

Planning Committee Report	
Planning Ref:	PL/2026/0000534/FUL
Site:	34 - 36 Earlsdon Street, Coventry, CV5 6EJ
Ward:	Earlsdon
Proposal:	Erection of a two-storey commercial unit (456 sq. m GIA) for Use Class E (Commercial, Business and Service) purposes and associated works including canopy and chimney
Case Officer:	Richard Edgington

INTRODUCTION

The application seeks consent for the erection of a two-storey commercial unit within Use Class E which extends to 456 sq. m of gross internal floor space, with associated works. The application site has been subject to a number of previous planning applications and has also been subject to enforcement matters which have been well publicised in recent months.

At the present time, the site is subject to an enforcement notice which precludes works being undertaken, which is in response to the unlawful demolition which took place circa January 2025. Whilst it is understood that there are ongoing enforcement matters relating to the site, this application has been submitted to bring forward the site for a new purpose-built structure which will replace the former buildings. The previous planning permissions are considered to have been sterilised as a result of the removal of the buildings and as a result the site requires consent to be re-developed in its entirety.

The site lies within the centre of Earlsdon within the Conservation Area. Earlsdon Street is a defined Local Centre within both the adopted and emerging Local Plans and provides a range of shops, restaurants and commercial units. In recent years, works to a number of neighbouring properties have been undertaken, and at the time of writing the former Butcher's Shop which adjoins the application site is undergoing extensive renovation and extensions to the rear.

The application has been referred to planning committee owing to the number of objections which have been received in relation to the application.

RECOMMENDATION

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

REASON FOR DECISION

The application is recommended for approval owing to the fact that the weight afforded to the creation of a new purpose-built commercial premises set within a local centre weighs heavily in favour of the development in accordance with Policy R3 of the adopted and emerging Local Plan. Together with the delivery of a new building, the development also brings forward a currently under-utilised and derelict site which can make a positive contribution to Earlsdon Street. Furthermore, when weighing the overall design as

amended during the course of the application the site is also deemed to make a positive contribution to the character and appearance of the area inclusive of the conservation area. The development is therefore deemed to accord with Policies DS3, DE1, HE1, HE2, R3 and R5 of the adopted and emerging Local Plan and National Planning Policy Framework (2024).

SITE DESCRIPTION

The application site relates to the former Natwest Bank which occupied both No's 34 and 36 Earlsdon Street. The site has been vacant for a period of time owing to the fact that in December 24/January 25 events within the site led to the structure ceasing to exist as a building., The first floor and roof has been removed although the ground floor front facing elevation and elements of the internal area and some structural form is retained to the rear. Following on from these events, an enforcement notice was issued to ensure that all works ceased and the site secured to protect public safety. Since this time, no other works have taken place . At the time of writing, the site remains vacant and derelict with previously installed scaffolding and hoarding having also been removed in part.

When operational as a bank, the building was clearly an amalgamation of two units, with No. 36 forming the one side of the property which maintained an eaves and ridge line with the former butcher's at No. 38 with remnants of the architectural detailing present, the side forming No. 34 sat slightly forward of the first-floor front elevation of No. 36 and incorporated an eaves and ridge which aligned with No. 32. The ground floor frontage appeared as a later addition and presented a regularised building line at ground floor level.

Despite remnants of the architectural detailing, there were late 20th century additions to the shopfront and first floor elevations in the form of PVC cladding and windows and dashed rendered walls and aluminium framed windows at ground floor which concealed or removed many of the features which would likely have been present on the original front elevation. Since the banks closure, the building has laid primarily vacant and has had boardings and a steel panel on the front elevation where the former ATM machine was located.

The rear of the site had also lost much of the original features and had been subject to ad-hoc extensions and structures, although a small area of enclosed outdoor space was retained and is understood to have been largely unused. Beyond the rear boundary lies residential dwellings which face Warwick Street and Moor Street and associated rear gardens, which sit higher than the application site. The dwellings are of a traditional style and maintain a relatively generous separation distance to the application site.

When considering site constraints, the site lies within the Earlsdon Conservation Area and is within the city-wide Air Quality Management Area, the site is also within the defined local centre of Earlsdon. Other than the fact the site lies within flood zone 1 there are no other overarching site constraints which are directly relevant to the determination of this application.

