

Application No: W 13 / 0502

Town/Parish Council: Leamington Spa

Case Officer: Rob Young

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Registration Date: 19/04/13

Expiry Date: 14/06/13

4 Warwick New Road, Leamington Spa, CV32 5JF

Demolition of existing outbuildings and single storey side extension and conversion from existing use as a house, 3 apartments and chiropractic clinic into a 20 bedroomed house in multiple occupation; erection of single storey side and rear extensions; excavation of front and rear lightwells; external alterations including the insertion of new and replacement windows and rooflights; construction of parking areas in front and rear gardens including alterations to landscaping; erection of new front wall; and construction of bin and cycle stores.
FOR Greenbull Ltd

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

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The application proposed the demolition of existing outbuildings and a single storey side extension and conversion from the existing use as a house, 3 apartments and chiropractic clinic into a 20 bedroomed house in multiple occupation; erection of single storey side and rear extensions; excavation of front and rear lightwells; external alterations including the insertion of new and replacement windows and rooflights; construction of parking areas in the front and rear gardens including alterations to landscaping; erection of a new front wall; and construction of bin and cycle stores.

The following amendments have been made to the application:

- area of hardstanding in rear garden reduced and replaced with a larger area of soft landscaping;
- new upper floor windows in west side elevation shown to be obscure glazed;
- design of new windows changed to "2 over 2" sliding sashes (double glazed);
- confirmation that the applicant agrees to make a contribution of £7,300 towards the provision or enhancement of public open space;
- railings omitted from front lightwells and replaced with horizontal grilles;
- new wall and fence provided along rear boundary;
- front lightwells reduced in size;

- rear parking spaces moved further off the boundary with the dwellings in The Mews;
- enclosure provided to front of bin store to screen bins from view;
- recommendations of Warwickshire Police agreed and added to drawings; and
- hard surfaces confirmed to be constructed of rolled stone and confirmed to be permeable.

THE SITE AND ITS LOCATION

The application relates to a two storey detached property situated on the northern side of Warwick New Road. The application property is a traditional villa situated within the Leamington Spa Conservation Area. The existing property is subdivided into a house, a chiropractic clinic, and 3 bedsit flats. The property has a front driveway / parking area with in and out accesses onto Warwick New Road. The property has single storey side and rear extensions. The rear garden of the property is mostly covered by a lawn and trees / shrubs. There is rear pedestrian access onto Hyde Place.

The application property is situated within a predominantly residential area and the properties adjacent to the site are all in residential use.

PLANNING HISTORY

In 1984 planning permission was granted for "Change of use from a single dwelling to a flat with 2 consulting rooms on ground floor and a flat at first floor" (Ref. W84/0249).

Prior to this, various planning permissions were granted for extensions and conversions to provide flats and consulting rooms in various parts of the building.

In 2009 planning permission was granted for "Demolition of parts of existing building and conversion from existing use as a house, 3 apartments and chiropractic clinic to 8 apartments; erection of single storey rear extension; external alterations including insertion of new and replacement windows and rooflights; excavation of front lightwells; erection of new walls, fences and railings; construction of bin store; construction of parking areas in front and rear gardens including alterations to landscaping" (Ref. W09/0304).

In 2011 planning permission was granted for "Change of use of chiropractic clinic and amalgamation of existing flats to form 2 dwellings; demolition of part of existing rear extension; demolition of car port and erection of garage; alterations to existing side extension; installation of new and replacement doors and windows; excavation of front lightwells; construction of new pillars and railings to front elevation; and alteration to front parking layout" (Ref. W10/1485).

In February 2013 a planning application was submitted for "Demolition of existing outbuildings and single storey side extension and conversion from existing use as a house, 3 apartments and chiropractic clinic into 6 flats in multiple occupation (Use Class C4) and 1 flat (Use Class C3); erection of 3 storey rear extension and single storey side extension; excavation of front, side and

rear lightwells; external alterations including insertion of new and replacement windows and rooflights; construction of parking areas in front and rear gardens including alterations to landscaping; erection of new front wall; and construction of bin store" (Ref. W13/0087). This application was withdrawn in April 2013.

