

Planning Committee: 21 September 2005

Item Number: 16

Application No: W 05 / 1219

Registration Date: 18/07/05

Town/Parish Council: Leamington Spa

Expiry Date: 12/09/05

Case Officer: Fiona Blundell

01926 456545 planning_east@warwickdc.gov.uk

27 Southway, Leamington Spa, CV31 2PG

Conversion and extension to dwelling to form two residential units FOR Mr & Mrs Maan

SUMMARY OF REPRESENTATIONS

Town Council: ' *The proposal will result in an intensive form of development that is poorly related to its surroundings and provides a poor standard of accommodation* '.

Neighbours: Two objections received on the grounds that the proposal would be out of character with the surrounding properties and would lead to problems with car parking.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

PLANNING HISTORY

There is no relevant planning history related to this planning application.

KEY ISSUES

The Site and its Location

The application site comprises one half of a pair of semi-detached properties, with single storey side projections, which is located on the north side of Southway. The street scene is characterised by properties which are broadly similar in style, design and external appearance. The application site is separated from the neighbouring properties by low hedging and boundary walls and is set back from the public highway by an area of open landscaping with mature trees that forms an attractive feature of the area. There is no car parking provision within the curtilage of the property.

Details of the Development

The proposal seeks permission to convert the existing dwelling into two self contained flats and to extend the existing single storey side projection, (currently serving as a study)and replace its existing flat roof with a mono pitched roof. The proposed works would extend the study to the front by approximately 1.2 metres and to the rear by 0.6 metres. The proposals would provide a two bedroom flat at ground floor served from a door in the side projection, with a one bedroom flat at first floor accessed from the existing front door.

Assessment

I consider that the proposed works would not breach the Council adopted 45° code and in terms of the design, the proposed development would be acceptable, using materials appropriate to the dwelling house and the locality.

Whilst I note the Town Council's objection, I am of the view that , in visual terms, the proposal would still appear as a single welling house and would not have an adverse impact on the street scene. I consider that the scheme is similar to the proposed conversion at 78 Haddon Road which was presented before members at the last Planning Committee on 23rd/25th August, and which was subsequently granted permission.

I further note the concerns raised by neighbours in relation to car parking provision. However, in this instance, I do not consider that the lack of additional off street parking provision would provide a sufficient justification with which to sustain a refusal.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s)(Ref Drawing No. 05/25-02, and specification contained therein, submitted on 18th July 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 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 ENV3 of the Warwick District Local Plan.
