

Planning Committee: 31 March 2004
Application No: W20040206

Principal Item Number: 09

Town/Parish Council: Kenilworth

Registration Date: 05/02/2004

Expiry Date: 01/04/2004

Case Officer: Martin Haslett
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61-63 Warwick Road, Kenilworth, CV8 1HN

Conversion of 2 dwellings into bed and breakfast guest house, incorporating new rear kitchen extension and new block in rear garden, following demolition of redundant out-buildings.

FOR Mr. S. Insall

SUMMARY OF REPRESENTATIONS

Town Council: "Members were not averse to the change of use and conversion of the building provided that the interior modifications did not compromise the integrity of a listed building.

However they objected to the scale of the application. There is insufficient parking, whilst the proposed rear block constitutes overconcentration, is an overdevelopment of the site and adversely affects neighbours' amenities."

WCC(Ecology): no objection, subject to bat and bird notes.

Neighbours: a petition signed by 28 residents of Harger Court and Harger Mews has been received, objecting on grounds of inadequate parking provision, difficulty of access for emergency vehicles.

Two neighbours and one local resident have written individual objections on grounds of impact on amenity of nearby residents and uses, noise from bed and breakfast clients, increase in traffic, inadequate parking, lack of disabled parking, impact on listed building, particularly as the original use (for residential purposes) remains viable.

Four neighbours have written in support of the application, on grounds of an improvement to the visual appearance, it would invigorate this part of Kenilworth, and would preserve and maintain the listed building.

CAAF: although not in Conservation Area, there were some concerns about the proposed doors linking the buildings together.

RELEVANT POLICIES

(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)

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

(DW) TO1 - Improvement of Tourist Facilities (Warwick District Local Plan 1995)

(DW) TO4 - Change of Use to Hotels or Guest Houses (Warwick District Local Plan 1995)

The 45 Degree Guideline (Supplementary Planning Guidance)

Distance Separation (Supplementary Planning Guidance)

(DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)

(DW) ENV15 - Encouragement of full use of Listed Buildings (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
UAP8 - Directing New Visitor Accommodation (Warwick District 1996 - 2011 First Deposit Version)
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DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)
DAP7 - Changes of Use of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)
DAP9 - Restoration of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

PLANNING HISTORY

The site does not have any significant planning history.

KEY ISSUES

The Site and its Location

The application site consists of two cottages fronting Warwick Road and backing onto Harger Court, both are listed, grade II. Number 63, the right-hand property (from Warwick Road) has a restricted rear garden, but number 61 has a long, thin curtilage which terminates with 4 double-banked parking spaces having access to Harger Court.

The adjoining properties in Warwick Road are residential (at no. 59) and retail on the ground floor, with residential above, at no. 65. Harger Court to the rear is an area of on-street parking, although it is heavily used and spaces are not generally available. On the south west side of Harger Court, new houses have been constructed in recent years, utilising the rear portions of the curtilages of properties in Warwick Road.

Details of the Development

It is proposed to convert the existing buildings into 5 letting bedrooms, together with private accommodation for the owners. A small extension would be constructed to enlarge the kitchen. This involves the removal of a modern bay window extension at ground floor.

The second part of the proposal is for the construction in the rear garden of a new block 6.5m by 6.5m, which would contain two additional en-suite bedrooms. This would be built of brick with a clay tile roof, having an eaves line of 2.2m and a ridge of 4.5m. There would be no windows from this building facing in the direction of Harger Court, where the nearest building would be 11.5m away to the main wall, and 8m to the conservatory.

Car parking would be provided in the existing 4 spaces fronting Harger Court and public car parks are available in the immediate vicinity.

Assessment

The principal issues are the impact of the proposals on the listed buildings, the impact on residential neighbours and the issue of parking.

The applicants have discussed the impact of the proposals on the listed buildings with the conservation officer before making the application and his suggestions have been taken into account. Internally, the impact would be minimal, but the building of a new block in the rear garden is more significant. The design of this aspect of the proposal has also been amended following advice of the conservation officer and the proposal as now made is considered satisfactory.

The impact on the residential neighbours takes two forms- the increased noise and disturbance for the attached residents and the disturbance from car users. The proposals show the private part of the accommodation adjoining neighbours at no.59, except for the reception area, which would adjoin the neighbouring property. There could be some limited impact from this part of the proposal, but I do not consider this to be of sufficient weight to justify a refusal of permission. The other neighbouring residential property, at first floor over the adjoining shop would have a restricted boundary with one letting bedroom, and I do not consider that this would cause loss of amenity.

The issue of loss of amenity due to car parking may be considered together with the issue of parking itself. It is clear that the limited parking provision will not be sufficient to serve the property, but there are good public parking facilities in the area and the premises are in a sustainable location. In these circumstances, I do not consider that an objection to the proposal on parking grounds could be justified. Similarly, since the parking facilities are limited and are no greater than already exist, it would be difficult to argue that their use would have a seriously detrimental impact on residential amenities.

RECOMMENDATION

That planning permission and listed building consent be GRANTED, subject to conditions on materials, and landscaping.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the following policies:

(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)

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

(DW) TO1 - Improvement of Tourist Facilities (Warwick District Local Plan 1995)

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