RELEVANT POLICIES

- 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)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP14 - Crime Prevention (Warwick District Local Plan 1996 - 2011)
- UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- Vehicle Parking Standards (Supplementary Planning Document)
- Open Space (Supplementary Planning Document - June 2009)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Town Council: Object on the following grounds:

- over development of the site creating an extensive HMO with 22 bedrooms and adjacent to another large HMO so creating a change in the character of the surrounding residential area;
- intrusive design with a detrimental impact on residential properties in Hyde Place;
- inadequate vehicle access from the rear of the property accessed from Hyde Place will give rise to noise and disturbance to adjoining residential properties;
- opening up of a pedestrian route from and to Hyde Place/Warwick New Road impacting on personal safety of residents and their property; and
- loss of mature garden at rear with proposed provision for minimal screening with an adverse impact on the privacy of adjoining dwellings.

Public response: 11 neighbours have objected on the following grounds:

- overdevelopment;
- over concentration of houses in multiple occupation in the locality;
- the high turnover of residents will affect community cohesion in the area;
- inadequate parking;
- detrimental impact on parking on surrounding streets, which are already saturated;
- increased traffic;
- detrimental to highway safety;
- providing pedestrian access onto Hyde Place is unacceptable, encouraging parking on that congested street and adversely affecting security for nearby residents;
- general noise and disturbance;
- noise and disturbance and light pollution from vehicles in the rear parking area;
- the surfacing material for the parking areas will be noisy when used by motor vehicles;
- light pollution from lighting of the parking areas;
- poor living environment for occupants of the proposed development due to the small size of some of the rooms and inadequate natural light;
- parking at the rear of the site is contrary to the Council's Residential Design Guide;
- loss of landscaped areas;
- harm to the character and appearance of the Conservation Area;
- increased litter;
- loss of privacy; and
- the 2m high brick wall previously proposed for the boundary with The Mews should be reinstated.

Conservation Advisory Forum: The bedrooms in the roof space and the side extension would provide a poor standard of amenity for the occupiers. Roof lights on the front elevation are unacceptable, and these are not centred over the windows below. The gate pillars at the front should have bases. Bin storage is queried, and there is no provision of garden space for occupants. The proposal removes too many original features and would therefore be harmful to and out of character with the street scene.

Warwickshire Police: No objection, but make recommendations in relation to security.

WCC Ecology: Accepted the findings of a bat survey that was carried out in relation to the previous application and recommended that a condition to require all destructive works to the roof to be undertaken in the presence of a qualified bat worker and another condition to require replacement planting. Also recommend notes relating to nesting birds and indigenous planting.

WCC Highways: Whilst there is no objection in principle, concerns remain about the level of car parking provision for the level of accommodation proposed. The surrounding streets to the site, in particular Hyde Place, already have a significant

demand for on-street parking due to these existing properties not having the ability to provide off street parking. The layout indicates 10 parking spaces which is in line with the LPA Parking Policy. However, while this is in line with their policy and in a sustainable location, having good accessibility by foot/cycle and to public transport provision, this does not preclude ownership of a car and therefore the need to store/park the vehicle. This will further exacerbate the demand for on-street parking in an area where there is already a significant demand and could result in indiscriminate parking, as well as being a further increase in vehicle movements/trips, particularly from the access, with residents searching for scarce on street parking in the area. Both of these issues are viewed as being detrimental to highway safety.

Assessing the layout, it would be possible to provide another 3 spaces on site (2 spaces to the rear of the site and 1 space to the front), which would reduce the potential demand for on-street parking within the surrounding streets. This will require altering the bin store layout to the front of the site to accommodate the space to the front and a revision to the alignment of the pedestrian access from Hyde Place. Whilst this would still result in a demand for on-street parking, by maximising the parking provision on site, it would reduce the pressure on the existing levels of on-street parking.

WDC Waste Management: The bin store is in an ideal place and is of an adequate size.

