

Planning Committee: 23 August 2005

Item Number: 40

Application No: W 05 / 1185

Registration Date: 15/07/05

Town/Parish Council: Leamington Spa

Expiry Date: 09/09/05

Case Officer: John Beaumont

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4 Belmont Drive, Leamington Spa, CV32 6LS

Erection of dwelling FOR Mr & Mrs Goode

This application is presented to the Planning Committee as the applicant is a District Councillor, the Ward Member Mrs. Goode.

SUMMARY OF REPRESENTATIONS

1 objection received to the development on grounds of unacceptable infill.

Town Council: No objection subject to compliance with 45° supplementary planning guidance.

W.C.C. (Highways): The Highway Authority initially raised concern to the proposal. A further response has now been received as follows:-

"The existing property is served by a vehicular access from/to Belmont Drive and another from/to Arbury Close. This 'in and out' arrangement enables drivers to enter and leave the highway in a forward direction. If the application is permitted future uses of these accesses would involve reversing into or out of the highway.

The Arbury Close footway crossing is located within the junction radius of Belmont Drive with Arbury Close. It is not current policy of this Authority to permit accesses, particularly where there is no turning within the curtilage of the site, to enter the highway where drivers are negotiating junctions.

In the circumstances this application is recommended for refusal as the scheme would be detrimental to highway safety."

RELEVANT POLICIES

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

DP6 - Access (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

PLANNING HISTORY

There is no relevant planning history.

KEY ISSUES

The Site and its Location

No. 4 Belmont Drive is a two-storey detached property located at the junction of Belmont Drive and Arbury Close. It presently has a single storey extension projecting towards Arbury Close containing residential accommodation and two garages, one of which has been extended to form a tandem garage. There is an in/out drive with access points onto Belmont Drive and Arbury Close. There is a gravelled area and planting onto the site frontages.

Details of the Development

The proposal entails the demolition of the existing tandem garage and the erection of a new dwelling containing accommodation on two floors.

The new dwelling has been designed to have the appearance of a single storey dwelling with the first floor accommodation having rooflights, a dormer window and a balcony feature; the ridge height of the new dwelling would be similar to that of the existing dwelling.

The proposal would provide an entrance hall, cloakroom, bedroom, lounge/kitchen/dining room at ground floor and a bedroom with en-suite at first floor.

The submitted scheme shows two car parking spaces proposed accessed directly off Belmont Drive.

The applicant has submitted a statement in support of the application, explaining that this dwelling is specifically designed to meet the needs of a sufferer with Parkinsons disease, presently living at 4 Belmont Drive.

Assessment

I consider this proposal raises the following issues:-

Impact on the streetscene and amenity of neighbours

This is a visually prominent corner site at the junction of Arbury Close and Belmont Drive. Presently the design of No. 4 Belmont Drive steps down to the application site with its existing single storey 'wing' which is set back from Arbury Close behind a landscaped strip some 5 m in width. The application site is overlooked by existing dwellings fronting onto Belmont Drive and Arbury Close. In my opinion, given the restricted size of the application site, the new dwelling as proposed would appear as an incongruous and cramped form of development which will unacceptably detract from the openness of the existing residential layout.

Highway considerations

The Highway Authority have considered the scheme as submitted and concluded that given the layout of the highway adjoining the site the proposed parking arrangement would be dangerous to pedestrians and vehicles entering or leaving this residential culs-de-sac. In these circumstances, I consider that objection should be raised on highway safety grounds to the proposal.

Whilst I have noted the personal circumstances submitted in support of the application, I do not consider that these would justify the granting of permission in the light of the objections set out above.

RECOMMENDATION

REFUSE for the following reasons :

- 1 District-Wide Policy ENV3 of the Warwick District Local Plan requires all development proposals to achieve a high standard of design and harmonise with their surroundings. This is reflected in Policy DP1 and DP2 of the emerging Warwick District Local Plan 1996-2011 (Revised Deposit Version) which states that development will only be permitted which positively contributes to the character and quality of the environment and will not be permitted where it has an adverse impact. Furthermore, District-Wide Policy H5 of the Warwick District Local Plan 1995 states proposals for infill development will only be permitted which have no serious adverse impact upon the amenity and environment of their surroundings.

In the opinion of the District Planning Authority, the erection of a new dwelling in this prominent location at the junction of Belmont Drive and Arbury Close on a site of restricted size and awkward configuration will result in a development which would appear unacceptably cramped and contrived, and which would significantly detract from the open, landscaped appearance of this planned residential development. The proposal is, therefore, considered contrary to the aforementioned policies.

- 2 District-Wide Policy ENV3 of the Warwick District Local Plan requires all

development proposals to provide satisfactory vehicular access and not to compromise the safe movement or free flow of traffic or the safe use of roads by others; this is reflected by Policy DA6 of the Warwick District Local Plan 1996-2011 (Revised Deposit Version).

The proposal entails the creation of two off-street car parking spaces close to the junction of Belmont Drive and Arbury Close. The use of these car parking spaces would entail vehicles reversing into or out of the highway at a point where other drivers, cyclists and pedestrians would be negotiating the junction of Belmont Drive and Arbury Close and hence would result in a highway danger. The proposal is, therefore, considered contrary to the aforementioned policies.