APPLICATION PROPOSAL

The application as proposed seeks consent for the creation of a two-storey commercial building which infills the site between No. 32 and No. 38 Earlsdon Street. The building seeks to adjoin properties on either side and carry forward the architectural detailing from No. 38 inclusive of the dentil brick courses, sill and lintel details whilst adopting a stepped eaves and ridge height at 6.5m and 9.4m, respectively.

To the rear the site seeks to significantly extend the former building, implementing the footprint which was obtained under application FUL/2022/1683 which was granted permission on appeal following a decision to refuse planning permission by the Local Planning Authority. The protrusion of the extension to the rear will extend 19.4m from what would have been the original rear outrigger of the building.

The proposals also make provisions for a small plant area to the rear of the site which sits behind a 1.1m high parapet wall, a new chimney is also proposed in this location.

RELEVANT PLANNING HISTORY

Application No.	Description of Development	Decision and Date
FUL/2017/0889	Elevational alterations to include remove existing NatWest brand signage, ATM and night safe. Infill existing ATM and Night Safe apertures with stainless steel blanking plate	Granted 31.05.2017
FUL/2022/0776	Construction of single-storey rear extension	Granted 30.05.2022
FUL/2022/1683	Ground and first floor rear extensions to existing commercial unit (Use Class E)	Refused 31.08.2022 <u>Allowed on Appeal</u>
<u>Appeal Summary</u> Appeal Ref: APP/U4610/W/22/3311446 Issued: 26th September 2023 Summary: The application was refused on the basis that the proposed extensions would be detrimental to the character and appearance of the area and also be detrimental to the amenity of neighbouring residents. The inspector identified that owing to the presence of other large rear projections along the terrace and the largely concealed nature from public vantage points that the development, subject to materials would not be deemed detrimental to an extent which would warrant refusal. The Inspector also did not identify any significant harm to the conservation area. The Inspector also identified that subject to design details the impact upon neighbouring residents would not be unacceptable. The appeal was therefore allowed and planning permission granted subject to conditions securing; the time limit, the approved plans, material details.		
S73/2022/0757	Removal of condition 2 (restricted use for banking purposes) pursuant of planning permission ref. S/1901/0427 (Cov. Ref. 23167/C) approved	Granted 31.05.2022

	21/07/1971 for conversion of existing shop premises to bank and extension at rear	
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POLICY

Legislation

Section 72 (Conservation Areas) – Planning (Listed Buildings and Conservation Areas) Act 1990

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 R3: The Network of Centres
Policy R5: Retail Frontages and Ground Floor Units in defined centres
Policy R6: Restaurants, Bars and Hot Food Takeaways
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy DE1: Ensuring High Quality Design
Policy HE1: Conservation Areas
Policy HE2: Conservation and Heritage Assets
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 EM4: Flood Risk Management
Policy EM5: Sustainable Drainage Systems (SuDS)
Policy EM6: Redevelopment of Previously Developed Land
Policy EM7: Air Quality

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 R3: The Network of Centres
Policy R5: Retail Frontages and Ground Floor Units in defined centres

Policy R6: Restaurants, Bars and Hot Food Takeaways
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy DE1: Ensuring High Quality Design
Policy DE2: Delivering High Quality Places
Policy HE1: Conservation Areas
Policy HE2: Conservation and Heritage Assets
Policy HE4: Archaeology
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 EM4: Flood Risk Management
Policy EM5: Sustainable Drainage Systems (SuDS)
Policy EM6: Redevelopment of Previously Developed Land
Policy EM7: Air Quality
Policy EM15: Noise

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

Air Quality SPD
Coventry Connected SPD

CONSULTATION

No objections received from:

- Archaeology
- Ecology

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

- Environmental Protection: No objection subject to plant details and associated noise assessment.
- Conservation: No objection, subject to conditions.
- Highways: No objection, subject to cycle parking details to be secured via condition.

Objections have been received from:

- Coventry Society: Whilst general support is conveyed to the principle of a new shopfront, the design as proposed is objected to on the basis that the shopfront as submitted is not sensitive to the conservation area or is of a standard which exhibits a high-quality design and materiality which would enable the proposal to make a positive contribution to the conservation area.

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 14th May 2026. A press notice was displayed in the Coventry Telegraph on 21st May 2026.

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

- a) Use will be detrimental to character and appearance of the area/conservation area
- b) Inappropriate design of the front façade
- c) Lack of parking provision
- d) Plans do not accurately show setback between building elevations (as formerly sited)
- e) Increase in pollution
- f) Vacancy period of building inaccurate within submission

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

- g) Building should be re-instated as previously sited

With regards to these representations, all were received from addresses within Earlsdon Ward.

