

Planning Committee Report	
Planning Ref:	PL/2025/0000037/FULM
Site:	Land at Algate Close Coventry, CV6 4NB
Ward:	Holbrooks
Proposal:	Erection of 9no dwellings (Use Class C3) and associated works
Case Officer:	Emma Spandley

INTRODUCTION

An application was approved in 2008 by Planning Committee for 12 houses under Cov Ref.53159, however, this application has expired and was not implemented and therefore the current application is assessed against the policies that are relevant today contained within the Coventry Local Plan 2017 and the emerging Coventry Local Plan; the NPPF and NPPG and adopted Supplementary Planning Guidance / Documents (SPG / SPD).

On submission the application proposed 12no houses, however, the subsequent layout was not considered acceptable now due to the change in policies relating to off road parking. The resultant residential environment was very vehicle orientated, and therefore hard standing dominated. The application was subsequently amended which reduced the number of houses to nine. This enabled the layout to provide more informal green space alongside all other requirements.

RECOMMENDATION

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

REASON FOR DECISION

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology, flooding, drainage or infrastructure and will provide a satisfactory residential environment, subject to relevant conditions.

SITE DESCRIPTION

The site is a rectangular piece of land measuring 64m x 55m. It is located to the south and rear of existing dwellings fronting Parkgate Road, east of more recent detached dwellings forming Algate Close, west of a supermarket within the Holbrook Lane local centre and north of a private sports ground.

The site until recently (mid 2023) was covered by overgrown vegetation, with mainly poor-quality boundary trees and grass elsewhere. Palisade fencing separates the site from the sports pitch and close boarded fencing is situated beyond the boundary vegetation to the rear of the houses which front Parkgate Road.

The site is relatively flat although the ground does slope upwards towards Parkgate Road. There is also a known culvert to the southern boundary of the site, which runs east to west.

APPLICATION PROPOSAL

The original application as submitted sought permission for the erection of 12no, 3no bedroomed dwellings accessed via Algate Close.

After negotiations, the proposal has been reduced to 9no dwellings. There will be 3 sets of semi-detached dwellings all with 3 bedrooms and 3 detached dwellings with 4 bedrooms.

Six of the houses proposed will be three bedroomed semi-detached with three of the houses being four bedroomed detached. All the properties will be in accordance with the Nationally Described Space Standards (NDSS); have the required amount of outside amenity space and two car parking spaces each. The overall site also provides two visitor spaces.

The houses proposed all meet or exceed the required separation distances to the existing houses, and the culvert to the south of the site is left within open space managed by a management company.

Noise assessments have been submitted which illustrate how the properties meet the required guidelines.

RELEVANT PLANNING HISTORY

Application Number	Description of Development	Decision and Date
R/2005/7986 (Cov Ref. 53159)	Erection of 12 dwellings and landscaped area.	APPROVED 16th May 2008 – expired, not implemented.
PL/2023/0001672/LDCE	Application for a Lawful Development Certificate for existing building works commenced on site in connection with approval reference 53159 for the erection of 12no. dwellings and landscaped area	REFUSED 20th November 2023.

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 DS4: (Part A) – General Masterplan Principles

Policy H3: Provision of New Housing

Policy H4: Securing a Mix of Housing
Policy H9: Residential Density
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 AC1: Accessible Transport Network
Policy AC2: Road 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 EM6: Redevelopment of Previously Developed Land

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

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 DS4: (Part A) – General Masterplan Principles
Policy H3: Provision of New Housing
Policy H4: Securing a Mix of Housing
Policy H9: Residential Density
Policy GB3: Local 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 AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Active Transport Provision including Walking, Cycling and Micro Mobility
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 EM11: Energy Infrastructure
Policy EM13: Overheating in new buildings
Policy EM15: Noise

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City

CONSULTATION

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

- Ecology
- Environmental Protection
- Local Highway Authority
- Urban Design

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 10th April 2025.

