

Planning Committee: 24 July 2012

Item Number: 15

Application No: W 12 / 0596

Town/Parish Council: Leamington Spa
Case Officer: Jo Hogarth

Registration Date: 24/05/12

Expiry Date: 19/07/12

01926 456534 jo.hogarth@warwickdc.gov.uk

17 Aylesford Street, Leamington Spa, CV31 2AL

Change of use from dwelling (C3) to a 4 bed HMO (House in Multiple Occupation)
(C4 Use) FOR Mr D Hunt

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

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The proposal seeks to change the use from a four bedroom house into a four bedroom House in Multiple Occupation.

THE SITE AND ITS LOCATION

The site relates to a mid terraced property in a row of 5 houses located on the north side of the road in a predominantly residential area. It is outside the Conservation Area and there is no off road parking spaces for these properties.

PLANNING HISTORY

There have been no previous applications submitted for this site.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council : An objection is raised as it will detrimentally alter the balance of this residential street and the lack of parking provision results in a failure to meet current parking standards.

WDC Waste Management: states that the appropriate amount of space off public highway to accommodate the wheelie bins and recycling boxes and bags that the collection scheme is required.

ASSESSMENT

It is considered that the key issues relating to this application are:

- Impact on the streetscene/character of the area
- Impact on neighbours
- Parking
- Bin storage
- Renewables

Impact on the streetscene/character of the area

It is considered that the change of use from a four bedroomed house to a four bedroomed house in multiple occupation would not result in harm to the character or appearance of the streetscene as there would be no external changes to the building such that would alter the physical nature of the building. It is considered that the proposal would be acceptable and would be in keeping with the residential character of the area. Originally the scheme sought a change of use to five bedrooms; however this has been amended to retain the existing four bedrooms. It is considered that the application meets the criteria set out in Policy DP1 in the Local Plan.

Impact on neighbours

With regard to the impact on adjoining neighbours, there are other houses within Aylesford Street which are in multiple occupation and are licensed through Environmental Health. Whilst there is no planning history on these sites, this is likely to be due to them being historic rather than recent ones requiring a separate planning permission. It is not considered that the use of this property as one in multiple occupation, with no increase in the number of bedrooms would result in such unacceptable harm to nearby residents such that would justify refusal of consent in this instance. It is considered that the proposal meets the objectives on Policy DP2 in the Local Plan.

Parking

Whether the property is a four bedroom house or four bedroom HMO,, the parking requirements would be for two off street spaces. No off street parking spaces are available for the property and it is considered that as the proposal would not generate an increase in the requirement for parking it would be difficult to resist the application based on these grounds. It is therefore considered that the proposal would not increase the demand for parking under the Council's adopted Vehicle Parking Standards.

Bin storage

Within the front garden of the property, whilst this is modest in size, there would be sufficient space available for the storage of the standard sized grey wheelie bins and recycling boxes which is considered to be satisfactory.

Renewables

It is not considered that the requirement to provided 10% of the predicted energy generated would be triggered in this instance as no additional bedrooms are being proposed and therefore the number of people within the property is likely to be similar to that of a four bedroomed property. It is considered that there would be no conflict with the Council's adopted Supplementary Planning Document on Sustainable Buildings or Policy DP13 in the Local Plan.

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 does not adversely impact on the character and appearance of the area or nearby residents. The proposal is therefore considered to comply with the policies listed.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the application form, site location plan and approved drawings and specification contained therein, submitted on 24 May 2012 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
