

**Planning Committee:** 23 August 2005

**Item Number:** 34

**Application No:** W 05 / 1135

**Registration Date:** 11/07/05

**Town/Parish Council:** Leamington Spa

**Expiry Date:** 05/09/05

**Case Officer:** Joanne Fitzsimons

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**78 Haddon Road, Lillington, Leamington Spa, CV32 7QY**

Conversion of existing house into 2 one bedroomed flats and single storey rear extension FOR R Atkins

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In light of similar planning applications for conversions being refused at the last planning meeting on 3 August 2005, it is considered appropriate to refer this application for determination by Members of the Committee.

**SUMMARY OF REPRESENTATIONS**

**Town Council:** No objection.

**WCC Ecology:** Recommend bat notes.

**RELEVANT POLICIES**

(DW) ENV3 - Development Principles (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)  
(DW) H15 - Conversion of Existing Residential Property (Warwick District Local Plan 1995)

**PLANNING HISTORY**

There have been several applications on this site. |In 2002 (ref: W02/0794) permission was granted for a single storey side extension. In 2003 (ref: W03/1070) permission was refused for a single storey extension to be used as a separate residential unit. This was dismissed at appeal. The reason for refusal was on the grounds that *"to erect a new dwelling within a curtilage of very restricted size and awkward configuration, resulting in the loss of front garden area to provide off-street parking for both the proposed dwelling and No. 78 Haddon Road, would be wholly incompatible with the existing character and appearance of the locality."*

**KEY ISSUES**

## **The Site and its Location**

The site relates to one half of a pair of semi-detached properties on a corner plot at the junction of Haddon Road and Rawlinson Road. There is a slight incline as Rawlinson Road meets Haddon Road. There is an existing garage to the side of the property with vehicular access onto Haddon Road.

## **Details of the Development**

The proposal seeks to convert the existing dwelling into 2 separate units together with a small infill extension to the rear

## **Assessment**

Externally, (other than the small extension) there are no alterations being proposed, only internal arrangements to close off doorways so that the property can be split into 2 units. The garage is to remain, together with the existing off-street parking in the driveway. To the rear there is a small store whereon a 'link' extension is proposed to allow this area to be a utility and bathroom for the ground floor flat.

I am of the opinion that an additional unit would not cause harm to the character of this residential area and therefore, in my view complies with Policy H15 within the Local Plan 1995 which states that proposals for the conversion of existing properties into smaller dwellings will be considered only where there is no adverse impact upon the character and amenity of surrounding areas.

Given the above, I do not consider in this instance that a refusal could be sustained.

## **REASON FOR RECOMMENDATION**

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

## **RECOMMENDATION**

GRANT subject 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 and specification contained therein, submitted on 11 July 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 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 ENV3 of the Warwick District Local Plan.

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