7no letters of objection have been received, raising the following material planning considerations:

- a) Impact on Highway Safety
- b) Access for emergency services
- c) Pollution from the building work
- d) Overdevelopment
- e) Impact on parking
- f) Impact on local services
- g) Loss of green space
- h) Impact on ecology / wildlife
- i) Flooding issues
- j) Disruption during construction

After negotiations with the applicant, the proposals have been reduced to 9no houses, instead of the original 12no houses. Further consultation was undertaken which attracted 3no objections raising the following additional material planning considerations:

- k) Increased noise
- l) Impact on air quality
- m) Loss of privacy

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

- n) Property values
- o) Fly Tipping
- p) Existing indiscriminate parking
- q) Inaccurate application address.

With regards to these representations, 6no were received from addresses within Algate Close, with the location of 1no unknown as it did not contain the objector's address.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are the principle of development, highway considerations, impact on the character and appearance of the area, impact on existing residential amenity, impact on proposed residential amenity, noise, ecology/biodiversity, flood risk & drainage, contaminated land and air quality.

The relevant policy text(s) for each issue are included in the Policy Appendix at the end of the report.

Principle of development

Principle of the loss of the Green Space

A number of objections have been received which centre on the loss of this area for open space. The site is private land which has no public access over it. Therefore, this area is not included as a green space within the Green Space Standards (GSS). If members of the public have been accessing the site, they have in effect been trespassing upon it.

Whilst the site may offer some visual amenity benefit to neighbouring residents, this benefit is limited. The loss of this area is accepted and in accordance with Policy GE2 of the Coventry Local Plan 2017 and the emerging Coventry Local Plan 2025, the NPPF and NPPG.

Principle of Residential

An application was approved in 2008 by Planning Committee for 12 houses; however, this application has expired and was not implemented. Therefore, the current application is assessed against the Coventry Local Plan adopted in December 2017.

The proposal would be compatible with existing nearby uses and has reasonably convenient access to local facilities. Furthermore, it is considered that the scheme would create a high-quality residential environment for future occupiers and therefore the proposed development would be in accordance with these aspects of Policy H3 of the Coventry Local Plan thus far.

Creating sustainable communities and therefore sustainable developments requires the proposals to also include safe and appropriate access have adequate amenity space and parking provision and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.

These issues are discussed in further below.

Highway Considerations

Access

As originally submitted the Local Highway Authority (LHA) objected to the proposal due to the transition between the existing road and the development street being unacceptable. Over the course of the application several amendments have been tabled which has seen the scheme reduce from 12no dwellings to nine dwellings.

The revised Site Layout - Drawing No.1611-PA 08 Rev D, shows a suitable transition with a turning head into the site which will enable a refuse vehicle to enter the site, turn around and be able to leave in a forward gear.

A Road Safety Audit has also been submitted which has been agreed upon; however, the site is remaining private just the turning head constructed to an adoptable standard to be able to take the weight of the refuse vehicle and fire tender.

The Local Highway Authority (LHA) raises no objection to the proposed access.

Layout

The road serving the dwellings will remain private. For a private road of this nature to be acceptable to enable a refuse vehicle to serve the properties, it must be designed to adoptable standards and be capable of supporting a 26T refuse freighter (and by association a fire appliance in the range of 18-20T). This would allow the Council's Waste Service vehicles to enter the site, by agreement with the developer.

The revised site layout drawing shows a suitable transition with a turning head into the site which will enable a refuse vehicle to enter the site, turn around and be able to leave in a forward gear.

The Local Highway Authority (LHA) raises no objection to the proposed layout, subject to conditions securing the engineering and construction details of the proposed turning head.

Parking

The application as amended proposes 9no, properties which all require two dedicated parking spaces per plot and 2no visitor parking spaces.

The revised site layout drawing shows two car parking spaces per property, and as amended now shows two visitor spaces.

The Local Highway Authority (LHA) raises no objection to the quantum and location of the parking spaces.

It is considered that the proposal will provide safe and appropriate access, a suitable layout and the quantum of parking in accordance with Policy H3, Policy AC2 and Policy AC3 of the Coventry Local Plan 2017 and the emerging Coventry Local Plan 2025.

