

Planning Committee: 09 December 2009

Item Number:

Application No: W 09 / 1116

Registration Date: 09/09/09

Town/Parish Council: Leamington Spa

Expiry Date: 04/11/09

Case Officer: Sandip Sahota

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25 Horsepool Hollow, Whitnash, Leamington Spa, CV31 1AW
Conversion of garage into bedroom (retrospective application) FOR Mr Beck

This application is being presented to Committee in order to request that enforcement action be taken.

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: Raises no objection.

RELEVANT POLICIES

- Vehicle Parking Standards (Supplementary Planning Document)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

Planning permission (ref: W2002/0707) for 'Re-plan of approved plots 184-215 comprising the erection of 26 dwellings including garages, parking courts and infrastructure works (revised plots 184-209)' was granted in 2002. Condition 14 of that permission required that the garaging (including driveways) and car parking areas shall be used for the parking of private vehicles for the benefit of the occupants of the dwellings to which they relate and shall be retained and kept available for such purposes and shall not be altered either internally or externally without the prior consent of the District Planning Authority.

KEY ISSUES

The Site and its Location

The application relates to a terraced property situated at the end of this short cul-de-sac within a modern residential development. As originally built, the property benefited from two off street parking spaces - one garage space and one driveway space. The areas immediately to the north and south of the head of the cul-de-sac are parking areas allocated for those properties which do not benefit from driveways and garages. Due to the limited size of the road together with dropped kerb accesses to individual drives and parking areas, there is limited opportunity for on street parking which does not impinge on other vehicular or pedestrian users and compromise highway safety.

Details of the Development

Conversion of garage into bedroom. This is a retrospective application and the building work has now been completed.

Assessment

The main consideration in the determination of this application is whether the proposal satisfies the requirements of Policy DP8 and the Vehicle Parking Standards SPD and whether it would result in additional on street parking which would be detrimental to highway safety.

The Parking Standards SPD requires 2 off street parking spaces to be provided for the application property. The loss of the garage space leaves the property with only one off street parking space contrary to the requirements of the SPD. The proposal increases the likelihood of additional on street parking and given the particular site circumstances described above, I am of the view that to grant this application, both in itself and the precedent for similar development it would create, would be detrimental to highway safety and contrary to the requirements of Policy DP8 of the Warwick District Local Plan.

RECOMMENDATION

REFUSE for the refusal reasons listed below and authorise enforcement action.

REFUSAL REASONS

- 1 Policy DP8 of the Warwick District Local Plan 1996-2011 states (inter alia) that development will only be permitted that makes provision for car parking that does not result in on-street parking detrimental to highway safety. The Council have also adopted Vehicle Parking Standards SPD.

The Council's Parking Standards SPD requires 2 off street parking spaces to be provided for a 3 bedroom dwelling. The application property was constructed with a driveway for one car, together with a single garage. A condition was imposed to require the garage to be retained for parking purposes.

The proposed garage conversion would be contrary to the parking standards because it would leave the application property with only 1 parking space. Vehicles would therefore be likely to park on the public highway, causing danger and inconvenience to other road users. Horsepool Hollow is a small cul-de-sac. The application property is situated close to an access to a parking area serving other properties which do not benefit from driveways and garages and therefore an increase in on street parking in this location could create a hazard to road users and pedestrians.

There are a large number of similar properties on this estate, and therefore granting planning permission for the current proposal would set an undesirable precedent that would make it difficult for the District Planning

Authority to resist other similar proposals. The cumulative impact of a number of such proposals would greatly increase parking congestion in the area and would exacerbate the harm that would be caused by the current proposal in isolation.
