

**Planning Committee:** 19 March 2013

**Item Number: 9**

**Application No:**W13 / 0073

**Town/Parish Council:** Leamington Spa  
**Case Officer:** Emma Spandley

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**Registration Date:**22/01/13

**Expiry Date:**19/03/13

**6 Purton Mews, Sydenham, Leamington Spa, CV31 1ST**

Change of use from Use Class C3 (dwellinghouses) to Use Class C4 (Houses in multiple occupation (HMO). FOR Mrs ABranscombe

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

**RECOMMENDATION**

Planning Committee are recommended to grant planning permission subject to the conditions listed below.

**DETAILS OF THE DEVELOPMENT**

The application proposes to change the use of the property from a dwellinghouse (Use Class C3) to a House in Multiple occupation (HMO).

**THE SITE AND ITS LOCATION**

The application property relates to a two storey end of terraced dwelling located within a predominately residential area. The property is located within a mews development which consists of 6 properties formed in a 'U' shape.

**PLANNING HISTORY**

There is no planning history relating to the site.

**RELEVANT POLICIES**

- National Planning Policy Framework
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)

**SUMMARY OF REPRESENTATIONS**

**Leamington Spa Town Council** - Objection

**Community Recycling Officer** - Comment relating to the storage of bins and the collection times.

**Public response** - A multi signatory letter signed by 12 residents has been received objecting to the application on noise and parking grounds.

## **ASSESSMENT**

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

- Whether the proposals would cause a harmful over-concentration of student accommodation in this area;
- car parking and highway safety.

### Whether the proposals would cause a harmful over-concentration of student accommodation in this area.

The Town Council has raised significant concern with regards to the concentration of student accommodation in the area.

The Council have recognised that this is an issue of concern in South Leamington that should be address in planning decisions and have made an Article 4 Direction restricting Class C4 houses in multiple occupation (HMOs). The report to the Council's Executive Committee on 26th January 2011 in relation to the Article 4 Direction identified a particular problem with the concentration of student accommodation in South Leamington, resulting in problems with noise and anti-social behaviour, increased crime, a negative impact on the physical environment including inadequate attention to waste disposal, lower levels of community involvement and pride in the area, impact on local services and pressure on spaces for on-street parking. The report on the Article 4 Direction was supported by information from the Council's Private Sector Housing team showing that a high proportion of HMOS are concentrated in South Leamington and crime statistics showing significantly higher rates of anti social behaviour in other parts of the District.

The multi signatory letter states that the change of use will bring a noise problem to a mews which has a number of properties within a short space, further student accommodation within the area which is not needed, and the houses should be retained for families.

To the north of Purton Mews is Sydenham Primary School. This site spans the rear properties located within Alderton Mews, Corston Mews, Purton Mews, Charlbury Mews, and Kingston Mews, which are all accessed off Lambourn Crescent which in turn is access via Chesterton Drive. To the south west located approximately 120 metres away, close to the roundabout with Sydenham Drive and Prospect Road is Asda supermarket and associated petrol filling station. Sydenham Drive is located 300 metres to the west of the application site.

If an area is taken which includes all properties located up to the northern boundary of the school site, up to Endsleigh Gardens, which is approximately 140 metres from the application property. Using Sydenham Drive (300 metres from the application property as the western boundary; Calder Walk (155 metres from the application property) as the eastern boundary and Chesterton Drive (70 metres from the application property) as the southern boundary. The HMO statistics for the area show in this area, which is occupied by a majority of residential properties, there are only three properties which are HMOs.

In terms of national policy, Paragraph 50 of the National Planning Policy Framework (NPPF) requires the Council to plan to create inclusive and mixed communities. Meanwhile, Paragraph 58 requires the Council to ensure that developments create safe and accessible environments where crime and

disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Policy DP2 of the Warwick District Local Plan 1996 - 2011 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents.

It is considered that due to the small amount of existing HMOs within the area mentioned above, the proposed change of use will not lead to an over concentration of HMOs within the area and therefore will not have an adverse impact on the amenity of nearby uses in accordance with Policy DP2.

#### Car Parking and highway safety

Policy DP8 states development will only be permitted that makes provision for parking and does not result in on-street car parking detrimental to highway safety. The Supplementary Planning Document (SPD) *Vehicle Parking Standards* sets out Warwick District Councils detailed parking standards for developments.

Table two of the SPG states properties which are to be converted to a HMO require to have 1 space per 2 bedrooms. Whilst the existing house is required to have 2 off road parking spaces under the current parking standards.

The existing property does not benefit from any off road parking. The property is proposed to convert to a 4 bed roomed HMO, which would require 2 spaces off road parking to be included. However, it is considered that as there is no extra parking required in comparison to the change of use and there is sufficient capacity for on street parking the proposed change of use will not have a detrimental impact on highway safety.

#### **SUMMARY/CONCLUSION**

It is considered that due to the small amount of existing HMOs within the area described above, the proposed change of use will not lead to an over concentration of HMOs within the area and therefore will not have an adverse impact on the amenity of nearby uses in accordance with Policy DP2. Also due to the existing on road parking provision it is felt there is sufficient capacity for the site not to provide off road parking provision and is therefore consistent with Policy DP8 of the Warwick District Local Plan 1996-2011.

#### **CONDITIONS**

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan submitted on 22nd January 2013. **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.