Impact on the character and appearance of the area

As originally submitted, there were issues with the design of the site. The parking spaces for Plot No.1 were considered to be too remote from the plot, and too many parking spaces were proposed in a row without any breaks creating a visually jarring form of development.

As shown on revised site layout drawing, the site has lost 3no properties which has enabled the semi-detached properties to have tandem parking to the side (apart from Plot No.1, which has the parking to the front), and the detached properties have their parking to the front. This has enabled significantly more soft landscaping to be shown within the

public area and together with tree planting it will help assimilate the estate within the area. The details of which will be secured by condition.

The house types are modest, with a small double fronted apex with the brick work to be red multi wirecut brick similar to the surrounding area with grey roof tiles. The house type design is considered acceptable and will not cause harm to the character or appearance of the locality in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Coventry Local Plan 2025.

Bin storage

The maximum bin dragging distance is 25m to the Bin Collection Point. As originally submitted the nearest Bin Collection Point will be the nearest adopted carriageway, which is to the west of the red line site boundary, outside No.23 Algate Close.

After conversations with the Local Highway Authority, the proposal was amended which showed a large enough turning head that could accommodate a Coventry City Council refuse vehicle to enter the site, collect the bins, turn around and leave the site within a forward gear.

As mentioned above for a private road to be acceptable to enable the bin truck to serve the properties, it must be designed to adoptable standards and be capable of supporting a 26T refuse freighter (and by association a fire appliance in the range of 18-20T).

This would allow the Council's Waste Service vehicles to enter the site, by agreement with the developer.

Cycle Storage

Cycle storage is not shown on the plans, but a suitably worded condition can be added which requires the details of the cycle storage to be submitted and approved prior to occupation of the dwellings, as there is sufficient space within the rear gardens to accommodate this request.

Impact on existing residential amenity

Properties at No.65-83 (odds) Parkgate Road are to the north of the site. There is an existing entryway to the rear of these properties that serves as a vehicular access. This separates the site from the rear gardens of the aforementioned properties. The distance from the rear of these properties is in excess of 20m.

The amended proposed site layout has Plots No.1 – 7, with their rear gardens backing onto No.65 – No.83 (odd) Parkgate Road. Plot No.1 & No.2 have rear gardens of 12m; Plots No.3 – No.7 (inclusive) have rear gardens of 11m, therefore the resulting back-to-back separation distance from No.65 – No.83 (odd) Parkgate Road to Plots No.1 – No.7 is in excess of 30m and therefore is greater than the minimum requirement of 20m.

The next nearest properties are to the west of the application site, No.17 & No.19 Algate Close, have their gardens backing onto the site, with No.23 side onto the application site. Plot No.1 is the nearest property to the existing houses located within Algate Close. No.17 Algate Close is backs onto the side fence of Plot No.1 towards the top of the garden, therefore there are no building directly behind this house.

No.19 Algate Close has a rear elevation which faces the side of Plot No.1. No.19 has an existing 11m deep rear garden. Plot No.1 is set 3.6m off this shared boundary making the rear to side separation distance 14.6m which is greater than the minimum 12m that is required. It is also noted that Plot No.1 only has a small obscured glazed window serving a bathroom within this side facing elevation.

No.23 Algate Close sits fronting onto the existing turning ahead which will be used to connect to the proposed development. As amended the two car parking spaces for Plot No.1 are set towards the rear of the house adjacent to the shared side boundary, with Plot No.1 being set 7.4m off the shared boundary at a distance of 9.1m away. This relationship is similar to the previous approval and is considered an acceptable compromise in retaining privacy to each property.

Impact on proposed residential amenity

Private amenity space

As amended the site now provides the required gardens, as set out below.

