



Information Governance Team

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Dear Sir/Madam

Freedom of Information Act 2000 (FOIA)

Request ID: FOI491467712

Thank you for your request for information relating to Planning requirements for short term holiday lets/Airbnb.

You have requested the following information:

Please could you advise me as to any planning requirements for permission to operate a short term holiday let in your area. For example properties and rooms that may appear on online portals such as Airbnb, Booking dot com etc.

This is also often known as Serviced Accommodation. It is generally full furnished rooms or properties with cooking facilities etc.

It may be let out for a single night, or it could be let for a much longer period of time.

This question excludes apart-hotels, hotels, hostels, bed and breakfast and similar properties clearly defined in the Use Class Order.

1. Which planning use class should the property be operating in?

Should it be C1, C3 or Sui Generis for example? Or can it operate in more than one?

2. Is planning permission required? if the property is not operating in that Use Class?

3. Does that Use Class change if a certain number of nights are occupied during the year?

Or is planning permission required if a certain number of nights is exceeded per annum even if operating in the correct Use Class?

4. Does your answer vary if it is a full unit such as a house or flat, as opposed to an annexe or a room or two within a C3 dwelling? If yes, how would the partial or full holiday let differ?

5. Are there any other rules that serviced accommodation or short stay holiday let providers advertising on Airbnb etc., adhere to in addition to any number of nights per annum (question 3) within your area?

In response to your request, we confirm that we do not hold the specified information which you are requesting. Furthermore, some questions are seeking opinions/explanation rather than for recorded information – these would not be considered a valid request under the Freedom of Information Act 2000 (FOIA).

Coventry City Council are not obliged to create new information in order to respond to a request or to give judgement or opinion that is not already recorded. However, to advise and assist, you may access guidance available via the Council's website which will provide you with information on obtaining pre-application advice for planning applications. Please use the below link:

<https://www.coventry.gov.uk/planning-2/pre-application-planning-advice>

The supply of information in response to a FOI request does not confer an automatic right to re-use the information. You can use any information supplied for the purposes of private study and non-commercial research without requiring further permission. Similarly, information supplied can also be re-used for the purposes of news reporting. An exception to this is photographs. Please contact us if you wish to use the information for any other purpose.

For information, we publish a variety of information such as: [FOI/EIR Disclosure Log](#), [Publication Scheme](#), [Facts about Coventry](#) and [Open Data](#) that you may find of useful if you are looking for information in the future.

If you are unhappy with the handling of your request, you can ask us to review our response. Requests for reviews should be submitted within 40 days of the date of receipt of our response to your original request – email: infogov@coventry.gov.uk

If you are unhappy with the outcome of our review, you can write to the Information Commissioner, who can be contacted at: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF or email icocasework@ico.org.uk.

Please remember to quote the reference number above in your response.

Yours faithfully

Information Governance