

**Planning Committee:** 11 September 2018

**Item Number:** 7

**Application No:** W 18 / 1071

**Town/Parish Council:** Kenilworth

**Case Officer:** Emma Spandley

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**Registration Date:** 04/06/18

**Expiry Date:** 30/07/18

**121-123 Warwick Road, Kenilworth, CV8 1HP**

Variation of condition 2 (plan numbers) of planning permission ref: W/17/1828 (Change of use, conversion and extension of restaurant building (Use Class A3) with associated works to provide 6no. cluster flats providing a total of 23no. bedrooms for use as student accommodation) to allow for alterations to windows; an additional floor providing three additional bedrooms (total 26no.) and an additional car parking space together with rearrangement of the bin and cycle storage areas FOR Mr JR Gill Investments Ltd

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

**RECOMMENDATION**

Planning Committee is recommended to grant planning permission for this development, subject to the conditions listed at the end of this report.

**DETAILS OF THE DEVELOPMENT**

The application seeks to vary the drawing number condition on the previous approval ref: W/17/1828, which granted permission for a change of use, conversion and extension of restaurant building (Use Class A3) with associated works to provide 6no. cluster flats providing a total of 23no. bedrooms for use as student accommodation.

The previous development granted a new building which would extend the building along the Warwick Road with a parking area behind. This created six cluster flats for student accommodation providing 1 x 8 bedrooms, 1 x 5 bedrooms, 2 x 4 bedrooms and 2 x 1 bedroom. There would be 23 bedrooms in total.

This application seeks to add an additional 3no. bedrooms within the existing attic space. The external dimensions of the building will not change, therefore, the external built form will remain as approved.

The only external changes relate to a 'porthole' or 'bullseye' window within the gable at third floor to the front elevation and 6no roof lights and/or roof light combination windows within the rear roof slope.

**THE SITE AND ITS LOCATION**

The application site is within Kenilworth fronting the Warwick Road and Clarendon Road. The site is a former Indian restaurant with associated parking. The site, fronting

onto Clarendon Road, contains a paved area to the front with a low retaining wall. A forward single storey extension with balcony projects beyond the building.

Fronting Warwick Road, the building extends to three stories with bay windows on the ground floor. There is a small gap between the elevation and the pavement.

There is also a tarmacked parking area to the rear of the building accessed from Warwick Road.

The site is adjacent to the Kenilworth Conservation Area.

### **PLANNING HISTORY**

W/08/1681- Erection of first floor restaurant extension to front – Refused

W/17/1828 - Change of use, conversion and extension of restaurant building (Use Class A3) with associated works to provide 6no. cluster flats providing a total of 23no. bedrooms for use as student accommodation - Granted 15th January 2018.

### **RELEVANT POLICIES**

- National Planning Policy Framework
- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029)
- H6 - Houses in Multiple Occupation and Student Accommodation (Warwick District Local Plan 2011-2029)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- TR1 - Access and Choice (Warwick District Local Plan - 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- HS4 - Improvements to Open Space, Sport and Recreation Facilities (Warwick District Local Plan 2011-2029)
- FW3 - Water Conservation (Warwick District Local Plan 2011-2029)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- NE5 - Protection of Natural Resources (Warwick District Local Plan 2011-2029)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029)
- Guidance Documents
- Vehicle Parking Standards (Supplementary Planning Document)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- LES - Low Emission Strategy Guidance for Developers (April 2014)
- Open Space (Supplementary Planning Document - June 2009)
- Neighbourhood Plan
- Kenilworth Neighbourhood Plan

### **SUMMARY OF REPRESENTATIONS**

**Kenilworth Town Council:** Objection

- "Overdevelopment of site by squeezing three more rooms into the attic.
- Inadequate headroom in attic rooms.
- Provision of only one additional car parking space for the three extra bedrooms.

- Inadequate car parking layout, with poor turning area potentially requiring reversing onto the main road (immediately adjacent to a Pelican crossing).
- Unsatisfactory bin storage location, providing inadequate access for safe waste collection.
- Contraventions of Policies 3, 14a and 14b of the Kenilworth Town Neighbourhood Plan."

**Environmental Health:** No objection subject to a condition secure adequate protection of residents of the development from excessive road traffic noise entering habitable rooms.

**WCC Highways:** No objection

**Private Sector Housing:** No objection

**Waste Management:** No objection

**Public Response:** Three objections have been received on the following grounds: Overdevelopment, highway safety and any increase in height will result in overshadowing of neighbouring gardens.

## **ASSESSMENT**

The application seeks to vary the drawing number condition on the previous approval W/17/1828, which granted permission for a change of use, conversion and extension of restaurant building (Use Class A3) with associated works to provide 6no. cluster flats providing a total of 23no. bedrooms for use as student accommodation.

This application seeks to add an additional 3no bedrooms within the existing attic space. The external dimensions of the building will not change, therefore, the external built form remains as approved. The only external changes relate to a 'porthole' or 'bullseye' window within the gable at third floor to the front elevation and 6no roof lights and/or roof light combination windows within the rear roof slope.

As the previous permission is extant, it is a material planning consideration. This application seeks to only look at the changes being sought, mentioned above. All of the other details have been approved as per the previous permission.