<u>Plot</u>	<u>No of Bedrooms</u>	<u>Garden Size required (sqm) (Min)</u>	<u>Garden Size (sqm)</u>
Plot No.1	3	65	143
Plot No.2	3	65	104
Plot No.3	3	65	100
Plot No.4	3	65	94
Plot No.5	3	65	96
Plot No.6	3	65	94
Plot No.7	4	85	179
Plot No.8	4	70 - 85	112
Plot No.9	4	70 - 85	166

Space Standards

Plots No.1 – No.6 are to be three bedroomed. With two double bedrooms and one single bedroom. Therefore, the property can accommodate five persons (3B5P). The property is required to be 93sqm gross internal floor area with 2.5sqm of built in storage and are proposed to be 93sqm with a utility area and airing cupboard as the 2.5sqm of built in storage.

Plots No.7 – No.9 are to be four bedroomed. With four double bedrooms. Therefore, the property can accommodate eight persons (4B8P). The property is required to be 124sqm with a utility area and airing cupboard as the 2.5sqm of built in storage and are proposed to be 124.74sqm with a utility area and airing cupboard as the 2.5sqm of built in storage.

The houses therefore in accordance with NDSS; Policy H3 of the Coventry Local Plan and the emerging Local Plan and the Supplementary Planning Documents (SPD)

Noise

On submission a noise report was submitted, however it had no specific assessment of delivery noise and the impact this would have had on the proposed houses. A subsequent noise report was submitted, however, the noise report still only addressed the noise

impact using BS8233. This was incorrect. The noise report was required to use BS4142 'Method for Rating and Assessing Industrial and Commercial Sound'.

Subsequently further revisions to the noise report were submitted and also found to be deficient. Further discussions and revised noise surveys were submitted which were still inadequate, the request for survey to use BS4142 was therefore reiterated. The contents of which is required to include a specific survey on the number and hours of deliveries to the service yard; to help to determine the L_{Amax} level.

An updated noise survey was submitted, Noise Assessment Update, dated 22nd December 2025 - Report Ref.Rev3, on 5th January 2026. The adjacent service yard was in full operation during the additional survey contained within the noise survey. This report shows the main noise sources adjacent to the site are the activities taking place in the Morrisons service yard such as deliveries, pallets handling with forklifts with the general background noise being identified as road traffic from the surrounding roads as well as noise from the nearby primary school.

The noise report shows that the internal noise criteria can be achieved with double glazing and trickle vents. With regards to the garden area for Plot No.7 the noise report shows a level of 50dB can be achieved which is fully compliant with guidance. Notwithstanding the above, to minimise the noise levels from the Morrisons service yard further a 2.4m high close board fence is proposed along the eastern boundary adjacent to Plot No.7. This will offer a noise reduction of a 10dBA, which means the daytime noise levels in the garden will be approximately 40-45dBA.

The findings of this report are accepted subject to a condition requiring the noise mitigation measures stated in the report to be implemented prior to occupation. The application is considered to be acceptable; will provide for a suitable standard of accommodation and a satisfactory residential environment.

Ecology/Biodiversity

The application was supported by a Biodiversity Net Gain (BNG) Assessment, however further information was required regarding the BNG metric and Preliminary Ecological Appraisal (PEA), which were both missing. Subsequently a BNG metric and revised Ecological Impact Assessment were submitted which included the required PEA.

Based on the submitted information, Ecology do not raise any objections to the application, subject to the imposition of conditions which required bat and bird boxes; hedgehog mitigation and a condition requiring the details of the street lighting to ensure they are bat sensitive.

Flood Risk and Drainage

Due to the constraints of the site, the site will not include a SuDs feature within the site, the site will be drained by underground storage which is located within the informal area to the front of the site.

A culvert is located to the south of the site. This will require a separate agreement by the applicant to be able to build over this culvert, this is controlled by other legislation outside of the planning process.

On submission Plot No.9 was shown as to have their garden area within the culvert area, this was considered unacceptable from a liability and maintenance point of view. This area was required to be located within the general area managed and maintained by a management company and not conveyed to the plot. The amended layout shows this to now be an acceptable arrangement.

Contaminated land

The application was supported by a Geo Technical and Geo Environmental Desk Study Report, in which it is stated that 'Given the past usage of the site, the potential type of contamination includes heavy metals. It is therefore recommended that a Phase 2 site investigation is undertaken prior to commencement on site'. This can be controlled by suitable worded conditions.

