

Planning Committee Report	
Planning Ref:	PL/2025/0001369/FUL
Site:	48 Dawlish Drive
Ward:	Earlsdon
Proposal:	Conversion of dwellinghouse (Use class C3) into children home for up to 3 children (Use class C2)
Case Officer:	Grace Goodman

SUMMARY

The planning application is for a change of use of from a 4 bed dwellinghouse to a 3-bed residential institution (small children's care home).

BACKGROUND

The application has been recommended for approval. The application has received over 5 objections.

KEY FACTS

Reason for report to committee:	Over 5 objections
Current use of site:	Residential Dwelling
Proposed use of site:	Residential Institution

RECOMMENDATION

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

REASON FOR DECISION

The proposal is acceptable in principle.

The proposal will not adversely impact upon the amenity of neighbours.

The proposal accords with Policies DE1, AC1, AC3, DS3, H5 and H8 of the Coventry Local Plan 2017, together with the aims of the NPPF.

SITE DESCRIPTION

The application site relates to a 4-bedroom semi-detached dwellinghouse located to the southeast side of Dawlish Drive, opposite an area of open space. This property and the houses along this road all generally have paved over front gardens for use a driveway.

The area is residential in nature with the nearest designated Local Centre at Baginton Road, half a mile away. There is also a row of shops just down the road on Dawlish Drive with several other amenities and facilities in this area. There are good transport links with a number of bus routes nearby including 17 and 17A, a 5-minute walk away with bus route No. 60 slightly further away and more routes available on Leamington Road 10-15minute walk away.

APPLICATION PROPOSAL

The application seeks planning permission for the change of use of a 4-bedroom dwellinghouse (Use Class C3) to a small Children's care home (Use Class C2) for a

maximum of 3 children, between the ages of 10 and 17 who would live and socialise together, akin to living in a family environment.

Within the property it would involve 3 bedrooms being allocated for the children, and one bedroom converted to a sensory room and the garage/storage converted for a staff bedroom. The home would be staffed 24/7. There will be at least 2 members of staff present at any given time with a registered manager on site Monday to Friday 9am to 5pm this could mean 6 people in the property at one time generally.

There would still be a lounge, dining room and kitchen areas, as well as outdoor amenity space for the occupiers to use. There would be two shared bathrooms upstairs.

PLANNING HISTORY

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

Application Number	Description of Development	Decision and Date
S/1983/0213	Erection of garage, bedroom and breakfast room extensions	Granted subject to conditions 29/04/1983

POLICY

National Policy Guidance

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

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

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policies relating to this application are:

Policy DE1 Ensuring High Quality Design;

Policy DS3: Sustainable Development;

Policy H5: Managing Existing Housing Stock;

Policy H8: Care Homes, Supported Housing, Nursing Homes and Older Persons Accommodation

Policy AC1: Accessible Transport Network;

Policy AC3: Demand Management;

Emerging Local Policy Guidance – Local Plan Review Reg 19 Consultation

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

Policy DE1 Ensuring High Quality Design;
Policy DS3: Sustainable Development;
Policy H5: Managing Existing Housing Stock;
Policy H8: Care Homes, Supported Housing, Nursing Homes and Older Persons Accommodation
Policy AC1: Accessible Transport Network;
Policy AC3: Demand Management;

Supplementary Planning Guidance/ Documents (SPG/ SPD):
Householder Design Guide SPD

CONSULTATION

Statutory

There are no statutory consultees

Non-statutory

No Objections received from:

- Highways
- Environmental Protection
- West Midlands Police

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 15th July 2025.

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

- Increase in noise level within the area and disturbance to the adjoining neighbours through the wall
- Potential increase in anti-social behaviour
- Loss of quiet residential area
- Limited youth orientated facilities in the immediate area
- Increase in traffic and parking issues
- Property should not be converted to a business

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

Any further comments received will be reported within late representations.

ISSUES AND ASSESSMENT

The main issues in determining this application are principle of development, impact on residential amenity and highway considerations.

Principle of Development

The National Planning Policy Framework, paragraph 11, states that “Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means: -

c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: (i.) the application of policies in this Framework that protect areas or assets of particular importance provides a clear 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.

