

Planning Committee: 22 June 2005

Item Number: 30

Application No: W 05 / 0787

Registration Date: 06/05/2005

Town/Parish Council: Leamington Spa

Expiry Date: 01/07/2005

Case Officer: Alan Coleman

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16-18 Leam Terrace, Leamington Spa, CV31 1BB

Conversion of property from 26-bedroomed house in multi-occupation, into 8 no. 2-bedroomed and 4 no. 1-bedroomed self contained apartments; first floor rear extension and installation of new windows to rear elevation. FOR Mr H Motee

SUMMARY OF REPRESENTATIONS

Town Council: *"The proposal makes inadequate provision for parking within the site and will therefore further increase parking congestion and obstruction of vehicular movement on the main highway."*

Neighbours: No representations received.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

(DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)

(DW) IMP1 - Infrastructural and Community Requirements Associated with Major Development (Warwick District Local Plan 1995)

(DW) IMP2 - Meeting the Needs of People with Disabilities (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP5 - Density (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP8 - Parking (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP14 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011 First Deposit Version)

SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)

PLANNING HISTORY

The recorded planning history of the premises dates to 1965. Previous uses of the property include an hotel and union HQ/offices. Planning permission and listed building consent has also been granted for a 3-storey rear extension, which has now been built (WDC Ref: W920390/391LB). More recently, planning permission for the conversion of the property from a residential care home to a 26-bed student hall of residence with a self-contained caretakers flat was granted by this Committee on 12 April 1999.

KEY ISSUES

The Site and its Location

The premises comprise a 3-storey Grade II Listed Building that stands on the southern side of Leam Terrace within a predominantly residential part of the Conservation Area that contains both detached, semi-detached and terraced housing and flat conversions, including the neighbouring property at 20 Leam Terrace. There is a tarmac parking area at the rear of the site of some 266 sq. metres providing six car parking spaces with a single garage. Access to the parking area is from New Street.

Details of the Development

The proposals relate to the conversion of the premises to 8 no. 2-bed flats and 4 no. 1-bed flats and include a first floor extension to an existing rear wing, dormer window extension and installation of new and replacement windows to the rear elevation of the main body of the property and side elevation of the principal wing extension. Internal conversion works are also proposed, which are the subject of a separate application for listed building consent.

Assessment

The property is located within the Leamington Conservation Area. Beyond the town centre inset the adopted Local Plan does not define an area that is primarily in residential use, and there are no policies relating to the control of uses for this area. However, in land use terms, the surroundings to the site are predominantly residential. The authorised planning use of the premises is a hall of residence within the meaning of Class C1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The proposed apartments would fall within the meaning of Class C3 (Dwelling houses) of this Order. As such, I consider the proposals are acceptable in principle and constitute appropriate development within the Conservation Area which I consider would, in land use terms, enhance the character of this part of the Leamington Conservation Area.

In my opinion, the proposed rear wing and front dormer extensions would be acceptable in terms of scale, design and appearance. The proposed new and replacement windows would also match the style of original retained windows. The cumulative effect of these proposals would be to unify the elevational treatment of the property in an acceptable manner that would enhance the character and appearance of this listed building and the Conservation Area.

Given the nature and density of the proposed conversion, I am satisfied that it would not have an unacceptable impact on the privacy or visual amenities enjoyed by neighbouring residents, particularly in comparison with the existing use of the premises.

With regard to car parking, I note the concerns of the Town Council. However, the building is located close to the town centre and taking into account pertinent advice contained in PPG3 and PPG13, I consider that given this location and the previous use of the property as a hall of residence, the existing level of provision would be acceptable.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to no further objections being received up to the expiry of the statutory period of publicity (site notice) on 26 June 2005 and to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 03 and 04, and specification contained therein, submitted on 6 May 2005 unless first agreed otherwise in writing by the District Planning Authority.
REASON : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
- 3 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), dormer window extension, eaves, verges and rainwater goods at a scale of 1:5 have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details.
REASON : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan.
- 4 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details.
REASON : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan.

- 5 All window frames shall be constructed in timber, painted and not stained, and be of a sliding sash type set in reveals of 75mm from the face of the building, unless otherwise agreed in writing by the District Planning Authority.
REASON : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan.
 - 6 The roofing material for the development shall be natural slate, a sample of which has been submitted to and approved in writing by the District Planning Authority. The development shall be carried out in accordance with the approved details.
REASON : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan.
 - 7 Details of the air conditioning, ventilation and flue extraction systems including particulars of noise levels shall be submitted to and approved by the Local Planning Authority before any works commence on site. The development shall not be carried out otherwise than in full accordance with such approved details.
REASON : To protect the amenities of surrounding properties and to ensure an appropriate standard of design and appearance within the Conservation Area, in accordance with Policy ENV3 and ENV8 of the Warwick District Local Plan.
 - 8 All rainwater goods for the development hereby permitted shall be metal and no development on site shall take place until a sample of the rainwater goods has been submitted to and approved by the District Planning Authority.
REASON : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan.
 - 9 No lighting shall be fixed to the external walls or roof of the building or on any open land within the application site without the written consent of the District Planning Authority.
REASON : To ensure that the visual amenities of the area are protected, and to ensure an appropriate standard of design and appearance within the Conservation Area, in accordance with Policy ENV3 and ENV8 of the Warwick District Local Plan.
 - 10 No development shall be carried out on the site which is the subject of this permission, until details of provision for storage of refuse have been submitted to and approved by the District Planning Authority and the development shall not be carried out otherwise than in full accordance with such approved details.
REASON : To protect the amenities of occupiers of the site and the character and appearance of the Conservation Area, in accordance with Policy ENV3 and ENV8 of the Warwick District Local Plan.
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