

**Planning Committee:** 03 March 2020

**Item Number: 8**

**Application No:** [W 19 / 1985](#)

**Town/Parish Council:** Cubbington

**Case Officer:** Rebecca Compton

01926 456544 rebecca.compton@warwickdc.gov.uk

**Registration Date:** 22/11/19

**Expiry Date:** 17/01/20

**44-46 Queen Street, Cubbington, Leamington Spa, CV32 7NA**

Erection of 1no. front and 1no. rear dormer windows and installation of a second floor side facing window to facilitate loft conversion FOR Mr G Khera

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

**RECOMMENDATION**

Planning Committee is recommended to grant planning permission, subject to the conditions set out at the end of this report.

**DETAILS OF THE DEVELOPMENT**

The proposal is for the erection of a front facing dormer, one rear facing dormer and the installation of a second floor side facing window to facilitate a loft conversion. The dormers have been designed to match the existing dormers to the building.

**THE SITE AND ITS LOCATION**

The application site is an upper floor flat located above the Post Office on Queen Street, Cubbington. The site benefits from off road parking to the rear of the building, accessed off Hillcrest.

**PLANNING HISTORY**

None relevant.

**RELEVANT POLICIES**

- National Planning Policy Framework
- The Current Local Plan
- BE1 - Layout and Design
- BE3 - Amenity
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- Parking Standards (Supplementary Planning Document)

## **SUMMARY OF REPRESENTATIONS**

**Cublington Parish Council:** Object on grounds that the proposal does not provide sufficient parking and there are concerns that the property could be converted into a HMO.

**WCC Ecology:** Recommend notes relating to bats and birds as protected species.

**Public Response:** One letter of no objection has been received from a neighbouring property on the proviso that the proposed dormer is in keeping with the existing one at No.44.

## **ASSESSMENT**

### Design and impact on the street scene

The proposed dormers are considered of an acceptable design for the area and are of a design and scale to match the existing dormers on the building. There are a number of dormers in the immediate street scene and together with the existing dormers to the building, it is considered that the proposal would not result in an incongruous feature in the street scene and would be acceptable. The proposal is considered to comply with Policy BE1.

### Impact on the amenity of neighbouring properties

The proposed front and rear dormers would not result in an unacceptable level of impact to any neighbouring property in terms of loss of light or outlook. The rear facing dormer would not provide views into the private amenity space of the nearest neighbouring property at No.2 Hillcrest. There are no other nearby neighbouring properties that would be impacted by the proposed rear dormer. The proposed front dormer would provide views over the public car park to the front of the site and would not present any impact on the neighbouring properties along Queen Street in terms of loss of privacy. It is also important to note that the adjoining upper floor flat benefits from front and rear dormers and so the impact of the proposed dormers would be no greater than the existing.

The proposed second floor side facing window will serve a bathroom. While the existing property already benefits from a clear glazed window at first floor and the neighbouring property opposite the site at No.48 Queen Street also benefits from clear glazed side facing windows at first and second floor, Officers consider that it would be appropriate to add a condition requiring the proposed window to be obscure glazed in the interests of privacy and the provision of adequate living conditions.

The proposal is considered to comply with Policy BE3.

### Parking

The existing property is a two bedroomed flat and is required to provide 2 off street parking spaces in accordance with the adopted Parking Standards SPD. The proposal will increase the number of bedrooms to 4 and the requirement for

parking will increase to 3 off road parking spaces. The Parish Council has objected on the grounds that there is insufficient parking provided at the site.

This concern is noted, however, the existing property benefits from off street parking to the rear of the building which has sufficient space to accommodate 3 off road parking spaces. The proposal is therefore considered to comply with Local Plan Policy TR3 and the adopted Parking Standards SPD.

#### Other matters

The Parish Council's objection regarding the property potentially being converted into a HMO is noted. However, this does not form part of the proposal under the current application and we can only assess the proposal before us. In any case, it should be noted that such a change of use would be permitted under the Town and Country Planning (Use Classes) Order 1987 (as amended) and would therefore not require planning permission. It should also be noted that the parking standards for a 4 bed HMO would be less than a 4 bed single dwellinghouse.

#### **Conclusion**

The proposed dormers are of an acceptable design in the context of the street scene and would not present an unacceptable level of amenity to the neighbouring properties in terms of light, outlook and privacy. Furthermore, the proposal provides sufficient parking to the rear of the building in accordance with the adopted standards.

#### **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) 1434-0500-01, and specification contained therein, submitted on 22nd November 2019, except as required by condition 4 below. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
- 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 BE1 of the Warwick District Local Plan 2011-2029.
- 4 Notwithstanding the details shown on the approved drawings, the second floor side facing window hereby permitted shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the

features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed window(s) shall be retained and maintained in that condition at all times. **REASON:** To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy BE3 of the Warwick District Local Plan 2011-2029.

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