

PLANNING COMMITTEE 6 January 2015

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 5 W14/1704 Newbold Centre, Leicester Street, Royal Leamington Spa

Conservation Advisory Forum: The improvements to the large block and the fact that this had been pulled away from residents to the rear was now felt to be acceptable and there were no objections to this application going forward.

Item 8 W/14/0915 Hybrid Arts, Riverside, Adelaide Road, Royal Leamington Spa

An email received from the local residents of Portland Place advises that "due to the changes made both on the website and to the documentation since our meeting with WDC officers in December, the resident group have decided not to oppose the application on 6th January 2015".

Item 9 W/14/1493 6 Jury Street, Warwick

This item has been withdrawn.

Item 10 W/14/1625 36 Paradise Street, Warwick

Warwick Town Council: Object as it is considered that the existing house has considerable historic significance. By reason of the mass and design the proposal will result in intensive development and would be detrimental to the visual amenities and character of the area. The application fails to meet the Council's parking standards and the Council should seek guidance on listing the property.

CAF: As early concrete houses both the application site and number 38 Paradise Street are of interest and could possibly warrant Local Listing together given that the application site has been significantly altered. However, some members expressed some reservation about local listing and maintaining the application site as it has been significantly altered and would not easily reconvert back to two houses as it had originally been. In terms of the replacement dwellings it was pointed out by one member that the replacement party wall would possibly strengthen number 38, but it was also felt that the proposed design could be improved by having windows which matched the windows at number 38 and

similar door detailing to number 38 which would then restore visually the appearance of a terrace of three houses.

Four letters of objection have been received on grounds that parking is already difficult and the plans have not accounted for this, especially following approval for 2 houses in Vine Lane; renovation would be a far more suitable option. A resident has provided a detailed history of the site for background information; considers the building to warrant local listing and to have potential to be included in the Conservation Area. Furthermore, WDC should cross reference the current and future applications and require the owner to reinstate the front of 36 Paradise St.

Two further letters from the adjoining residents have been received which reiterate their strong objections; non conformity with BRE daylight and sunlight assessments; distance separations; parking standards and local plan policies. In addition land registry details and estate agent particulars.

Three separate petitions have been received in the following terms:-

Objection to layout, design and character – 39 signatures

Objection to WDC's vehicle parking standards SPD – 37 signatures

A Petition to address parking concerns within W3 parking zone – 90 signatures.

In respect of the car parking requirements of the proposal, the application of the District Council's car parking standards would require 1.5 spaces for each 2 bed house) giving a total requirement of 3 spaces. However, in considering this proposal and raising no objection on the issue of car parking provision, regard was given to the fact that the property originally comprised two houses; that the number of bedrooms proposed has not increased, and the Highways advice provided as to the absence of harm in highways terms sufficient to warrant refusal.

The District Council's Conservation Officer has carefully considered whether the building in question merits being added to the Local List. He considers that it does not because the building has been significantly updated and does not survive in its original form to the extent that such Listing could be justified.