

Planning Committee: 20 February 2007

Item Number: 16

Application No: W 06 / 2010

Registration Date: 21/12/06

Town/Parish Council: Leamington Spa

Expiry Date: 15/02/07

Case Officer: Jo Fitzsimons

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Leamington Spa Social Club, 8, High Street, Leamington Spa
Creation of 3 additional bedrooms (retrospective application) FOR Mr Satsavia

This application is being presented to Committee due to an objection from the Town Council having been received.

SUMMARY OF REPRESENTATIONS

Town Council: Raise objection on grounds that the proposal is overdevelopment of the site and that there is an apparent lack of windows and natural light in the lounge.

Environmental Health: The site is within the Local Air Quality Area. As this is a retrospective application it is felt it would be unreasonable to make any recommendations. This is a licensable HIMO and concerns about lighting and ventilation would be addressed as this stage.

1 neighbour objects: The above premises have become an absolute eyesore; there is not enough parking for the taxi and residential use and the car park has becoming a dumping ground for rubbish.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).
- (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)
- DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING HISTORY

A previous application (ref: W02/1453) was granted permission for the change of use of the second floor from a concert hall to 8 no. bedroom accommodation together with other alterations

In 2004 (ref: W04/0606) permission was granted for a change of use of part of the ground floor to a taxi office.

KEY ISSUES

The Site and its Location

The site relates to a four storey building in a prominent location within the Conservation Area. The building is located on the south of the road on the corner of High Street and Wise Street within Old Town.

Details of the Development

This application is for retrospective permission for an additional 3 rooms for student accommodation which has resulted in 11 bedrooms in total.

Assessment

I consider the main issues relating to this application to be the impact on the Conservation Area and surrounding properties.

Impact on the Conservation Area

The proposal does not involve any external alterations to the building and as such I do not consider there would be harm to the character or appearance of the street scene or the wider Conservation Area.

Impact on the surrounding properties

I am of the opinion that this retrospective application is acceptable in terms of impact on the area. I note the objection from Options Night Club along Wise Street in relation to parking and the use of the car park for the dumping of rubbish; I consider that given the location within the Town Centre, to insist on additional parking provision would not be justifiable in this instance. With regard to the dumping of rubbish, Environmental Health is investigating this.

RECOMMENDATION

GRANT.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development does not adversely impact on the character and appearance of the area. The proposal is therefore considered to comply with the policies listed.