On this basis, Environmental Protection raise no objections to the application.

Air quality

Environmental Health have raised no objections subject to a conditioning requiring the following: -

- Any gas boilers installed must have a maximum dry NOx emissions rate of 40mg/kWh
- Provision of at least one electric vehicle recharging point per property.
- A method statement detailing the control of emissions to air during the construction phase should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Such a method statement should be in-line with the Best Practice Guidance entitled 'The control of dust and emissions from construction and demolition'.

These can be ensured through suitably worded conditions.

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 proposal seeks as amended to erect 9no houses.

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity, highway safety, ecology, flooding, drainage or infrastructure and will provides a satisfactory residential environment., subject to relevant conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies: DS3, DS4 (Part A), H3, H4, H9, GE1, GE2, GE3, DE1, AC1. AC2. AC3, AC4, EM5 and EM6 of the Coventry Local Plan 2017 and Policies: DS3, DS4 (Part A), H3, H4, H9, GB3, GE1, GE2, GE3, DE1, DE2, AC1, AC2, AC3, AC4, EM5, EM6 and EM15 of the emerging Local Plan, 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".

Policy Background

The Coventry Local Plan was adopted in December 2017 and, as such, is now more than five years old. Consequently, until the Local Plan Review is complete and has been approved by an Inspector appointed by the Secretary of State, the housing requirement established at the time of the Local Plan's adoption in December 2017 is out of date. Instead, Coventry's minimum annual housing need must be calculated using the Government's standard method calculation.

The Council is able to demonstrate a 5.91- year housing land supply as published in the Authority Monitoring Report 2024/25 published December 2025. Due to the council being able to demonstrate a five-year Housing Land Supply (HLS) the tilted balance is not engaged.

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).

Principle of the loss of the Green Space

Policy GE1 of the Coventry Local Plan 2017 and the emerging Coventry Local Plan 2025 states the council will protect green infrastructure based on an analysis of existing assets and requires development to maintain the quantity, quality and functionality of existing green infrastructure.

Policy GE2 of the Coventry Local Plan 2017 and the emerging Coventry Local Plan 2025 states development involving the loss of green space that is of value for amenity, recreation, outdoor sports and/or community use will not be permitted and then there is a list of exceptions where it may be permitted.

Principle of Residential

Policy H3 of the Coventry Local Plan 2017 and the emerging Coventry Local Plan 2025 states that new development must provide a high-quality residential environment which assists in delivering urban regeneration or creating sustainable communities and which overall enhances the built environment.

Highway Considerations

Policy H3 of the Coventry Local Plan 2017 and the emerging Coventry Local Plan 2025, as mentioned above, requires, amongst other items, to provide safe and appropriate access.

Policy AC2 of the Coventry Local Plan 2017 and the emerging Coventry Local Plan 2025 states new development proposals which are predicted to have a negative impact on the capacity and/or safety of the highway network should mitigate and manage the traffic growth which they are predicted to generate to ensure that they do not cause unacceptable levels of traffic congestion, highway safety problems and poor air quality.

Parking

Policy AC3 of the Coventry Local Plan 2017 and the emerging Coventry Local Plan 2025 states proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5 (Appendix 6).

Impact on the character and appearance of the area

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”.

Principle 8 of the Design Guidance for New Residential Development SPD states that “new residential development will be expected to respond to the size, shape and rhythm of surrounding plot layouts”.

Paragraph 6.17 of the Design Guidance for New Residential Development SPD states that “space to park cars can place a significant burden on the design of residential layouts. Balancing the expectations of residents and visitors for adequate parking spaces near to properties with the need to ensure parking does not unduly impact on the street scene and safety and amenity of people is a key consideration”.