WDC Private Sector Housing: The proposals meet the relevant standards in terms of room sizes and facilities. The only concern is that window sizes are adequate (for natural light purposes) as several of the bedrooms are considerably large. As a guide the window area should be at least 10% of the total floor area of each habitable room.

WDC Environmental Health: Recommend that a condition is imposed to prevent vehicular access being provided from Hyde Place.

ASSESSMENT

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

- whether the proposals would create a harmful concentration of houses in multiple occupation in this locality;
- the impact on the living conditions of neighbouring dwellings;
- the living conditions of the proposed flats;
- the impact on the character and appearance of the Conservation Area;
- car parking and highway safety;
- bin storage;
- ecological impact; and
- the impact on trees.

Whether the proposals would create a harmful concentration of houses in multiple occupation in this locality

The proposals would create a large house in multiple occupation (HMO) with a total of 20 bedrooms. However, the Council's records show that there is not a particular concentration of HMOs in this locality. Objectors have suggested that the adjacent property at No. 6 Warwick New Road is a substantial HMO. However, that property is divided into 9 self contained flats and only one of these flats is registered as a HMO. There are only 2 registered HMOs in Hyde Place and only 2 other registered HMOs within 100m of the site on Warwick New Road / Church Hill (in addition to the flat at No. 6). This is a lower concentration than in other more saturated parts of the town. Furthermore, it is notable that in this case the development is contained within a building that occupies a large site. Therefore it is concluded that the proposals would not create a harmful concentration of houses in multiple occupation in this locality. In addition, it is important to bear in mind that the proposals would bring a traditional building in the Conservation Area back into use after a long period of vacancy.

Impact on the living conditions of neighbouring dwellings

The Town Council and neighbours have raised concerns relating to noise and disturbance associated with the occupation of the property as a house and multiple occupation. However, houses in multiple occupation are generally considered to be suitable within residential areas. Therefore, as it has been judged that the proposals will not create a harmful concentration of houses in multiple occupation in this locality, there is no reason to believe that the occupants of the proposed development would cause unacceptable noise and disturbance for neighbours. Furthermore, given the size of the site there is a greater degree of separation between the proposed development and surrounding residential properties than there is within many other similar developments around the town.

Whilst the proposed rear car park would result in an increase in activity in this part of the site, it is not considered that this would result in an undue increase in the noise and disturbance or light pollution that is experienced by neighbouring dwellings or any undue loss of privacy. The existing and proposed boundary fences, walls and landscaping will provide a good degree of screening for the car park. The weakest boundary at present is that with the properties in The Mews, and a new wall / fence is proposed for that boundary (sections of fence are required where it is not possible to continue the wall due to the presence of trees). Objectors have suggested that the parking spaces should be repositioned to face onto the rear of the application property, or to be laid out in a herringbone arrangement, but there would be insufficient space for cars to manoeuvre into and out of spaces in those layouts. It is relevant that a similar rear parking area was approved as part of the 2009 planning permission for the conversion of the property into 8 flats (W09/0304).

Neighbours have raised concerns about the surfacing material for the car park and potential noise from cars running over this material. However, this is a common surfacing material for residential developments and it has already been

approved for use at the adjacent site (No. 6). Furthermore, Environmental Health have not advised of any noise problems with the proposed material. Therefore it is concluded that the surfacing material would be appropriate.

The proposed extension would be a small addition that would be set well away from the boundaries with neighbouring dwellings and therefore it will not have any significant impact in terms of loss of light or loss of outlook. The relationship between windows in the application property and surrounding dwellings is acceptable. The new upper floor side windows are now shown to be obscure glazed and this will ensure that the proposals do not result in unacceptable loss of privacy for neighbours.

The concerns that have been raised regarding lighting in the rear car parking area are noted. However, no lighting is proposed in the application, and a condition is recommended to require details of lighting to be submitted for approval prior to installation.

The suggestion by objectors that more car parking spaces should be provided at the front of the property, rather than the rear, is noted. However, there is insufficient space to accommodate any additional spaces on the front in a manner that provides a suitable frontage layout that preserves the character and appearance of the Conservation Area.

