

**Planning Committee:** 01 February 2006

**Item Number:** 13

**Application No:** W 05 / 1951

**Registration Date:** 08/12/05

**Town/Parish Council:** Warwick

**Expiry Date:** 02/02/06

**Case Officer:** Martin Haslett

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**Leo House, 14-16 St. Nicholas Church Street, Warwick, CV34 4JD**

Erection of two storey extension (with parking on ground floor) construction of new roof (and use of roof space) FOR Couch Consulting Engineers

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

**SUMMARY OF REPRESENTATIONS**

**Warwick Town Council:** "The proposed mass of the building will be overbearing for the adjoining residential properties and the applicant is looking to overdevelop this industrial site to the detriment of the amenities of the immediate vicinity. The Local Planning Authority is well aware of the shortfall in car parking within the town centre and this proposal will generate further car parking need, exacerbate the situation, bring users and visitors into conflict with residents and creating a potential traffic hazard by uncontrolled and overparking in the area."

**Neighbours:** 3 objections on grounds of:

- loss of privacy from windows and rooflights, overlooking of 18-26 St. Nicholas Church Street;
- reduction of light to Fairfax Court;
- overdevelopment, proposal would enlarge an already unsuitable building in the conservation area;
- access is already poor and could be come more congested and blocked by parked cars;
- car parking would be reduced;
- there is no public lighting on the approach road.

**Warwick Society:** objection on grounds of overdevelopment, overbearing appearance in relation to neighbours, detrimental to residential amenities, lack of car parking. Ask for a site visit unless proposals to be refused.

**WCC(Ecology):** no objection, subject to bat note.

**RELEVANT POLICIES**

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- (DW) ENV5 - Establishment, Maintenance and Review of Conservation Areas (Warwick District Local Plan 1995)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).
- DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 Revised Deposit Version)

### **PLANNING HISTORY**

The building has been used as an office for many years and has no recent planning history which is relevant to the current case.

### **KEY ISSUES**

#### **The Site and its Location**

Leo House is approached along a private drive from St. Nicholas Church Street and adjoins residential developments at Fairfax Court and the recently completed Brooke Mews. Other residential properties at Avery Court and St. Nicholas Church Street closely adjoin.

The building consists of a 2 storey brick and metal cladding construction, with a low pitched roof. At the front, there is a tarmac area to accommodate up to 8 cars. This car park closely adjoins the side wall of 6 Brooke Mews which has no windows. The rear of all the buildings in this part of Brooke Mews is similarly without windows.

#### **Details of the Development**

It is proposed to build a first and second floor extension to the existing building, over the existing car park which would remain. The entire building, including the existing, would be re-faced externally with the existing brickwork rendered and the upper part (currently metal clad) finished in cedar cladding. The existing roof (of asbestos sheet) would be entirely removed and replaced with a new slate roof at a higher pitch than the existing, resulting in a higher ridge line. The existing parking area would remain, although accessed through columns supporting the upper floors.

#### **Assessment**

The issues to be considered in this case are the impact on the neighbours, the visual effect on the conservation area and concerns about parking.

Whilst the proposed works closely adjoin residential properties, the impact on them is minimised by the design and position of the neighbours. Brooke Mews, immediately adjoining has no windows in either the side or the rear elevations and the new extension will simply appear as a neighbour with its front elevation projecting a little in front of 6 Brooke Mews. Similarly, Fairfax Court to the rear of the application site, has its parking area to the side and rear of the application site, with the extension on the far side of the application site. The ridge of the roof would be raised from 6.3m to 8.3m, which would have some impact on the outlook from the properties immediately behind, but not so significant as to merit a refusal of permission.

There are further residential properties in St. Nicholas Church Street, the nearest at numbers 18 and 20. The nearest part of these buildings is about 20m from the extension to Leo House and at a considerable angle to it. Again, I do not consider that any loss of amenity is sufficient as to warrant a refusal of permission.

The second issue is the impact on the conservation area. Here the comments are all positive. The proposals will result in a considerable improvement to the appearance

of the building, with the removal of the metal cladding and the asbestos roof. The proposed natural replacement materials would result in a building of more traditional design, more in keeping with the conservation area.

Some consultees have raised concerns over parking. The proposals rely on the existing parking area in front of Leo House and do not propose any increase in car parking. However, this is a town centre site where sufficient public car parking is available and in an area served by public transport. In these circumstances, I do not consider that it would be appropriate to require additional car parking spaces.

In all these circumstances, I am unable to support the objections raised by the consultees.

### **RECOMMENDATION**

GRANT, subject to the conditions listed below.

### **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 approved drawings 2109-10 and -11 and specification contained therein, submitted on 8 December 2005, 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 Local Plan Policy ENV3.
- 3 Samples of the natural slate to be used for the construction of the roof hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

### **INFORMATIVES**

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development is of an acceptable standard of design which is in keeping with the architectural and historic character of the Conservation Area within which the site is located. Furthermore the development is not considered to have a detrimental impact on the amenities of the adjoining residential properties. The proposal is therefore considered to comply with the policies listed.

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