

Application No: W 12 / 0109

Town/Parish Council: Barford

Registration Date: 07/03/12

Case Officer:

Penny Butler

Expiry Date: 02/05/12

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22 Keytes Lane, Barford, Warwick, CV35 8EP

To use the garage conversion as a holiday let. Max occupancy two people. The conversion has a living/kitchen area, shower room and separate bedroom (retrospective) FOR Ms Healey

This application is being presented to Committee due to the number of objections and an objection from the Barford, Wasperton and Sherbourne Joint Parish Council.

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

DETAILS OF THE DEVELOPMENT

This is a retrospective application for the change of use of the garage to holiday let use, as the use commenced in March 2010. Two small windows have been inserted to replace the garage door, along with a side door facing the house which did not require permission, and the area in front of the garage has been landscaped. The conversion provides a living/kitchen area, shower room and one bedroom. Maximum occupancy would be two people since there is only one bedroom, therefore only one additional car would be expected.

THE SITE AND ITS LOCATION

The property is a detached bungalow with integral garage and a further detached garage building at the front of the bungalow, adjoining the front boundary of the site. The property has off road parking for up to approximately three cars and is located adjacent to the head of a cul-de-sac. In front of the bungalow lies a building built as a garage which is of brick construction with a tiled roof. The application site lies within the Conservation Area of Barford, in a residential area of the village which is within open countryside.

PLANNING HISTORY

There is a yurt, kitchen tent and toilet block sited on the large island ('Willow Island') in the River Avon behind the property and a number of others, that are accessed via a bridge from the rear garden. The yurt is a wooden framed tent structure which can be used under permitted development rights as holiday accommodation for up to 28 days per annum. Use for more than 28 days would require planning permission.

In 2010 permission was given for solar panels on the front roof slope of the bungalow, and prior alterations to the property include a first floor extension to the rear raising the ridge line of the bungalow, a sun lounge extension and a double garage. The garage was approved in 1989 (ref. W89/1513) with no restrictions on its use.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- Vehicle Parking Standards (Supplementary Planning Document)
- RAP16 - Directing New Visitor Accommodation (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

SUMMARY OF REPRESENTATIONS

Barford Sherbourne & Wasperton Joint Parish Council: Raise objection on the following grounds:

1. The subsequent use of the building (commercial holiday lettings) does not fit the character of the locality
2. It would create an adverse impact on the privacy of neighbouring dwellings
3. Close to a river frontage, the development is harmful to the character and appearance of the locality
4. The development may well generate problems with parking provision, access and highway safety.

Neighbour Comment : 6 neighbour objections have been received. 1 other objection has been received but it does not relate to this proposal. The 6 objections relate to the following matters:

- Alteration to residential character of the neighbourhood
- Loss of privacy, noise and general disturbance to residents in Keytes Lane and Verdon Place
- Impact on the amenity of direct neighbours and the wider residential neighbourhood
- The garage is outside of the building line of the properties on Keytes Lane
- Visual impact of the proposal and on the wider Conservation Area
- Limited access and inadequate off street parking provision, with no spare capacity for on street parking in this cul-de-sac location
- Proposal may lead to permanent residential accommodation
- Commercial uses are not appropriate in a residential area which is also a Conservation Area
- Cumulative impact of this proposal and the yurt holiday accommodation owned by the applicant.

The applicant: Has submitted a lengthy supporting document responding to the points raised.

- Their four immediate neighbours who would be most affected have not objected. The objectors primarily live in Verdon Place, a street not connected

to theirs and not used by them for parking. Councillor Rhead has attempted to reach a compromise with the objectors but has been unable to succeed.

- They do not wish to establish a holiday complex or let the Yurt on the Island for more than the permitted 28 days per year. Visitors using the Island are more than 40m from the objectors properties so cannot 'peer' into their windows, and actual use of the Island is very low. They have offered to create a path on the opposite side of the Island, further from neighbours properties. Riverside houses do not normally enjoy private gardens since there are fishing platforms nearby and boats on the river.
- Their children have left home; having four people (the two applicants plus a couple within the holiday let) resident in a house this size is not materially different from normal residential use.