The living conditions of future occupants of the proposed development

The Council's Private Sector Housing Team have advised that they have a guideline that all bedroom windows should have a window area of at least 10% of the floor area of the room. Most of the bedrooms comply with this guideline. However, one or two of the larger bedrooms have a window area of approximately 8.5% of the floor area of the room. The Conservation Advisory Forum have also raised concerns about the standard of some of the rooms. In assessing these matters, it is important to note that the standard of new living accommodation is not normally a material consideration where this relates to matters dealt with by other legislation (e.g. building regulations or housing legislation). In any case the Council's Private Sector Housing team have advised that the 10% figure is a guide. Furthermore, in most cases the discrepancies relate to existing rooms and windows that have been retained at their original proportions. From a conservation point of view this is preferable to subdividing the rooms or increasing the size or number of the windows. Moreover, where these are existing rooms, they have been historically used for residential purposes with the existing window sizes and could continue to be used as bedrooms without the need for planning permission. Therefore it is concluded that the living conditions of future occupants of the proposed development is not a reason for refusing planning permission.

Impact on the character and appearance of the Conservation Area

As amended, it is considered that the proposals would preserve the character and appearance of the Conservation Area. The provision of grilles in lieu of railings for the lightwells would limit the visual impact of the lightwells. The

proposed bin store on the frontage would be an appropriate feature for this location, particularly considering the presence of similar structures at other properties nearby. The bin store would have a limited visual impact because it would be positioned against the existing tall boundary wall with No. 2 Warwick New Road, with the new section of railings and landscaped area to the front boundary providing some degree of screening from the street.

The replacement side extension would be an improvement compared with the existing inappropriate structure. The proposed rear extension would be in keeping with the traditional character of the building, as would the new and replacement windows. The new rear parking area would be largely hidden from public vantage points, as would the cycle store, which in any case has a design that is in keeping with this traditional property. With regard to the loss of landscaping on the frontage, this would be compensated by a new strip of planting behind the railings on the boundary, and a further area of landscaping would be provided in front of bedroom 5. It should be noted that many of the proposed alterations are similar to the development that was approved in 2009, including the front and rear car park layouts and the bin store.

The Conservation Advisory Forum (CAF) have raised concerns about the number and position of the rooflights in the front elevation. However, the previous planning permission for the conversion of this property into flats included 4 rooflights in a similar position. The application has been amended to omit one of the proposed rooflights so that the proposals are now the same as previously approved in this respect. With regard to the other issues raised by CAF, the design of the gate pillars is appropriate for this location and the proposals would not remove any original features from the exterior of the building (the building is not Listed and consequently there is no control over internal features).

Car parking and highway safety

The Highway Authority have objected to the application on parking grounds. They consider that 3 additional parking spaces could be provided on site. However, for the District Council assessing this planning application, the provision of car parking is just one of many (sometimes competing) objectives. The District Council's assessment must balance the parking provision against other factors, including the important issue of the impact on the character and appearance of the Conservation Area. In this regard efforts have been made in this case to retain as much landscaping as possible on the site frontage and within the rear garden. The provision of 3 additional parking spaces would result in the loss of almost all notable areas of landscaping. When weighing up the competing objectives of parking vs. landscaping / Conservation Area impact, an important consideration is the fact that the parking provision currently proposed is in accordance with the Council's Parking Standards. As these are maximum standards and any additional spaces would harm the character and appearance of the Conservation Area, it is not considered that any additional parking spaces would be justified. In reaching this conclusion regard has also been had to the sustainable location of the site, the provision of covered cycle parking and the fact that the proposals would bring a traditional building back into use after a long period of vacancy.

For the above reasons, and particularly the compliance with the Parking Standards, it is concluded that the proposals would not be detrimental to highway safety. For the same reasons it is also concluded that the proposals will not cause undue inconvenience to nearby residents as a result of on-street parking.

