

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

INTRODUCTION

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

RECOMMENDATION

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

REASON FOR DECISION

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

SITE DESCRIPTION

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

APPLICATION PROPOSAL

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

RELEVANT PLANNING HISTORY

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

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF) December 2024.

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

Local Policy Guidance

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

Policy DS3: Sustainable Development Policy

Policy R4: Out of Centre Proposals

Policy DE1: Ensuring High Quality Design

Policy AC2: Road Network

Policy AC3: Demand Management

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

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

Policy DS3: Sustainable Development Policy

Policy R4: Out of Centre Proposals

Policy DE1: Ensuring High Quality Design

Policy AC2: Road Network

Policy AC3: Demand Management

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

Coventry Connected SPD

CONSULTATION

Further comments are yet to be received from:

- a) Highways

Neighbour consultation

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

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

- a) Insufficient parking
- b) Noise disturbance

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

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

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

Any further comments received will be reported within late representations.

APPRAISAL

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

Principle of development

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

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

Impact on visual amenity

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

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

Impact on residential amenity

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

Highway considerations

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

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

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

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon neighbour amenity or highway safety subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1, AC2, AC3 and R4 of the Coventry Local Plan 2017 and the emerging Local Plan Policies DE1, AC2, AC3 and R4 together with the aims of the NPPF.

POLICY APPENDIX

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

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

Principle of development

The NPPF 2024, paragraph 11, states that "Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making, this means:-

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

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

Impact on visual amenity

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

Paragraph 131 of the NPPF states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

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

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

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

Impact on residential amenity

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

Highway considerations

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

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

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

CONDITIONS/REASONS

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

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

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

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

Parking survey

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

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

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

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

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

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

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

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

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