Barford is ideally located for providing tourist accommodation, and a let within the village has recently been granted permission to change back to residential, therefore the proposal maintains the status quo within the village.

ASSESSMENT

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

- Impact on the Conservation Area and parking
- Impact on the living conditions of the neighbouring properties
- Sustainability

Impact on Conservation Area and parking

The visual impact of the proposed change of use will be negligible, since the building has already been altered. The main impact on the Conservation Area will arise from the parking of additional vehicles to serve the accommodation. The Council's Vehicle Parking Standards require one parking space per bedroom for holiday accommodation. It is considered that the addition of one vehicle parked in the street scene would preserve the setting of the Conservation Area and comply with Policy DAP8 which seeks to protect Conservation Areas.

The bungalow would require two parking spaces (the standard for two bedrooms or more). Given that there is enough space within the curtilage of the property to accommodate three vehicles there is no justification for refusing the change of use on the grounds of insufficient parking, since there would be space to accommodate parking for the bungalow and the holiday let within the curtilage. If required, over spill parking could be accommodated on the public highway outside the site as there are no parking restrictions on the cul-de-sac, although opportunities further down Keytes Lane are more limited due to the position of driveways. There is sufficient parking capacity within the site to meet the additional demand, and if over spill parking did occur, there is capacity available on-street without detrimentally affecting the safety and convenience of other occupiers. Residents have raised the issue of the additional parking generated by the yurt accommodation which is a material consideration. The yurt sleeps up to eight people which could require eight parking spaces, but an average of four would be a more reasonable expectation. This demand would have to be accommodated on-street and could have a significant impact on the convenience of other occupiers who also rely on street spaces. However, this demand only occurs 28 days each year, and at these times one additional vehicle associated

with the holiday let would not be likely to lead to unacceptably worsening of the parking situation. On this basis, the proposal is considered to comply with the provisions of the Vehicle Parking Standards SPD. The proposal would also comply with Policy DP8 since it would not result in on-street parking detrimental to highway safety.

Impact on the living conditions of the neighbouring properties

The two occupants of the holiday let would have access to the garden of 22 Keytes Lane and the Island, but the character of their use of the site would be similar to the current occupiers of the bungalow. The residential character of the use would not change, and the intensity of the use would not alter to the extent that refusal would be justified on these grounds. The proposal would not have an unacceptable adverse impact on neighbouring residents and would therefore comply with Policy DP2.

Sustainability

The bungalow has a large array of solar panels on its roof providing hot water and electricity. The electricity supply to the garage is linked to the house and the garage has been installed with electric under floor heating, an electric shower and instantaneous water heater. The holiday let is expected to consume around 2500 units per year, whereas the PV panels produce around 7000 units per year so more than 10% of the use will be provided via a renewable source. The building has already been converted to residential use therefore the proposal will secure a future use for the building. The proposal is considered to comply with Policies DP12 and DP13 of the Warwick District Local Plan 1996-2011 and the Sustainable Buildings SPD.

CONCLUSION/SUMMARY OF DECISION

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development would not cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site is located. Furthermore, the proposal would not adversely affect the amenity of nearby residents or lead to significant levels of over-spill parking onto the public highway to the detriment of highway safety or the convenience of nearby residents, and is considered to comply with the policies listed.

CONDITIONS

- 1 The development hereby permitted shall be used as a holiday let only and not as a person's sole or main place of residence. The owner(s) shall maintain a register of the names and home addresses of all occupiers of the holiday let including the dates that they occupied the property and shall make this information available to the Local Planning Authority on request. **REASON** : Since an unrestricted use would be contrary to Policy RAP16 of the Warwick District Local Plan 1996-2011.