Principle 9 of the Design Guidance for New Residential Development SPD states that, “Parking layouts should be high quality and designed to:

- Reflect the strong urban fabric and Ancient Arden identity of the city. All parking arrangements should be softened with generous soft landscaping and no design should group more than 3 linear parking spaces together, without intervening landscaping.
- Ensure developments are not functionally and visually dominated by cars;
- Maintain activity in the street without adversely affecting the attractiveness of the streetscene;
- Minimise impact on the amenity of residents;
- Unobstructed and inclusive access to front and rear of a property by 1.2m to provide futureproofing for all users
- Be safe, overlooked and convenient for users; and
- Be spaces that are visually and functionally attractive in the street scene”.

Paragraph 6.26 of the ‘Design Guidance for New Residential Development SPD’ sets out that the Council’s preference is for parking to be to the side or rear where adverse impacts on the street scene and amenities can be more effectively managed. Where parking has to be provided to the front it is important that the visual impacts are mitigated as far as possible. Potential solutions include landscaping, staggered buildings, separation and use of boundary treatments. It is also important that buildings are set back far enough from the road to enable cars to be comfortably parked in front. Enclosure of front on plot parking areas with vegetation will be strongly encouraged.

Principle 10 of the Design Guidance for New Residential Development SPD states: “On-plot parking should not be dominated by excessive frontage parking arrangements. Where front of plot parking is proposed this should be enclosed with soft landscaping and not dominate the appearance of the plot or the street scene with extensive hard surfacing or multiple or over wide vehicle cross overs”.

Bin storage

Paragraph 9.11 of the Design Guidance for New Residential Development SPD states “It is important that the waste storage requirements are handled in purpose-built spaces that are sufficient in size, easily accessible and which do not generate offensive smells or negatively impact on a street scene’s character and quality”.

Paragraph 9.12 of the Design Guidance for New Residential Development SPD states: “the Council’s strong preference is for refuse storage areas to be located to the rear or side of dwellings where they are invisible in the public realm”.

Cycle Storage

Paragraph 9.15 of the Design Guidance for New Residential Development SPD states: “Cycle storage facilities should be easily accessible to occupiers and wherever possible, be integral to the design of the residential development. Where external cycle facilities are provided, they should be constructed of durable materials, relate to the design of the main residential building, be easily accessible and not have a detrimental impact on the street scene”.

Impact on existing residential amenity

Policy DS3 of the Coventry Local Plan 2017 and the emerging Coventry Local Plan 2025 is concerned with creating sustainable development, sustainable development is meeting the needs of the present without compromising the ability of future generations to meet their own needs, Policy H3 of the Coventry Local Plan 2017 and the emerging Coventry Local Plan 2025 states that new development must provide a high-quality residential environment.

All built form is assessed against Policy DE1 of the Coventry Local Plan 2017 and the emerging Coventry Local Plan 2025 and the Design Guidance for New Residential Development SPD and Householder Design Guide SPD.

Principle 1 of the Householder Design Guide SPD states “extensions should not result in a material loss of amenity to neighbouring properties as a result of overshadowing, loss of outlook, visual intrusion, eroding privacy or being overbearing”.

Principle 3 of the Householder Design Guide SPD states:

- “Where a neighbouring dwellinghouse has a side facing window which provides the primary source of light and / or outlook to a habitable room (e.g. kitchen, living room, bedroom), a side extension which adversely impacts on such a window would not normally be acceptable. (Using the 25-degree rule below can help assess acceptability)
- Where the side of a dwellinghouse is at a right-angle to the front or rear of an adjoining dwellinghouse a minimum distance of 12m should be retained between the side of your extension and the front or rear of the neighbouring dwellinghouse.

This distance may need to be increased if the ground level of your property is elevated in relation to your neighbours”.

Principle 5 of the Householder Design Guide SPD states: “For two storey rear extensions the following principles should be followed:

- The depth of the extension should not exceed an imaginary 45-degree line taken from the centre of the neighbour’s closest habitable rear facing window (ground or first floor)
- A minimum rear to rear windows distance of at least 20m should be retained
- A minimum distance of at least 10m should usually be retained between first floor windows and the rear site boundary
- Any side facing windows above ground level should be obscure glazed to prevent overlooking”.

