

Planning Committee: 11 October 2005

Item Number: 04

Application No: W 05 / 1219

Registration Date: 18/07/05

Town/Parish Council: Leamington Spa

Expiry Date: 12/09/05

Case Officer: Fiona Blundell

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27 Southway, Leamington Spa, CV31 2PG

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

This application was deferred at Planning Committee on the 21st September 2005, for an updated report with revised recommendation in line with the Managing Housing Supply SPD.

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

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)
SC8a - Managing Housing Supply (Warwick District Local Plan 1996 - 2011 Revised 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 dwelling 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.

Conclusion

Despite the proposal being considered to comply with the policies listed above, it would conflict with the Managing Housing Supply Supplementary Planning Document which was adopted as Council policy as from 20th September 2005.

RECOMMENDATION

REFUSE for the following reasons :

- 1 The application is for a windfall housing development that does not meet one of the criteria set out within the Council's supplementary planning document: "Managing Housing Supply". This policy seeks to limit the over-provision of new homes in the District in accordance with policies CF3 and

CF6 in the Regional Spatial Strategy, policy H.1 in the Warwickshire Structure Plan and policies UAP1 and SC8a in the Warwick District Local Plan (Revised Deposit Version). To permit the development would, therefore be contrary to the aforementioned policies.