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, highway considerations, drainage and ecology. The relevant policy text for each issue is included in the Policy Appendix at the end of the report.

Principle of Development

The application as submitted seeks consent for the erection of a new purpose built two storey commercial building for use within Use Class E defined as Commercial, Business and Service uses inclusive of shops, restaurants, offices etc, which seeks to replicate the previously approved footprint granted on appeal under planning application FUL/2022/1683. Paragraph 90 of the National Planning Policy Framework supports the delivery and expansion of commercial premises within designated areas, i.e. town and local centres. In this case the application seeks to bring forward a development which re-uses a vacant site which is currently in an unusable condition. The site represents a notable size relative to the identified Earlsdon Local Centre and has a primary location and frontage within the main high street. Within the representations, objections have been received owing to the period of vacancy and lack of use on the site.

When considering the principle of development, the re-use of the site as a commercial premises is consistent with the most recent uses and changes to the use class order. Adopted and emerging Policy R3 seeks to support the vitality of town and local centres and allows for the delivery of new appropriately sized commercial premises to support the local economy.

In this case the size of the unit will extend to 456 sq. m which is akin to the previously granted permissions on site. The development is considered likely to make a positive contribution to the local centre and will support the expansion of commercial activity within the designated centre. The principle is therefore deemed acceptable and is established under the previous uses in any case. The relevant material planning considerations are set out in the succeeding sections of this report.

Impact on Character and Appearance of the Area/Heritage Assets

Paragraph 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay special regard to conservation areas, which are defined as heritage assets in the determination of planning applications. The Council is required to ensure that any identified harm associated with development is outweighed by public benefits. Adopted and emerging Policies HE1 and HE2 are consistent with Paragraph 72 in this regard.

Within the consultation, objections have been received from the Coventry Society and residents as to the design of the proposed building, particularly with regards the frontage and the impact the development would have on the conservation area. Representations have also been received suggesting that the original building should be re-built. Taking a balanced approach, it is deemed that whilst the entire removal of the building is regrettable, the proposed development seeks to replace the building with a purpose-built structure of a similar design and layout from the original building. As originally submitted it is acknowledged that the design of the frontage lacked the level of detail which the Council considers is required within a prominent site within the conservation area.

In the spirit of paragraph 38 of the National Planning Policy Framework (2024) the Council has engaged with the applicants to secure a series of amendments to the plans to ensure that the design of a quality which is acceptable, and will overall enhance the character and appearance of the conservation area.

As set out within the site description, when in use as a bank the site comprised of two units, No's 32 and 34 Earlsdon Street. The former units had similar architectural features to the adjoining neighbours (No's 38 and 32), which resulted in the first floor elevation of the bank having a slight stagger in the building line which was largely concealed with the shop front which spanned across the two units at ground floor level. No. 36 contained dentilled brickwork features and corbelling at eaves height. It appears that when the buildings were amalgamated to one-unit external changes were undertaken to create the shopfront at ground floor and also incorporate PVC cladding to the first floor. The materials used were of a low quality and appeared to diminish the visual appearance of the traditional buildings.

Considering the wider character, it is acknowledged that other retail units within Earlsdon Street have evolved over time and there are varying architectural styles. The aims of the Conservation Area Management Plan identifies that traditional frontages will be retained where possible. The aforementioned amended plans do seek to incorporate additional detailing in the form of corbelling at first floor level, the continuation of the dentilled brickwork at eaves and ivory coloured stone sills and lintels. These finer details, together with a refined shop front design which replicates the windows from No's 38-46 at first floor level with pilaster framed shop front details, and a proportionate signage area above both windows, either side of the central door feature, are cumulatively considered to represent an improvement of the aesthetic of the shop front and thereby contribute to the wider character and appearance of the conservation area.

Due consideration has also been given to the design and layout of the rear of the site. It is acknowledged that the ground and first floor extensions are extensive but are in line with other approved schemes along the terrace and broadly align with the previously refused application for the first-floor extension which was granted on appeal by the

Inspector. As noted within the site history, the Inspector in making the decision on that application raised no substantial level of harm to warrant refusal of the application. The current application seeks to incorporate a lower ridge on the rear projection extending to 13m before stepping down to a parapet wall with a glass roof feature on the rear of the first floor projecting a further 5.75m. Within this area it is deemed likely that any plant could reasonably be located were this required, subject to the relevant specification and noise details, which would also be directly adjacent to the proposed rear chimney. Considering the overall design, whilst bulky to the rear in isolation, when considering the staggered building line and wider pattern of development, together with the weight afforded to the Inspector's decision the application is deemed acceptable with regards scale and footprint.