Impact on proposed residential amenity

Policy DS3 of the Coventry Local Plan 2017 and the emerging Coventry Local Plan 2025 is concerned with creating sustainable development, sustainable development is meeting the needs of the present without compromising the ability of future generations to meet their own needs, Policy H3 of the Coventry Local Plan 2017 and the emerging Coventry Local Plan 2025 states that new development must provide a high-quality residential environment. A suitable residential environment includes amongst other requirements, adequate amenity space. Emerging Policy DE2 requires all new houses to be Nationally Described Space Standards (NDSS).

The Design Guidance for New Residential Development SPD sets out guidance and principles on how development should come forward in accordance with.

Private Amenity Space

The Design Guidance for New Residential Development SPD, at Section 8.20 states: “The minimum amount may vary depending on the context of the house. Homes with private amenity spaces facing predominantly north may need to provide larger private gardens than those facing the sun with a predominantly southern orientation”.

House Size	Minimum standard/unit for outdoor amenity spaces facing predominantly south (sqm)	Minimum standard/unit for outdoor amenity spaces facing predominantly north (sqm)
1 bed	40	50
2/3 beds	55	65
4+ beds	70	85

Space Standards

The Design Guidance for New Residential Development SPD, at Principle 19 states new dwellings must be of Nationally Described Space Standards (NDSS).

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Noise

Policy DS3 of the Coventry Local Plan 2017 and the emerging Coventry Local Plan 2025 is concerned with creating sustainable development, sustainable development is meeting the needs of the present without compromising the ability of future generations to meet their own needs, Policy H3 of the Coventry Local Plan 2017 and the emerging Coventry Local Plan 2025 states that new development must provide a high-quality residential environment. A suitable residential environment includes amongst other requirements free from excessive noise.

Emerging Policy EM15 states Proposals for uses which are sensitive to noise will not be permitted close to existing or proposed potentially noise polluting uses unless it can be demonstrated that adequate mitigation measures can be provided to ensure adequate levels of amenity can be provided for future occupiers and the existing potentially noise polluting uses will not be prejudiced by the development proposed. Furthermore, development will not be permitted if mitigation cannot be provided to an appropriate standard with an acceptable design.

Ecology/Biodiversity

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.

Flood Risk & drainage

Paragraph 162 of the NPPF states plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood

risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures.

Paragraph 164 of the NPPF states new development should be planned for in ways that:

- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems.

Paragraph 170 of the NPPF states 'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Paragraph 171 of the NPPF states "Strategic policies should be informed by a strategic flood risk assessment and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards

Policy EM5 of the Coventry Local Plan and the emerging Coventry Local Plan 2025 states all development must apply SuDS and should ensure that surface water runoff is managed as close to its source as possible.

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.

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

	<ul style="list-style-type: none"> • AMENDED DRAWING - Site Location Plan, as submitted 28th March 2025 • AMENDED DRAWING - Site Layout - Drawing No.1611-PA 08 Rev D • DRAWING - Boundary Treatments - Drawing No.1611-PA 21 • AMENDED DRAWING - Floor Plans and Front Elevations - Plots 1-9 - Drawing No.1611-PA 09 Rev A • AMENDED REPORT - Noise Assessment Update, dated 22nd December 2025 - Report Ref. Rev3
Reason:	<i>For the avoidance of doubt and in the interests of proper planning.</i>
3.	<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:	<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>
4.	<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 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:	<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>

5.	The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
Reason:	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i>
6.	Prior to occupation of the development hereby permitted and following completion of the measures identified within the remediation scheme approved under condition No. 4 a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval in writing
Reason:	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i>
7.	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 No.3, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition No.4, 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 No.6.
Reason:	<i>To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2017, the emerging Local Plan and the aims and objectives of the NPPF</i>
8.	No development (including any demolition) shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of: - hours of work; - hours of deliveries to the site; - the parking of vehicles of site operatives and visitors during the demolition/construction phase; - the delivery access point; - the loading and unloading of plant and materials; - anticipated size and frequency of vehicles moving to/from the site; - the storage of plant and materials used in constructing the development; - the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; - wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry

	<p>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>
9.	<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>
10.	<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 full details of the 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 dwelling(s) 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 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.</p>

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>
11.	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>
12.	Prior to occupation of the dwelling(s) 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>
13.	Prior to the first occupation of the development hereby permitted, details of general ecological habitat enhancement measures and hedgehog mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall include; retention and management of boundary vegetation, and hedgehog friendly boundary fencing and gates. The habitat enhancement measures shall be undertaken 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>
14.	Prior to the first occupation of the development hereby permitted details of the location and type of bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a minimum of 8 bird boxes and 4 bat boxes to be installed on mature trees around the site boundaries or on the / incorporated into the fabric of the new

	<p>dwellings. Once installed they shall be retained and shall not be removed or altered in any way.</p>
Reason:	<p><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></p>
15.	<p>Prior to the first occupation of the dwellings hereby permitted the mitigation measures as set out within:</p> <ul style="list-style-type: none"> • Table 5.2 of AMENDED REPORT - Noise Assessment Update, dated 22nd December 2025 - Report Ref.Rev3, namely: <ul style="list-style-type: none"> ○ External Wall - Traditional masonry wall (e.g. 100mm plastered brick; ○ Roof - Tiled/slate roof and plasterboard ceiling; ○ Glazing - Double glazing 6/12/4; ○ Trickle Ventilator - Basic trickle ventilator, and • Section 5.3 of AMENDED REPORT - Noise Assessment Update, dated 22nd December 2025 - Report Ref.Rev3, namely, <ul style="list-style-type: none"> ○ a 2.4m high fully solid, fence with a surface mass of at least 8 kg/m2 along the eastern boundary of the site as shown on DRAWING - Boundary Treatments - Drawing No.1611-PA 21 <p>shall have been implemented in full accordance with the recommendations of the noise assessment and thereafter shall not be removed or altered in any way.</p>
Reason:	<p><i>To protect the amenities of future occupiers from road traffic noise, the service delivery yard and general disturbance in accordance with Policy H3 of the Coventry Local Plan 2017 and the emerging Local Plan.</i></p>
16.	<p>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.</p>
Reason:	<p><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></p>
17.	<p>No part of the residential accommodation hereby permitted shall be occupied unless and until the external amenity space has been laid out and</p>

	provided in full accordance with the details shown on the approved plans and thereafter shall remain available for use at all times.
Reason:	<i>In the interests of the amenities of the future occupants of the residential accommodation in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
18.	None of the dwellings hereby permitted shall be occupied unless and until the car parking provision for that dwelling has been constructed or laid out and made available for use by the occupants and / or visitors to the dwellings and thereafter those spaces shall be retained for parking purposes at all time 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>
19.	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>
20.	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 gate, fence, wall or other means of enclosure shall be erected, constructed or improved or altered such as to place the structure in front of the forwardmost part of any dwellinghouses relating to Plots No.1 - No.7 and no gate, fence, wall or other means of enclosure shall be erected, constructed or improved or altered such as to place the structure to the front (north elevation) and western side elevation of the Plot No.8 and no gate, fence, wall or other means of enclosure shall be erected, constructed or improved or altered such as to place the structure to the front (south elevation) and western side elevation of Plot No.9 without the prior grant of planning permission by the Local Planning Authority.
Reason:	<i>Having regard to the open plan layout and general nature of the proposed development it is important to ensure that no development is carried out except with the permission of the Local Planning Authority, which would detract from the appearance of the area and affect the amenities of adjacent properties in accordance with Policies H3 and DE1 of the</i>

	<i>Coventry Local Plan 2017 and the emerging Local Plan.</i>
21.	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 development to form hard surfaces shall be carried out within the curtilage of any dwellinghouse[S] hereby permitted without the prior grant of planning permission by the Local Planning Authority.
Reason:	<i>Having regard to the open plan layout and general nature of the proposed development it is important to ensure that no development is carried out except with the permission of the Local Planning Authority, which would detract from the appearance of the area and affect the amenities of adjacent properties in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>