

Planning Committee Report	
Planning Ref:	PL/2025/0000313/HHA
Site:	28 Albert Crescent
Ward:	Holbrook
Proposal:	Erection of a detached outbuilding (retrospective)
Case Officer:	Jessica Mantle

SUMMARY

The application seeks permission for an outbuilding within the rear garden of No.28 Albert Crescent. The outbuilding has already been constructed and is currently in use as a home office and gym. The proposal is considered to have an overall acceptable impact on neighbour amenity and to the character and appearance of the locality in accordance with the Coventry Local Plan 2017 and the emerging Local Plan Review.

BACKGROUND

This application follows the grant of permission PL/2024/0000847/HHA for single-storey front and rear and two-storey side and rear extension and, hip to gable and dormer extension with loft conversion and erection of rear outbuilding granted on 27 July 2024. The previous application, PL/2024/0000847/HHA, included a proposed outbuilding with a similar, albeit slightly smaller outbuilding with a gable ended roof design orientated at 90 degrees compared to the current proposal. The proposed outbuilding is 0.2m wider and approximately 53mm higher than the previous proposal (when measured above ground level within the application site). The outbuilding proposal from permission PL/2024/0000847/HHA was not implemented in accordance with the approved plans resulting in unauthorised development. This application seeks retrospective permission to retain the unauthorised outbuilding.

KEY FACTS

Reason for report to committee:	Over five objections against Officer recommendation
Current use of site:	Residential dwelling
Proposed use of site:	Residential dwelling

RECOMMENDATION

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

REASON FOR DECISION

The development would be acceptable in terms of its design, scale and siting and would have an acceptable impact on the character and appearance of the street scene and to neighbour amenity in accordance with policies DE1 and H5 of the Coventry Local Plan 2017.

SITE DESCRIPTION

The application site is located on the south side of Albert Crescent and relates to a semi-detached dwelling with a hipped roof and rendered exterior. The dwelling has a particularly large front garden with off-street parking and a spacious rear garden.

APPLICATION PROPOSAL

The application seeks retrospective permission for the erection of a detached outbuilding located to the rear of 28 Albert Crescent. The structure is brick-built with a pitched, gable-ended roof design incorporating roof lights. It measures approximately 7.4m in width, 6m in depth and 3.8m in height at the ridge. The building is positioned at the end of the rear garden, adjoining the rear access which runs behind properties on Albert Crescent and Farm Close. The outbuilding is intended to be used as a home office and gym, incidental to the enjoyment of the dwellinghouse.

PLANNING HISTORY

There has been one historic planning application on this site:

Application Number	Description of Development	Decision and Date
PL/2024/0000847/HHA	Application for single-storey front and rear and double-storey side and rear extension and, hip to gable and dormer extension with loft conversion and erection of rear outbuilding.	Granted 24-07-2024

POLICY

National Policy Guidance

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

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

Local Policy Guidance

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

Policy DS3: Sustainable Development Policy
Policy H5: Managing Existing Housing Stock
Policy DE1: Ensuring High Quality Design
Policy AC3: Demand Management

Policy EM4: Flood Risk Management

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 DS3: Sustainable Development Policy

Policy H5: Managing Existing Housing Stock

Policy DE1: Ensuring High Quality Design

Policy AC3: Demand Management

Policy EM4: Flood Risk Management

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Householder Design Guide 2023

CONSULTATION

Statutory

None

Non-statutory

None

Neighbour consultation

Immediate neighbours and local councillors were notified on 12/03/2025 and again on 08/09/2025 following the submission of amended plans.

9 representors have objected, raising the following material planning considerations:

- Too large, larger than other outbuildings in the area.
- Resembles a bungalow.
- Loss of outlook.
- Overshadowing and loss of light to neighbours
- Not in keeping with surrounding area
- Over development of the site within residential area.
- Impact to neighbour privacy.
- Future use of outbuilding as residential / annex or HMO accommodation, separate dwelling.
- Noise pollution
- Parking issues
- Deviates from previous approval

No comments of support have been received. The following non-material planning considerations were raised; these cannot be given due consideration in the planning process:

- Light pollution – The outbuilding is for domestic use and no external lighting forms part of this application; any future lighting would be minor and not normally a material planning matter.
- Encroachment on adjacent boundaries – This is a private civil matter and not a planning consideration.
- Building unlawful and exceeds “lawful” limits – The proposal exceeds permitted development allowances, which is why planning permission is being sought. The application must therefore be determined on its planning merits.
- Restriction or loss of views from windows – The planning system does not protect private views.
- Other legal requirements (e.g. Building Regulations) – These are controlled under separate legislation and fall outside the scope of planning control.
- Setting an undesirable precedent for unauthorised development – Each application is assessed on its own merits. An applicant has the right to seek retrospective planning consent for unauthorised development under planning legislation.
- Overcrowding / numerous people in a small place – Internal use by household members is not a planning matter unless it results in a material change of use, which is not proposed for this application.
- Party Wall issues and boundary disputes – These are civil matters between landowners and not material to the planning decision.
- Guttering and drains – These are building maintenance and civil matters outside planning control.

