

Planning Committee Report	
Planning Ref:	PL/2026/0000705/HHA
Site:	2 Cannon Hill Road, Coventry, CV4 7AZ
Ward:	Wainbody
Proposal:	Erection of a detached outbuilding
Case Officer:	Jasmine Couchman

INTRODUCTION

The application seeks consent for the erection of a detached outbuilding. The application has been reported to committee due to receiving over five objections.

An enforcement complaint (REF: CMP/2025/01321) was received on 09/10/2025 and was investigated. As the outbuilding is under construction, the enforcement officer was unable to determine if it could be constructed under Permitted Development or whether it would require formal planning permission.

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 design, neighbouring amenity, heritage assets or highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, H5, DE1, HE2 and AC3 of the Coventry Local Plan 2017 and the emerging Local Plan Policies DS3, H5, DE1, HE2 and AC3 together with the aims of the NPPF. It is therefore recommended that planning permission is granted, subject to conditions.

SITE DESCRIPTION

The application site relates to a detached dwellinghouse. This property has a driveway to the front and a large rear garden. The dwelling is located adjacent, but not within, the Kenilworth Road Conservation Area. The application site is located in 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 area of the site where the outbuilding is sited.

APPLICATION PROPOSAL

The application seeks planning permission for the erection of a detached outbuilding. At the time of writing, the outbuilding is under construction and partially complete but is not yet watertight. Once complete the outbuilding is proposed to have a width of 8.5m and a depth of 6.7m. The outbuilding is also proposed to feature a dual-pitched roof, with a ridge height of 3.94m and a height of 2.46m to the eaves. It is designed with a door and one window to the front elevation, two windows to the rear and one window to the side. The outbuilding is to be finished in white render with interlocking roof tiles. The outbuilding is to be used as a gym with a W.C, incidental to the enjoyment of the dwellinghouse. It is

noted that the outbuilding replaces an existing structure in the same location, albeit on a larger scale.

RELEVANT PLANNING HISTORY

Application Number	Description of Development	Decision and Date
HH/2021/1991	Erection of two storey rear extension, single storey side extension, single storey front extension, increased roof ridge, attic conversion, installation of 4no. first floor side windows and 4no. side roof lights	Granted with conditions, 17/11/2021.

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 H5: Managing Existing Housing Stock

Policy DE1: Ensuring High Quality Design

Policy HE2: Conservation and Heritage Assets

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 H5: Managing Existing Housing Stock

Policy DE1: Ensuring High Quality Design

Policy HE2: Conservation and Heritage Assets

Policy AC3: Demand Management

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

CONSULTATION

Neighbour consultation

Immediate neighbours and local councillors have been notified.

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

- Impact on neighbouring amenity arising from the potential future use of the outbuilding as a self-contained residential unit or HMO, given its size and proximity to the University of Warwick
- Impact on on-street parking
- Noise pollution
- Impact on neighbouring privacy due to proximity to boundaries
- Scale and intensity is out of keeping with surrounding residential character
- Overdevelopment, the outbuilding is larger than other outbuildings in the area
- Harm to the adjacent conservation area due to scale, positioning and intensified use
- Concerns regarding the impact on drainage

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

- Over intensification of the site due to the apparent sub-division of the main dwellinghouse
- Concerns regarding the impact on sewage capacity
- Lack of opportunity to mitigate impacts due to retrospective application

With regards to these representations, all were received from addresses within ¼ mile of the application site.

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 and heritage assets, the impact upon neighbouring amenity and highway considerations. The relevant policy texts for each issue are included in the Policy Appendix at the end of the report.

Principle of development

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 the surrounding area. There should also be no harmful impact on residential amenity. Materials, colours, textures and local distinctiveness should all be considered within the context of the local area to ensure a high-quality urban environment, in accordance with Policy DE1 of the Coventry Local Plan and the Householder Design Guide SPD, unless relevant planning considerations indicate otherwise.

Impact on visual amenity

The application site lies within a residential area where there are several examples of domestic outbuildings. The outbuilding that is the subject of this application is located at the end of the rear garden of 2 Cannon Hill Road, adjacent to the boundary with 6a, 4a and 4 Cannon Park Road and 70 Kenilworth Road.