Concerns raised within the consultation period also related to the quality of the materials being proposed within the plans, which were deemed to be of low quality. These have now been amended and will be secured by condition to require full details of all materials to be submitted to and approved in writing by the Local Planning Authority. It would be required that sample materials be provided on site and would be considered by officers ahead of their incorporation into the scheme. This again was the approach taken to recent developments at both No's 38 and 44 Earlsdon Street. With these details secured the application is deemed acceptable in this respect.

Neighbouring Amenity

Policy DE1 of the adopted and emerging Local Plan seek to ensure that development proposals do not have a detrimental impact upon the amenity of neighbouring occupiers or indeed future occupiers of the site. Paragraph 135 of the National Planning Policy Framework 2024 re-affirms this requirement, as does Policy EM15 of the emerging Local Plan which relates to noise related matters.

The application as proposed will result in an intensification of the site overall, specifically with regards the floor space of the commercial premises which is to occupy the unit once completed. Given the flexibility of uses within Use Class E due regard has been given to potential uses within the class. It is deemed that there is a potential for plant equipment to be required, but Environmental Protection raise no objections to the application subject to a condition being appended to the decision to require details of any plant should this be required at a later stage. This has been appended, although it should be noted that should any other rooftop or other plant which falls out of the scope of this application be required then that could require planning permission in its own right. An informative on the decision notice should planning permission be granted will advise the applicants of this requirement.

In principle however, the site is set away from residential properties, and whilst in close proximity to the dwellings to the rear within Warwick Street and private gardens within Moor Street, no side or rear facing windows are proposed to be installed which would result in overlooking or would be openable to result in noise spilling out of any open windows.

Concern has also been raised by residents in respect of air quality during the consultation process. It is not considered that the site or proposed use would give rise to additional air quality/pollution concerns that would go beyond the existing site/lawful use had the previous applications been implemented. The inspector also raised no concerns in this

regard. As indicated any plant which is to be provided by condition would be required to demonstrate compliance with the relevant British Standards and adopted policies.

Highways

Policy AC2 seeks to ensure that development proposals do not have a detrimental impact upon the highway network, and where any harm is identified mitigation may be required as part of any planning consent in the form of conditions or contributions. Policy AC3 sets out that development proposals should accord with the maximum parking standards set out within Appendix 5 of the Coventry Connected SPD.

In this case the site lies within the highly sustainable location of central Earlsdon within the defined centre. Within the vicinity there are noted to be parking restrictions on street, albeit with some short stay on-street provision and a car park accessed off Warwick Street to the rear of the site. As a designated local centre, much of the visitation to the local centre seeks to serve local need. Within Earlsdon there is a relatively high-density pattern of development and the local centre is in walking distance of a large number of properties and also lies on established bus route.

Weight is afforded to the fact that there is no existing parking within the site, nor is there a capability for this to be provided. Previously within applications no concerns have been raised with regards parking provision. Whilst it is noted concerns have been raised within the consultation period as to the absence of parking provision, it is not considered necessary or reasonable for parking to be provided given the standards would be being applied retrospectively. In any case, there is an aim to achieve a modal shift to reduce car reliance, indeed the creation of another retail/commercial unit within the centre is deemed likely to enhance and serve the local area and is not therefore deemed to give rise to highway issues. The Local Highway Authority have duly been consulted on the application and raise no objections, subject to cycle storage details being provided. The site is capable of providing a form of storage to the rear as was the case previously, and with the approved consent for No. 38, this therefore has duly been appended to the recommendation as a condition. No further details are required in this respect.

Ecology

Policy GE3 of the adopted Local Plan requires development proposals to provide a net gain of biodiversity where required, the Environment Act 2021 identifies developments where biodiversity net gain is required and also sets out the exemptions which are elaborated upon within the Planning Practice Guidance. In this case the site falls below the threshold to require an uplift of 10% net gain due to the fact that there is not an area of 25 sq. m of habitat that is being impacted by the development. Ecology therefore raise no objections to the proposed development and no further details are therefore required.