Any further comments received will be reported within late representations.

APPRAISAL

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

Principle of development

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

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits,

when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Policy H5 of the Coventry Local Plan the states that, “where appropriate, the existing housing stock will be renovated and improved, in association with the enhancement of the surrounding residential environment and to meet local housing needs”.

The application site is located in a residential area where it is considered sustainable, acceptable, and common to extend homes and construct outbuildings. However, it is important to ensure that outbuildings are in keeping with the design and character of the existing house and of the surrounding area and there would be no harmful impact on residential amenity. Materials, colours, textures and local distinctiveness should all be considered within the context of the local area in order to ensure a high-quality urban environment, in accordance with policies DE1 of the Coventry Local Plan and Supplementary Planning Document Householder Design Guide 2023, unless relevant planning considerations indicate otherwise.

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 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”.

Principle 7 of the Householder Design Guide 2023 SPD sets out the following design guidance principles for residential outbuildings:

- Garden buildings/ sheds should be proportional to the scale of the associated dwellinghouse and plot.
- Care needs to be taken on corner plots to ensure that buildings are not located in a prominent position where they could adversely impact on the character of the area.

The application site lies within a residential area where there are numerous examples of domestic outbuildings. The outbuilding the subject of this retrospective application is located at the end of the rear garden of 28 Albert Crescent, adjoining the rear access that runs behind properties on Albert Crescent and Farm Close.

Due to its siting at the rear of the plot, the structure is not prominent from public vantage points along Albert Crescent or Farm Close. As such, it has a limited impact on the wider street scene. Nevertheless, the outbuilding is constructed in brick with a gabled pitched roof and is considered to be acceptable in terms of its design quality.

The footprint of the outbuilding measures approximately 7.4m in width and 6m in depth, which is marginally larger than the previously approved scheme (ref. PL/2024/0000847/HHA), which approved an incidental outbuilding of 7.2m width by 6m depth and a max height of approximately 3.75m above ground level (within the application site).

The building occupies a broadly similar position to the earlier approval. There are notable variations in ground levels around the site, with No.30 Albert Crescent set higher and No.26 slightly lower. The dwellings to the rear on Farm Close are also at a lower level. Compared to the earlier scheme, the roof pitch has been rotated 90 degrees, with the gable ends now facing the shared boundaries with Nos.26 and 30. The height is approximately 3.8m above ground level (within the application site), similar to the previous approval.

While the outbuilding is larger than many others in the locality and sits towards the upper scale for a domestic outbuilding, it remains proportionate to the size of the host dwelling and its plot. Although the structure exceeds permitted development tolerances, its size, height and overall massing are not considered to be unreasonable or excessive. The development also retains a sufficient amount of garden space to serve the needs of the dwelling, ensuring the property continues to benefit from adequate outdoor amenity provision.

In summary, the key differences from the previous approval are the slight increase in width and the reorientation of the roof pitch. The outbuilding is of an acceptable design and appearance, positioned discreetly to the rear of the site, and its impact on the character of the street scene is limited. The proposal is therefore considered to comply with the Householder Design Guide SPD (2023) and Policy DE1 (Ensuring High Quality Design) of the Coventry Local Plan (2017).

Impact on residential amenity

Principle 7 of the Householder Design Guide 2023 SPD states sets out the following design principles for residential outbuildings intending to protect neighbour amenity:

- Garden buildings/ sheds should be proportional to the scale of the associated dwellinghouse and plot.
- Garden buildings/ sheds should be sited so they do not result in visual intrusion, overshadowing, overlooking or loss of privacy to neighbouring properties.
- Garden buildings/sheds/ outbuildings should only be used for purposes incidental to the use of the dwellinghouse and should not be used for commercial purposes or living accommodation.

Whilst the outbuilding will be visible from neighbouring gardens and windows, this does not in itself equate to harm. As set out in the design assessment, the overall size, height

and massing of the structure are not considered excessive for a domestic outbuilding and remain proportionate to the scale of the host dwelling and its plot.

The building is positioned approximately 11m from the rear elevations of Nos.26 and 30 Albert Crescent, and a similar distance from the nearest dwellings on Farm Close. This separation ensures the proposal would not have an overbearing impact or cause a detrimental loss of light or outlook to habitable room windows.

