

Application No: [W 17 / 0969](#)

Town/Parish Council: Leamington Spa
Case Officer: Rebecca Compton
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Registration Date: 26/06/17
Expiry Date: 21/08/17

116 Brunswick Street, Leamington Spa, CV31 2EN

Proposed boundary wall with railings and gate to northern side, proposed new driveway and access with dropped kerb to eastern side. FOR Warwick District Council

This application is being presented to committee as the property is Council owned.

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of the report.

DETAILS OF THE DEVELOPMENT

The application is for a proposed boundary wall with railings to northern side, proposed new driveway and access with dropped kerb to eastern side. The application property and parking is currently accessed via one of the two access roads used for the cemetery. The aim of the proposal is to create a separate access on the eastern side for the dwelling with a new driveway and parking. The boundary to the northern side will have a new low wall with railings to create a distinction between the boundary of the property and the cemetery grounds.

THE SITE AND ITS LOCATION

The application property is a two-storey brick built detached dwelling located within the grounds of Royal Leamington Spa Cemetery on Brunswick Street.

PLANNING HISTORY

No relevant planning history.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Vehicle Parking Standards (Supplementary Planning Document)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: No objection.

WCC Highways: No objection.

RELEVANT PLANNING HISTORY

No relevant planning history.

KEY ISSUES

The Site and its Location

The application property is a two-storey, brick built detached property which is a separate dwelling located within the grounds of Royal Leamington Spa Cemetery on Brunswick Street.

Assessment

The impact on highway safety and parking

Local Plan Policy DP6 only permits development that provides safe and convenient accesses that are not detrimental to highway safety of other road users and pedestrians.

The property and parking is currently accessed via one of the two access roads that serve the cemetery, located behind the application property. The proposal is to create a separate access for the property and retain the two existing access roads for the cemetery. The proposed dropped kerb will be situated a reasonable distance from the existing two access roads and highway trees. It is therefore considered that there is adequate visibility on this section of road for vehicles to safely enter and exit the site.

The proposal will allow enough space for two off street parking spaces as the two existing spaces will be lost. In addition the proposed driveway is large enough for

cars to turn around and not to reverse out onto the public highway. The proposed parking is considered to be in accordance with the Vehicle Parking Standards SPD.

WCC Highways have recommended that visibility splays are provided to the vehicular access to the site, which can be secured via condition.

Design of new boundary treatment

The new boundary treatment to the northern side is to be black painted iron railings with a low wall constructed of brick to match the host dwelling and a small timber gate. There is an existing black iron gate to the current access for the property on the northern side, therefore the proposed railings and wall will be in keeping with the area in accordance with Local Plan Policy DP1. The use of railings will allow for some distinctiveness between the boundary of the property and the cemetery grounds whilst retaining an open feel.

The wall on the eastern side will be built up with matching brick once the new access has been created.

Impact on neighbouring properties

It is considered that there is no detrimental on the neighbours. Many other properties in the road have dropped kerbs and the proposal is therefore, not out of character with the area and accords with Local Plan Policy DP2.

Summary/Conclusion

It is considered that the proposed new access will not create a detrimental effect on the highway and the proposed new wall and railings are of an acceptable design for the area and therefore the application complies with Adopted Local Plan Policies DP1, DP2 and DP6.

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 and approved drawings HPS 01, HPS 02, HPS 03, and specification contained therein, submitted on 23/05/2017. **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.
- 3 The development shall not commence until visibility splays have been provided to the vehicular access to the site passing through the limits of the site fronting the public highway with an 'x' distance of 2.4 meters and 'y' distance of 43 meters to the near edge of the public highway carriageway. No structure, tree or shrub shall be erected, planted or

retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 meters above the level of the public highway carriageway. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.

- 4 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 DP1 of the Warwick District Local Plan 1996-2011.
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