

Application No: [W 15 / 0594](#)

Town/Parish Council: Leamington Spa
Case Officer: Rob Young

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Registration Date: 21/04/15

Expiry Date: 16/06/15

**Leamington Lawn Tennis And Croquet Club, Guys Cliffe Avenue,
Leamington Spa, CV32 6LZ**

Erection of an extension to provide an additional squash court together with
associated car parking FOR Mr Quinney

This application is being presented to Committee due to the number of objections received.

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The application proposes the erection of an extension to provide an additional squash court. The application also proposes the creation of 2 new car parking spaces.

THE SITE AND ITS LOCATION

The application relates to the Leamington Tennis and Squash Club which is situated on the south-western side of Guys Cliffe Avenue. The site is situated within a predominantly residential area, with dwellings adjoining the north-western, south-western and south-eastern boundaries of the site. There are also dwellings facing the site from the opposite side of Guys Cliffe Avenue.

The site contains a single and two storey clubhouse building adjacent to the south-eastern boundary. This building currently includes 5 squash courts. The remainder of the site comprises outdoor tennis courts.

The site is situated adjacent to the Leamington Spa Conservation Area. The Conservation Area boundary runs along the north-eastern boundary of the site along Guys Cliffe Avenue and to the south of the site along Cornwall Place.

PLANNING HISTORY

There have been a large number of previous planning permissions granted for extensions and alterations to the clubhouse building and the outdoor tennis courts. The most recent planning permission for the clubhouse was granted in

2007 for "Erection of first floor extension, balcony and ground floor alterations" (Ref. W07/0391).

RELEVANT POLICIES

- The National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CT1 - Directing New Tourism, Leisure and Cultural Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS1 - Healthy, Safe and Inclusive Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC1 - Planning for Climate Change Adaptation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Town Council: No objection.

Public response: 15 objections (one of which is signed by 4 residents) have been received, raising the following concerns:

- insufficient parking;
- there are significant existing problems with illegal and inconsiderate parking in surrounding roads by members of the tennis club;
- detrimental to highway safety; and
- construction impacts in terms of construction worker's vehicles blocking surrounding roads.

One letter of support has also been received which states that, while they support the application, they do so on the understanding that there will be no parking of vehicles on the roadway. They also raise concerns about construction impacts.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- the impact on the living conditions of neighbouring dwellings;
- the impact on the character and appearance of the area and on the setting of the adjacent Conservation Area;
- car parking and highway safety; and
- health and well-being.

Impact on the living conditions of neighbouring dwellings

The proposed extension would be situated 28m away from the nearest dwellings (in Fairlawn Close). This is considered to be far enough away to ensure that the proposals would not have any significant implications in terms of loss of outlook, loss of light or loss of privacy for neighbouring dwellings.

The provision of one additional squash court would not result in a significant increase in the intensity of use of the application site, given that there are currently 5 squash courts and 12 tennis courts. Therefore the proposals would not result in any material increase in noise and disturbance for surrounding dwellings.

Impact on the character and appearance of the area and on the setting of the adjacent Conservation Area

In design terms the proposed extension would match the appearance of the existing squash courts. This is considered to be an appropriate design solution for this location.

The extension would be some 30m away from the nearest part of the Leamington Spa Conservation Area and there would only be limited views of the extension from that part of the Conservation Area. Therefore the proposals would not have a material impact on the setting of the Conservation Area.

Car parking and highway safety

The Council's Parking Standards require 2 parking spaces per squash court. The application proposes to create 2 new parking spaces alongside the clubhouse to meet this requirement. Therefore the proposals would accord with the Parking Standards.

Objectors have raised concerns about existing parking problems on surrounding streets that are attributable to members of the Tennis Club. However, this is an existing situation and the provision of 1 additional squash court will not result in a material change in parking on surrounding streets, particularly considering the fact that parking is provided for the new squash court in accordance with the Council's Standards.

Health and well-being

The proposals would generate health and well-being benefits by providing increased opportunities for sport.

Other matters

The application proposes that solar photovoltaic panels will be installed to meet 10% of the predicted energy requirements of the development. This would meet the requirements of Local Plan Policy DP13.

SUMMARY / CONCLUSION

The proposals would have an acceptable impact on the living conditions of neighbouring dwellings and on the character and appearance of the area. Furthermore, the proposals are considered to be acceptable in terms of car parking and highway safety. Therefore it is recommended that planning permission is granted.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 932-05A, 932-06A & 932-07A, and specification contained therein, submitted on 20 April 2015. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 3 The development hereby permitted shall not be first occupied unless and until the renewable energy scheme submitted as part of the application has been wholly implemented in strict accordance with the

approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON** : To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

- 4 The squash court hereby permitted shall not be used unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times. **REASON:** To ensure that a satisfactory provision of off-street car parking and turning facilities are maintained at all times in the interests of the free flow of traffic and highway safety in accordance with Policies DP6 & DP8 of the Warwick District Local Plan 1996-2011.
- 5 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.