The re-orientation of the roof means the gable ends now face the shared boundaries with Nos.26 and 30. The sloping roof pitches away from these properties, reducing its perceived scale and impact compared to the previously approved scheme. Variations in ground levels further mitigate the effect: No.30 sits on higher ground and therefore experiences reduced impact, while although No.26 is set lower, the sloping roof ensures the maximum height (4.23m at the boundary) is not readily appreciable other than from the far end of the garden.

To the rear, the outbuilding is visible above boundary fencing from properties on Farm Close. However, the separation created by the rear access and boundary treatments reduces its visual impact. The degree of projection above the fences is limited, and the roof form slopes away, further softening its appearance.

The building is single-storey and contains no windows positioned to overlook neighbouring properties. It would not therefore introduce any harmful overlooking beyond that already possible from the host garden or rear access.

The stated use of the outbuilding is as a home office and gym, which is considered incidental to the enjoyment of the dwellinghouse and compatible with the residential character of the area. The proposed use is not expected to generate undue noise or disturbance. The applicant has confirmed there is no intention to use the building as a self-contained annex. To safeguard neighbouring amenity, it is recommended that a condition is imposed to restrict the use of the outbuilding to purposes incidental to the enjoyment of the dwellinghouse and to prevent its use for commercial purposes or as a separate unit of accommodation without further planning consent.

Taking the above into account, the outbuilding is not considered to cause unacceptable harm to the living conditions of neighbouring occupiers in terms of visual intrusion, loss of light, outlook or privacy. The proposed use as a home office and gym is incidental to the enjoyment of the dwellinghouse and would not give rise to undue noise or disturbance. Subject to a condition restricting its use to purposes incidental to the dwellinghouse, the proposal is therefore considered to accord with Policy DE1 of the Coventry Local Plan (2017) and the Householder Design Guide SPD (2023).

Highway and parking considerations

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.

The Householder Design Guide SPD 2023 states that front extensions should not reduce the parking provision available for the dwellinghouse. Where off-street parking is provided to the front of a dwellinghouse, this should meet the requirements of the Councils parking standards.

Appendix 5 of the Coventry Local Plan requires a minimum of 2 parking spaces for a 2 or more-bedroom house located in an 'outer city' location. The dwellinghouse benefits from generous off-road car parking provision on the front driveway as well as on road parking in the vicinity. The proposed outbuilding is located to the rear of the site and would not reduce off-street parking provision and therefore would not increase the demand for on street parking. The proposal would not adversely impact car parking or the highway network in accordance with Policy AC3 and Appendix 5 of the Coventry Local Plan and the Householder Design Guide SPD.

Drainage

The application site is located within Flood Zone 1, where there is the lowest probability of fluvial flooding. Council mapping also confirms there are no known risks of surface water flooding affecting the site. The proposal therefore raises no concerns in respect of flood risk and is considered to comply with the requirements of Policy EM4 (Flood Risk Management) of the Coventry Local Plan 2017.

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 application seeks retrospective permission for the erection of a detached outbuilding located to the rear of 28 Albert Crescent. The structure is brick-built with a pitched, gable-ended roof design incorporating roof lights. The building is positioned at the end of the rear garden, adjoining the rear access which runs behind properties on Albert Crescent and Farm Close. The outbuilding is intended to be used as a home office and gym, incidental to the enjoyment of the dwellinghouse. The retrospective outbuilding is of an appropriate design, scale and massing relative to the host dwelling and plot. Whilst larger than some other outbuildings in the locality, it remains proportionate to the property and is positioned discreetly to the rear, resulting in only a limited impact on the character and appearance of the street scene.

The separation distances to neighbouring dwellings, the orientation of the roof, and changes in ground levels ensure that the structure does not result in unacceptable harm to neighbouring amenity through loss of outlook, light or privacy. The use of the building as a home office and gym is incidental to the enjoyment of the dwellinghouse and would not cause undue noise or disturbance. A planning condition can ensure the outbuilding is not used as a separate unit of accommodation or for commercial purposes. The proposal also raises no concerns in respect of highway safety and parking or flood risk.

The development is considered to be acceptable in principle and will not result in any significant impact upon visual or neighbour amenity or highway safety subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1, AC3 and EM4 of the Coventry Local Plan 2017 and the emerging Local Plan Policies together with the aims of the NPPF.

CONDITIONS/REASONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans submitted on 4th September 2025:

Location Plan C948 / 001
Floor Plans and Elevations C 948 / 005 Rev E
Site Block Plan C948 / 002 Rev C

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

2. 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.*

3. The building hereby permitted to be erected shall be used only for a purpose incidental to the residential use of the application property at 28 Albert Crescent, and the building shall not be used as primary living accommodation or for the purpose of any trade or business.

Reason: *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.*