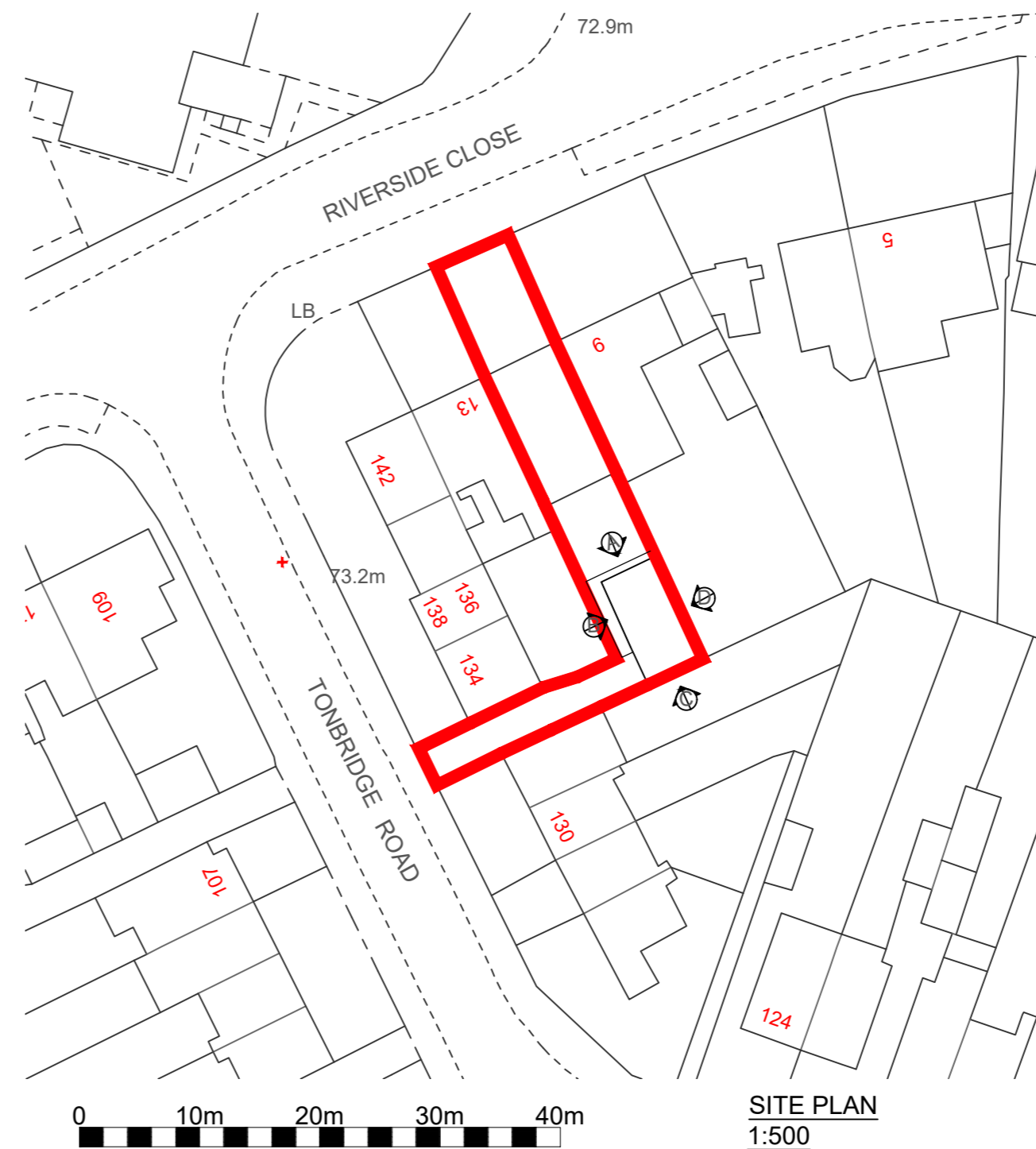
We believe the proposal represents a logical and sustainable enhancement of the existing business facilities, providing additional treatment space without any adverse impact on neighbouring properties or the local environment.

Summary

- Outbuilding to be used as ancillary accommodation to the existing business.
- No separate access – entry and exit via the main building.
- Garage retained and used in conjunction with the business.
- No increase in noise, traffic, or visual impact beyond the existing use.
- Designed to be in keeping with the host property and local character.



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



SITE PLAN
1:500



H	05-02-2026	ADDITIONAL ELEVATION SHOWN WITH SHUTTERS UP	SK
G	29-01-2026	DOORS CHANGED TO OUTBUILDING	SK
F	02-11-2025	OUTBUILDING ADJUSTED DESIGN	SK
E	13-07-2025	OUTBUILDING ADJUSTED BACK TO AS EXISTING	SK
D	13-06-2025	FLUE HEIGHT INCREASED	SK
C	06-05-2025	NEW EXTERNAL SIGN ADDED ABOVE GARAGE DOOR	SK
B	30-04-2025	TIMBER CANOPY AND CANOPY FAN ADDED	SK
A	08-04-2025	VENTILATION EXTRACT DETAIL ADDED	SK

CLIENT

**MR SINA
MIRZAEI**

PROJECT

11 RIVERSIDE CLOSE,
COVENTRY, CV3 4AT

DRAWING No.	REVISION	DRAWING TITLE
260-05	H	PROPOSED OUTBUILDING PLANS AND ELEVATIONS
SCALE @A2	CHECKED	DATE MAR 2025 DRAWN SK

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