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, highway safety, ecology or infrastructure, subject to relevant conditions. The revised proposals are now considered to result in an acceptable building in keeping with the Conservation Area. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, R3, R5, DE1, HE1 and HE2 of the Coventry Local Plan 2017 and the emerging Local Plan Policies DS3, R3, R5, DE1, DE2, HE1, HE2 and EM15 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):

- Coventry Connected
- New Shopfront Guidance 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.

Paragraph 90 of the NPPF states that Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:

- a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;
- b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;
- c) retain and enhance existing markets and, where appropriate, re-introduce or create new ones;
- d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary;
- e) where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and
- f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

Impact on visual amenity/character and appearance of the conservation 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.

Policy HE2 requires applications to have special regard for conservation and heritage assets in accordance with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, parts 1-4 of HE2 sets out that;

1. In order to help sustain the historic character, sense of place, environmental quality and local distinctiveness of Coventry, development proposals will be supported where they conserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or townscape significance. These Heritage Assets include:

- a. Listed Buildings and Locally Listed buildings;
- b. Conservation Areas;
- c. Scheduled Ancient Monuments and Archaeological sites;
- d. Registered Parks and Gardens; and
- e. Other places, spaces, structures and features which may not be formally designated but are recognised as significant elements of Coventry's heritage and are positively identified on the Coventry Historic Environment Record.

2. Proposals likely to affect the significance of a heritage asset or its setting should demonstrate an understanding of such significance using currently available evidence.
3. Development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.
4. The sympathetic and creative re-use of heritage assets will be encouraged, especially for heritage that is considered to be at risk, so long as it is not damaging to the significance of the heritage asset. The embodied energy present in historic buildings contributes to sustainability

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”.

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.

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.

Ecology

Policy GE3 states that Sites of Specific Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced.

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 strict accordance with the following approved plans: Existing and Proposed Elevations (Planning). Drawing: 4111-501. Revision E. Received 23rd July 2026
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	Existing and Proposed Floor Plans, Block Plan and Site Location Plan. Drawing: 4111-500. Revision A. Dated February 2026
Reason	<i>For the avoidance of doubt and in the interests of proper planning</i>

3.	No development or other operations (including demolition, site clearance or other preparatory works) shall commence unless and until a method statement/schedule of works for the sorting, cleaning, storage and re-use of all existing facing materials on-site has been submitted to and approved in writing by the Local Planning Authority, together with details of where these salvaged materials are to be incorporated into the front elevation/roof slope of the development. The front elevation/roof slope shall be constructed in strict accordance with the approved details and thereafter shall not be altered in any way
Reason	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the Conservation Area and the locality in general in accordance with Policies DE1, HE1 and HE2 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>

4.	No development or other operations (including demolition, site clearance or other preparatory works) shall commence unless and until details of the facing materials to be used in the construction of the elevations and the roof of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall specifically detail; -window / door frame colour and materials; -glazing details; -brick and mortar details; -details of any decorative brickwork / string courses; -roofing materials including details of the ridge and any valleys to be formed - eaves, fascia, soffit and verge details and materials; -details of any rainwater goods; and -details of any vents/grilles The development hereby permitted shall only be undertaken in strict accordance with these details, which thereafter shall be retained and shall not be removed or altered in any way.
Reason	<i>To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the Conservation Area and the locality in general in accordance with Policies DE1, HE1 and HE2 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>

5.	Prior to occupation of the development 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>

6.	Prior to their incorporation into the development, details of any plant, fume extraction and/or odour control equipment (including external ducting flues) if proposed shall be submitted to and approved in writing by the Local Planning Authority. The details shall be supported by a noise and odour assessment which shall include results for LAeq, LA10, and LA90 noise descriptors, together with a calculated arithmetical average for the LAeq. The assessment will demonstrate by calculation that internal noise levels for the proposed residential property meet the 'Good' criteria set out in British Standard 8233 'Sound Insulation and Noise Reduction for Buildings' together with any mitigation measures that are required to achieve this. The report shall also demonstrate that the nearest sensitive receptors meet the 55dB limit as required by the World Health Organisation (WHO). Prior to the first use of the plant any necessary mitigation measures 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. Any external ducting shall be colour coated in full accordance with the approved details within one month of its installation.
Reason	<i>To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>

7.	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. All bins which serve the development within the red line site area must be stored within the approved bin storage area and not positioned on the public highway or in the open, unless on bin collection days.
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Reason	<i>In the interests of the amenities of neighbouring occupiers in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.</i>
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