Bin storage

The proposed bin store is in a convenient location for all occupants of the proposed development and is close enough to be collected from Warwick New Road. The alternative would be to provide a bin store at the rear of the site accessed from Hyde Place but this was objected to by neighbours in Hyde Place when proposed as part of a previous application. The Council's Waste Management team have raised no objection to the proposed bin storage arrangements.

Ecological impact

A bat survey has been carried out and this did not find any evidence of bats using the application property. Therefore the survey concludes that it is unlikely that any significant bat roosting is taking place within the building. However, given the suitable features for bats within the building, the presence of bats cannot be ruled out and therefore the survey recommends that a licensed bat worker be commissioned to undertake a "watching brief" of the destructive works to the roof. The County Ecologist has accepted the findings of the bat survey and has raised no objection, subject to conditions. Therefore it is considered that the proposals would have an acceptable ecological impact, subject to the recommended conditions.

Impact on trees

The proposals would potentially impact on the two trees on the frontage of the application site. These are both relatively small trees, and it was judged in relation to the previous application on this site that they are not worthy of retention as individual specimens. Nothing has changed to indicate that a different conclusion should be reached now. In terms of the cumulative impact on the wider street scene, the trees in question are proposed to be retained. The proposals also include replacement landscaping on the frontage. Therefore, if the existing trees are lost at some point in the future, it is considered that the replacement landscaping will compensate for this loss.

The trees in the rear garden of the application property that would be affected by the proposals are non-native species that are not worthy of retention for their contribution to the character and appearance of the area.

Other matters

The application proposes the installation of solar thermal panels to meet 10% of the predicted energy requirements of the development. This would meet the

requirements of Local Plan Policy DP13. The solar panels will be discretely positioned on the side facing roofslopes of the rear wing and will not harm the character and appearance of the Conservation Area.

The application proposes large areas of new hard surfaces. A condition is recommended to require these to be constructed of porous materials, in order to limit any additional surface water run-off.

The applicant has agreed to make a contribution of £7,300 towards the provision or enhancement of public open space. This would meet the requirements of Local Plan Policy SC13 and the Open Space Supplementary Planning Document. A condition is recommended to deal with this issue.

Objectors have cited the following statement in the Residential Design Guide: "Parking at the rear of buildings will not normally be acceptable". However, given the particular characteristics of this site, it has been concluded that the rear parking area will not have an adverse impact. Furthermore, it is notable that an almost identical rear parking area has previously been approved and given the long period of vacancy it would appear that the provision of a rear parking area is likely to be essential to finding a viable alternative use for this particular property.

The previous application that was withdrawn (W13/0087) included a rear vehicular access onto Hyde Place which was a security concern for neighbouring residents and the police. This is now proposed to be a pedestrian access only. A condition is recommended to ensure that this is the case. Whilst the Town Council and neighbouring residents have suggested that pedestrian access onto Hyde Place should also be prohibited, there is an existing pedestrian access in this location and therefore it would not be reasonable to impose such a restriction.

Warwickshire Police have not objected to the current proposals, but have made a number of recommendations in relation to security. The applicant has confirmed that these security recommendations will be implemented within the development. The boundaries around the car park currently have tall walls or fences, or will be provided with a new wall / fence (the boundary with Nos. 1-3 The Mews), which will provide an acceptable level of security. Therefore it is considered that the proposals would be acceptable in relation to crime prevention.

SUMMARY / CONCLUSION

It has been concluded that the proposals will not result in an unacceptable concentration of houses in multiple occupation in this locality and that the proposals will have an acceptable impact on the living conditions of neighbouring dwellings. Furthermore, it is considered that the proposals will preserve the character and appearance of the Conservation Area and that the proposals are acceptable in terms of car parking and highway safety. Therefore it is recommended that planning permission is granted, subject to conditions.