Policy H8 states that proposals for care homes, nursing homes and other specialist and supported forms of housing for the elderly and those requiring care will be encouraged in areas that are accessible by a choice of means of transport and that are situated in close proximity to key local services; and proposals should be of a high quality and design and be compatible with the character of the surrounding area. The proposal is considered to be acceptable in principle and strongly supported by all of the criteria provided in Policy H8 for care homes and supported housing, given their importance and the great shortage and need for such properties. Firstly, the property is situated in an established residential area and a sustainable location, well served by a choice of transport such as the range of bus routes which are accessible within a short walk along with a range of facilities.

Furthermore, the property is suitable and appropriate in its type and scale for what is proposed here – a small residential property for a proportionately small number of children, in a typical residential area; as close to a normal home as is possible for them

Impact on residential amenity

Policies 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. In this instance there are no physical changes proposed to the property and any impact on neighbours would be from the proposed use.

Comments have been made about the potential disturbance and antisocial behaviour surrounding the property. Whilst there may be slightly more comings and goings from the property than of a typical 3 bed house, this is not considered to be significant and not of sufficient impact to warrant refusal of the application. The proposed children's home would only accommodate up to three children with only 2-3 staff on site at any one time which would be a similar level of occupancy to a family home. A condition is recommended to restrict the number of residents in accordance with the details of the application to ensure that the site is not used in an over-intensive manner.

Furthermore, it is recommended that children to be placed in houses that feel like family houses and in semi-affluent areas. This location has local amenities, shops, schools and parks as well as being located on a semi-busy road where coming and goings would not be noticeable compared to a cul-de-sac location.

The matter of fire safety was raised in the comments however this is a building control matter and furthermore the premises would need to be Ofsted regulated. West Midlands Police have commented on the application and recommended security measures which will be covered by an informative.

Highways

Policy AC2 of the adopted Local Plan requires development proposals to not have a detrimental impact upon the road network, and where any impact is identified, suitable and proportionate mitigation should be sought within any planning approval. Policy AC3 requires development proposals to meet the council's adopted parking standards for cars and bicycles as set out in Appendix 5 of the Coventry Connected SPD.

Whilst the driveway can currently only accommodate two cars with a single dropped crossing, the driveway can allow up to three spaces for cars with the removal of a low brick wall. It can be confirmed that the parking requirements for this proposal is calculated by the following from Appendix 5 Car and Cycle Parking Standards: 1 per 4 bed spaces + 1 per 2 staff members (FTE). This gives a requirement for three spaces which can be accommodated on site.

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.

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. The reason for Coventry City Council recommending the granting of planning permission is because the development is in accordance with:

Policies DS3, H8, DE1, AC1 and AC3 of the Coventry Local Plan 2017, together with the aims of the NPPF

CONDITIONS / REASON FOR REFUSAL

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: Application Statement</p> <p>Proposed Floor Plans DWG PL04 Existing Floor Plans DWG PL03 Proposed Site Plan DWG PL02 rev A Existing Site Plan DWG PL05 Location Plan DWG PL01</p>
Reason	<i>For the avoidance of doubt and in the interests of proper planning.</i>
3.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking and re-enacting that Order with or without modification, the residential accommodation hereby permitted shall be occupied only as a children's home for up to three residents up to the age of 17 falling within Use Class C2 or as a dwellinghouse(s) falling within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any order revoking and re-enacting that Order with or without modification, and for no other purpose; and for the avoidance of doubt there shall be no permitted change to any other use class within Use Class C2 or Use Class C4 of the schedule to that Order.
Reason	<i>To prevent further intensification of use of the property, in the interests of the occupiers of nearby properties in accordance with Policies DE1, and H5 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
4.	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	<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</i>

	<i>emerging Local Plan.</i>
5.	Prior to the first occupation of the development hereby permitted, details of bin storage areas shall be submitted to and approved in writing by the Local Planning Authority. The bin storage areas shall be provided in full accordance with the approved details prior to first occupation of the development and thereafter they shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<i>In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
6.	Prior to occupation of the children's home hereby permitted, details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in full accordance with the approved details prior to first occupation of the building and thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.
Reason	<i>In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2017 and the emerging Local Plan.</i>
7.	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>