

**Planning Committee:** 24 June 2014

**Item Number:** **13**

**Application No:** W 14 / 0589

**Town/Parish Council:** Leamington Spa

**Registration Date:** 24/04/14

**Case Officer:** Jo Hogarth

**Expiry Date:** 19/06/14

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**75 Radford Road, Leamington Spa, CV31 1NE**

Proposed additional two bedrooms to existing eight bed HIMO together with a front lightwell and new access onto Radford Road FOR Mr Sahota

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

**RECOMMENDATION**

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

**DETAILS OF THE DEVELOPMENT**

The proposal seeks to convert the basement to form two additional bedrooms and a front lightwell together with a dropped kerb and access onto Radford Road.

**THE SITE AND ITS LOCATION**

The site relates to one half of a pair of semi-detached properties located within the designated Royal Leamington Spa Conservation Area on the north side of the road. Plymouth Place runs parallel to Radford Road and these properties back on to the application site. The front garden has been laid out with gravel.

**PLANNING HISTORY**

There have been no recent planning 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)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- Vehicle Parking Standards (Supplementary Planning Document)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- The emerging Warwick District Local Plan 2011- -2029 particularly policies BE1: Layout and Design; BE3: Amenity and HE2: protection of Conservation Areas.

## **SUMMARY OF REPRESENTATIONS**

**Leamington Spa Town Council:** Objection is raised for the following reasons:

1. The lack of provision for additional parking.
2. There are serious concerns about the flooding risk in that area.
3. The increase in the number of student rooms has not been balanced by the increase in the communal areas.
4. The increased provision of refuse bins further affects the parking area.

**Private Sector Housing:** Recommend some internal alterations and escape windows.

**WCC Highways:** No objection, subject to conditions.

**Public response(s):** 4 letters of objection have been received on the grounds of increased residents occupying HMO's; increase in vehicles and rubbish; the imbalance of HMOs in the area; and additional noise.

## **ASSESSMENT**

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

- The impact of additional rooms
- The design and impact of the lightwell in the Conservation Area
- Highways and Parking

### The impact of addition rooms

The property relates to an existing HMO consisting of 8 bedrooms. The introduction of two additional bedrooms in the basement is not considered to significantly exacerbate the actual number of HMO's in the surrounding area. Whilst there are 6 other HMO's within a 100 metre radius of the application site, it is considered that it would be difficult to sustain a refusal on grounds that two additional rooms would result in unacceptable harm to the character of the area.

In light of the scale of the proposal it is considered that the scheme would meet the objectives of Policies DP1 and DP2 in the Local Plan and emerging policies BE1 and BE3 as well as the intentions of the Article 4 Direction relating to HMO's.

### The design and impact of the lightwell in the Conservation Area

In terms of the impact on the Conservation Area, there are several properties with front light wells of a similar design and size; however the applicant has amended the plans to reduce the size of the lightwell and omit the railings and install a grille which would be visually less intrusive. It is considered that the principle of lightwells has been established and would not therefore result in unacceptable harm to the character or appearance of the Conservation Area and thereby is acceptable in relation to Policy DP8 in the Local Plan and emerging policy HE2.

## Highways and parking

As part of the application, it is proposed to formally provide two car parking spaces utilising the front garden of the property which is a common visual feature along this part of Radford Road. In assessing the application against the Council's Vehicle Parking Standards, for two bedrooms the proposal would trigger the requirement for 1 space. The property as it stands now with 8 bedrooms requires 4 spaces. Given that it is only the two additional bedrooms which can be considered, the proposal would meet the Council's parking standards.

There is no objection from Highways and as such no conflict with Policy DP8 in the Local Plan or emerging policy TR4.

## Other matters

The application has been amended to meet the recommendations from Private Sector Housing and therefore there is no objection. Furthermore, the site does not fall within Flood Zones 2 or 3 and therefore there is no issue regarding flooding.

## **SUMMARY/CONCLUSION**

In the opinion of the Local 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.

## **CONDITIONS**

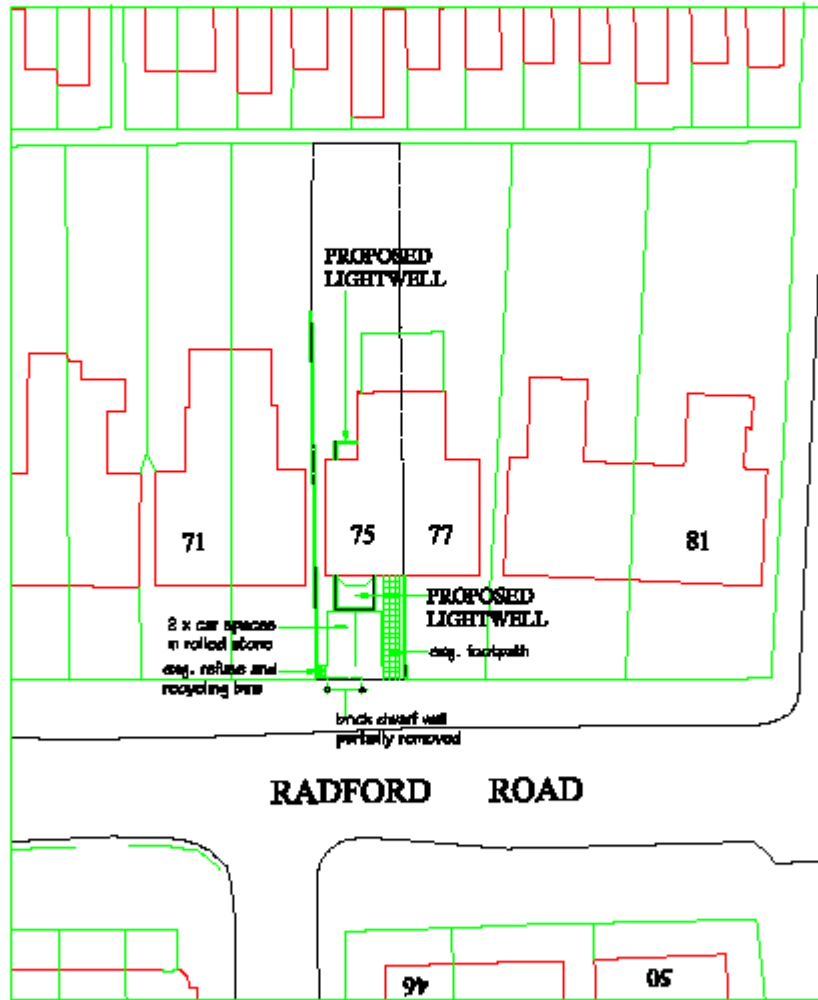
- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing number 03C and 04B, and specification contained therein, submitted on 6 June 2014. **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 be occupied until an access for cars has been provided to the site of 5.0 metres in width at any point, as measured from the near edge 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 The access to the site shall not be constructed in such a manner as to reduce the effective capacity of any drain within the limits of the public highway. **REASON:** In the interests of highway safety in accordance

with Policy DP6 of the Warwick District Local Plan 1996-2011.

- 5 The access to the site for cars shall not be used in connection with the development until it has been surfaced with a suitable material in accordance with details to be approved in writing by the Local Planning Authority. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.

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# 75 RADFORD ROAD LEAMINGTON SPA



BLOCK PLAN - 1 : 500