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(s) 03B, 04C & 05C, and specification contained therein, submitted on 22 May 2013 and 29 May 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.
- 3 No development shall be carried out on the site which is the subject of this permission, until large scale details of windows (including a section showing the window reveal, heads and cill details), eaves, verges, parapets, rainwater goods and the lightwell grilles at a scale of 1:5 have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON :** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.
- 4 Unless the Local Planning Authority certifies that suitable alternative provision has been made for the provision or improvement of open space within the catchment area of the application site in accordance with Policy SC13 of the Warwick District Local Plan 1996-2011:
 - (i) no development shall commence unless or until a scheme for such provision or improvement (identifying the size/extent, location and specification of the space and works) has been submitted to and approved in writing by the Local Planning Authority; and
 - (ii) the dwellings hereby permitted shall not be occupied until the scheme so approved has been implemented.

REASON: To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011.
- 5 The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the

proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing which shall be made of porous materials. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations. **REASON:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011.

- 6 All hard surfaces hereby permitted shall be constructed of porous materials. **REASON :** To reduce surface water run-off and to ensure that the development does not increase the risk of flooding elsewhere, in accordance with Policy DP11 of the Warwick District Local Plan.
- 7 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.
- 8 All rainwater goods for the development hereby permitted shall be metal. **REASON :** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.
- 9 The roofing material for the development shall be natural slate. **REASON:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.
- 10 All window and door frames shall be constructed in timber and shall be painted and not stained. **REASON:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the new windows to be formed in the west elevation of the building (as annotated on drawing no. 05C) shall only be glazed or re-glazed with obscure glass. **REASON:** In the interests of the amenities of the occupiers of nearby properties in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.
- 12 The development hereby permitted shall not be first occupied unless and until the renewable energy scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON :** To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 13 None of the dwellings hereby permitted shall be occupied until the bin store has been constructed and is available for use in strict accordance with the approved plans. **REASON :** To protect the amenities of occupiers of the site and the character and appearance of the locality, in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 14 None of the dwellings hereby permitted shall be occupied until the proposed wall and fence along the rear boundary with Nos. 1-3 The Mews has been constructed in strict accordance with the approved plans. **REASON :** To protect the living conditions of neighbouring dwellings, in accordance with Policy DP2 of the Warwick District Local Plan.
- 15 The development hereby permitted shall not commence unless and until two weeks notice in writing of the start of works has been given to a suitably qualified bat worker appointed by the applicant to supervise all destructive works to the roof. All roofing material is to be removed carefully by hand. Should bats be found during this operation, then work must cease immediately while Natural England are consulted for advice and no further works shall be undertaken at the site unless and until full details of measures for bat mitigation and conservation have been submitted to and approved in writing by the local planning authority. The development shall then proceed in full accordance

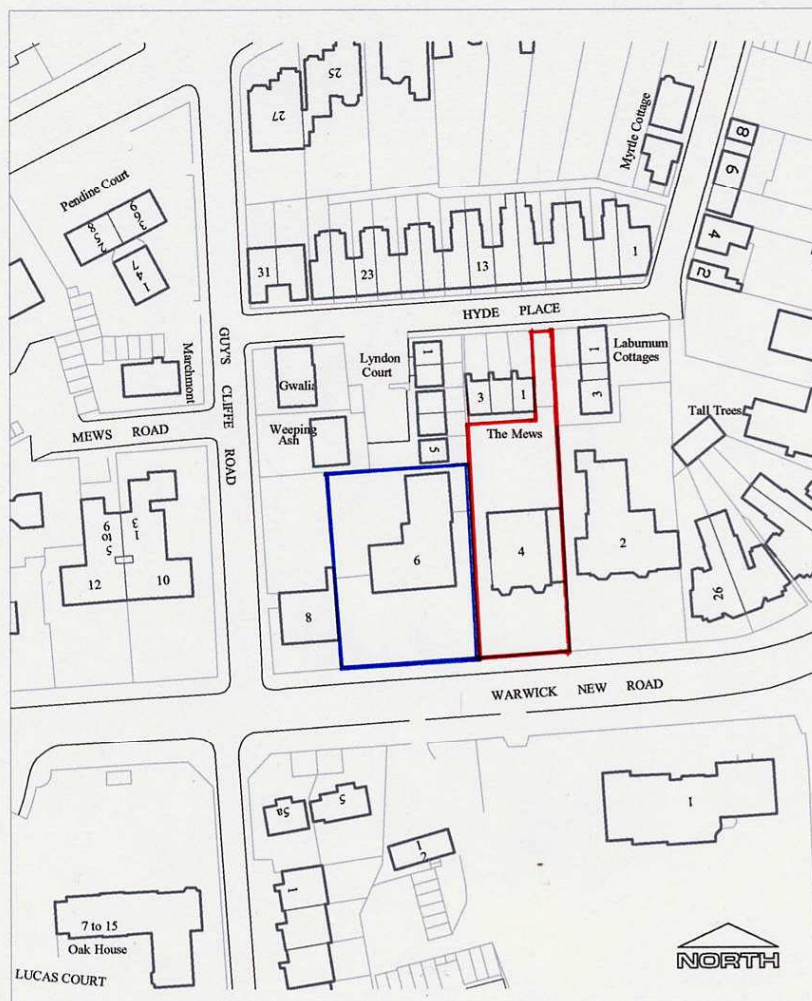
with the approved details and any required mitigation works shall be complete in full accordance with the approved details and shall not be removed or altered in any way without the prior written approval of the local planning authority. **REASON:** To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-2011.