Due to its siting at the rear of the plot, the structure will not be prominent from public vantage points along Cannon Hill Road, or Cannon Park Road. As such, it will have limited impact on the wider street scene and is not considered to have an unacceptable impact upon the character or appearance of the adjacent Kenilworth Road Conservation Area, due to its siting. Nevertheless, the outbuilding is to be constructed with a dual-pitched roof, featuring white render, which will complement the white render on the main dwellinghouse. Therefore, the proposal is considered to be acceptable in terms of its design quality.

While the outbuilding is larger than others in the locality, it remains proportionate to the size of the host dwelling and its plot, due to the large rear amenity space. Whilst the structure exceeds permitted development tolerances, its size, height and overall massing are not considered to be unreasonable or excessive. The development retains a large amount of garden space (over 790 sq m) ensuring the property continues to benefit from adequate outdoor amenity provision.

The outbuilding is of an acceptable design and appearance and is proposed to be positioned discreetly to the rear of the site, so 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

Whilst the outbuilding is 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 outbuilding is positioned approximately 40m from the dwellings which lie at a right angle to the site (4a and 4 Cannon Park Road), and over 45m from the host dwelling and its neighbouring dwellings. 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 outbuilding is located only 3.2m from the side elevation of 6a Cannon Park Road; however, this property has no windows serving this elevation. With regards to loss of light to the rear amenity space serving this property, it is noted that the outbuilding replaces an existing structure in this location. Furthermore, due to the orientation of this dwelling, the house itself already restricts light reaching the rear garden. Also, the dual-pitched roof assists in reducing the overall bulk of the outbuilding; thus, the impact is deemed acceptable.

To all elevations, the outbuilding is visible above the boundary treatments, however, the large boundary hedges, when considered alongside the separation distances, significantly reduces the impact of the proposal. Moreover, the degree of projection will be further limited by the dual-pitched roof design, which will soften its appearance. The building is single-storey and contains no windows that result in the overlooking of neighbouring properties. It would not therefore introduce any harmful overlooking beyond that already possible from the host garden.

The stated use of the outbuilding is as a gym with WC, 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, given its use. The applicant has confirmed there is no intention to use the building as a self-contained annexe. 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.

It is noted that concern over the intensification of the residential site was raised in the representations, with a comment highlighting the apparent sub-division of the existing dwellinghouse. A site visit was undertaken by officers to assess the internal configuration of the house and confirmed that the dwelling has not been subdivided.

Taking the above into account, it is not considered that the outbuilding will 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 gym with WC 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).

Heritage character of the area and Heritage Assets

The application site is located adjacent to the Kenilworth Road Conservation Area and so it is essential to assess if the proposal will have any unacceptable impact on the character and appearance of this heritage asset. It is considered that due to the scale and siting of the proposal to the back of the large rear garden, the outbuilding will not have any negative impacts on the character or appearance of the area. Therefore, the proposal is in accordance with Policy HE2 of the Coventry Local Plan and Chapter 16 of the NPPF (2024).

Highway considerations

The dwellinghouse benefits from generous off-road car parking provision on the front driveway as well as some on-road parking within 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. Therefore, 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.

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

In conclusion, the proposed development is considered to be acceptable in principle and will not result in any significant impact upon design, neighbouring amenity, heritage assets or highway safety. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, H5, DE1, HE2 and AC3 of the Coventry Local Plan 2017 and the emerging Local Plan Policies DS3, H5, DE1, HE2 and AC3 together with the aims of the NPPF.

POLICY APPENDIX

- National Planning Policy Framework (NPPF) December 2024
- Coventry Local Plan 2017 and 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.

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".

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”.

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.

Impact on residential amenity

Principle 7 of the Householder Design Guide 2023 SPD sets out the following design principles for residential outbuildings intending to protect neighbouring 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.

Policies H5 and DE1 of the adopted Local Plan seek to ensure that development proposals do not result in a detrimental impact to existing/neighbouring residential occupiers, and the NPPF reaffirms the importance of quality design.

Heritage character of the area and Heritage Assets

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

Highway 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 Council's 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.

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)*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Block Plan DWG C1265 / 002
Location Plan DWG C1265 / 001
Proposed Floor Plans and Elevations DWG C1265 / 003 Rev B

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

3. The building hereby permitted to be erected shall be used only for a purpose incidental to the residential use of the application property 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.*