- 16 No part of the development hereby permitted shall be occupied unless and until the cycle parking, car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times. **REASON:** To ensure that a satisfactory provision of off-street cycle parking, car parking and turning facilities are maintained at all times in the interests of the free flow of traffic and highway safety in accordance with Policies DP6 & DP8 of the Warwick District Local Plan 1996-2011.
- 17 No lighting or illumination of any part of the parking areas shall be installed or operated unless and until details of such measures shall have been submitted to and approved in writing by the local planning authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details. **REASON:** To ensure that any lighting is designed so as not to detrimentally affect the amenities of the occupiers of nearby properties in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
- 18 No vehicular access shall be provided to the site from Hyde Place.
REASON : In the interests of highway safety and to protect the living conditions of neighbouring dwellings, in accordance with Policies DP2 and DP6 of the Warwick District Local Plan.
- 19 The access to the site shall not be widened 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. **REASON:** In the interests of highway safety and the free flow of traffic in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.
- 20 The development shall not be occupied until all parts of the existing eastern access within the public highway not included in the permitted means of access has been closed and the kerb, footway and verge have been reinstated in accordance with the standard specification of the Highway Authority. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the

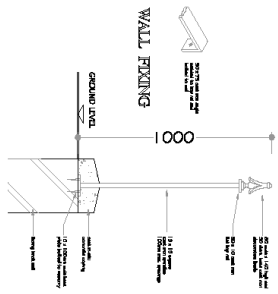
Warwick District Local Plan 1996-2011.

- 21 The access to the site for cars shall not be used unless a public highway footway/verge crossing have been laid out and constructed in accordance with the standard specification of the Highway 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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4 WARWICK NEW ROAD LEAMINGTON SPA



LOCATION PLAN - 1 : 1250

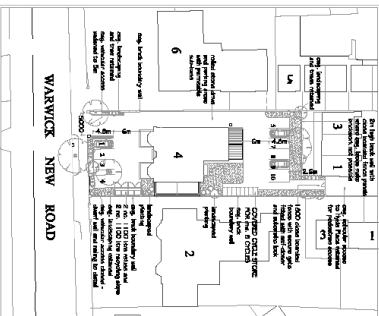


RAILING DETAILS - 1 : 10

600 1000



FRONT BOUNDARY WALL DETAIL - 1 : 20



BLOCK PLAN - 1 : 500

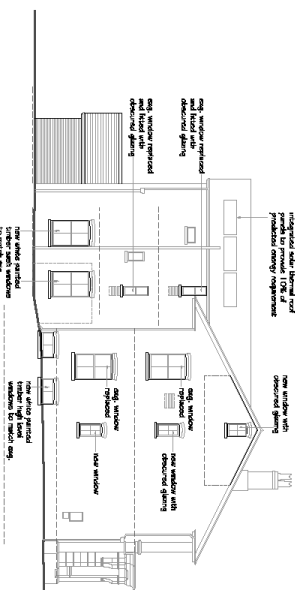
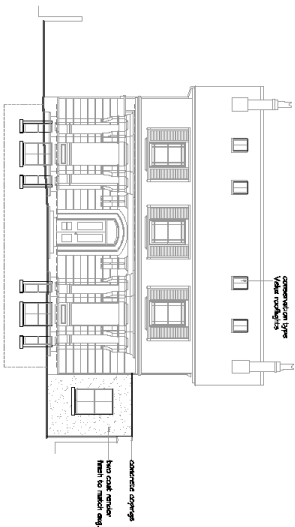
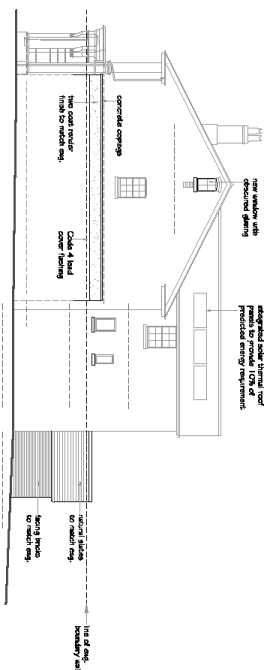
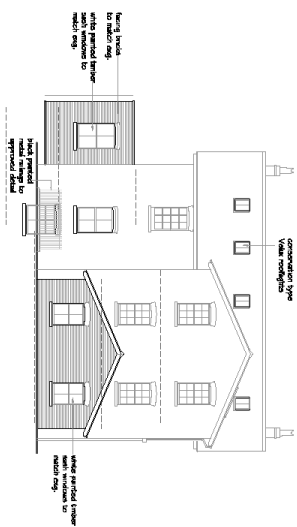
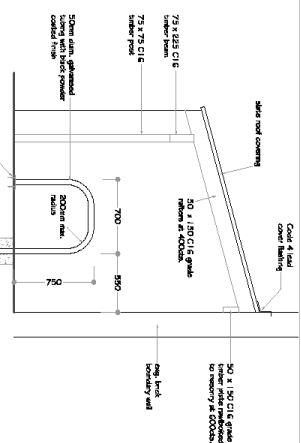
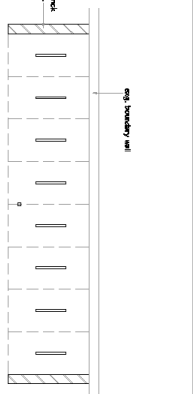
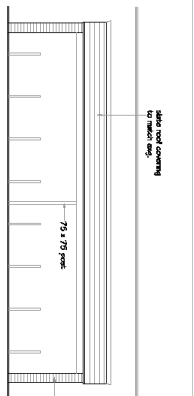
DATE: 01/04/2013
DRAWN BY: GARRY M. SUCH
CHECKED BY: GARRY M. SUCH
SCALE: 1:500

REV. A - Planning requirements (21.3.2013)
REV. A - Planning requirements (6.3.2013)

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DO NOT SCALE FROM THIS DRAWING
THIS DRAWING IS FOR INFORMATION ONLY
DRAWING FOR THE PURPOSES OF PLANNING & BUILDING REGULATIONS ONLY
JOB TITLE: PROPOSED ALTERATIONS TO DORMER
14 WARWICK NEW ROAD,
LEAMINGTON SPA

DRAWING: BASEMENT & GROUND FLOORS
BLOCK PLAN - PROPOSED
SCALE: 1:100 1:500 1:10
DATE: APRIL 2013
DRWG. No. 03B



REV. C - central rooftop omitted from front slope (28. 5. 2013)
REV. B. - Planning requirements (21. 5. 2013)
REV. A. - Planning requirements (6. 5. 2013)

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JOB TITLE: PROPOSED ALTERATIONS TO FORM HMO
4 WARWICK NEW ROAD,
LEAMINGTON SPA

DRAWING:
ELEVATIONS - PROPOSED

SCALE:
1 : 100

DATE: APRIL 2013

DRWG. No.