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

- The principle of the development
- The impact on the character and appearance of the area
- The impact on the adjacent Conservation Area
- The impact on neighbouring properties and whether the proposal would provide adequate living conditions for future occupiers of the development
- The impact on the highway network and parking provision
- Other matters

### **Principle of development**

The principle of a HMO is this location has already been approved.

The HMO calculation carried out demonstrated that, including the development proposal, the resulting percentage of HMOs within a 100m radius would be 8.55%

thus complying with the first part of Policy H6. Notwithstanding this, it was considered that the proposal would comply within the exception set out in the Policy as the site is on a main thoroughfare in a mixed use area and would not lead to an increase in activity along residential streets.

The comments of the Town Council are noted, however, planning policies seek to manage the siting of sustainable development. The addition of 3no. additional rooms, which will be located within the existing roof void are not considered to lead to an overdevelopment of the site nor will the inclusion of 3no. additional bedrooms cause an over-concentration of HMOs within the area. This is because the attic rooms would share the facilities within the existing cluster flats, therefore not creating an additional cluster flat and thus the amount of HMOs remains unaltered. (Cluster Flats are counted as one unit or one HMO for the purposes of the HMO calculations).

Taking all of the above into account the application accords with Policy H6 of the Local Plan.

#### Impact on the character of surrounding area

Policy BE1 states that new development will be permitted where it positively contributes to the character and quality of its environment through good layout and design.

The proposal would utilise the existing attic space within the approved building, there is no requirement for the roof to be raised. To the front elevation there will be an additional port hole window and to the rear roof slope there will be 6no roof lights added.

The Conservation Officer has raised no objections to the minor external changes.

These additions are considered to harmonise with the existing approved building and will not cause an incongruous feature within the street scene. The proposal is in accordance with Policy BE1 of the Local Plan 2011-2029.

#### Impact on the Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty to have special regard to the desirability of preserving a conservation area or its setting when considering whether to grant a planning permission which affects a conservation area or its setting.

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Warwick District Local Plan Policy HE2 (protection of conservation areas) states development will be expected to respect the setting of conservation areas and important views both in and out of them.

During the course of the previous application, the scheme was amended. A storey was removed, the proportions of windows have been improved, and the rear elevations have been redesigned to reflect the simple fenestration of neighbouring historic properties. In townscape terms the scheme will now be a positive addition.

The proposal would utilise the existing attic space within the approved building, there is no requirement for the roof to be raised. To the front elevation there will be an additional port hole window and to the rear roof slope there will be 6no. roof lights added.

The proposed development is not considered to cause harm to the setting of the Conservation Area and therefore the tests in Paras 195 and 196 do not apply. As such, the proposal is considered to comply with Policy HE2 of the Local Plan.

Impact on adjacent properties/residential amenity and living conditions for future occupiers

Policy BE3 states that development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users and occupiers of the development.

A number of roof lights have been added. One has been added over the landing adjacent to Cluster 3 additional bedroom No.5; two roof lights have been added to Cluster 3 Bedroom No.5. These roof lights have been amended to create a sufficient outlook for the occupiers of this room, furthermore, the outlook and 45 degree sightline breach has already been found acceptable on the lower floor rooms, therefore in this instance it is considered unreasonable to refuse the application on the relationship between the built form and the roof lights.

The roof lights are located within elevations where there are existing habitable room windows, the roof lights, which will have a similar relationship to these windows, have already been deemed acceptable in the granting of the previous permission. Notwithstanding the above, there are no residential properties located opposite the rear of the site, the site borders the side boundary with the rear garden of the properties located within Clarendon Road, there is a 15.5m from the proposed building to the rear boundary of the site. Therefore, the proposed will not cause overlooking or loss of privacy to neighbouring properties.

Bedroom No.7 in Cluster 3 has been switched around. The bedroom area has the porthole window to the front with the ensuite and a roof light to the rear.

Bedroom No.6 has a roof light which has a combination window which also gives outlook and a secondary roof light for just light levels.

The comments of the Town Council are noted with regards to inadequate height in the attic rooms, but there is no minimal height standard set down by Building Regulations for habitable rooms. However, contained within the Houses in Multiple Occupation (HMO): Space and Amenity Standards under the Space Standards Section; 1. Room sizes, under Note 1 states that the minimum ceiling height required is 1.52m, any other space which does not comply with this height requirement is discounted from the floor area required, i.e. a single bedroom is required to have a useable floor area (with a minimum height of 1.52m) of 6.5m<sup>2</sup>.

The proposed development is therefore considered to achieve the minimum height requirements within the attic rooms for the minimum room size requirement and therefore will create acceptable standards of amenity for the future occupiers of the rooms.

Environmental Health raised no objections to the previous application W/17/1828 subject to the following comments

*"Noise Assessment Report By: Sharps Redmore Acoustic Consultants, Prepared By: Clive Bentley, Date: 13th September 2017, Project No: 1717255 was submitted as part of the W/17/1828 planning application. The application is for a change of use of former restaurant (Use Class A3) and extension to building to create 6No. cluster flats for use as student accommodation and associated works. The report detailed the findings of sound measurements taken at one location at the front of the existing property to consider the impact of road traffic noise.*

*The noise report identified that there were elevated sound levels resulting from road traffic noise. The report concluded that the recommended internal sound levels under BS8233:2014 could be achieved by using conventional secondary glazed windows with the appropriate design. The report also stated that windows would need to be closed to achieve the required acoustic performance of the structure but openable to allow for purge ventilation.*

*Therefore alternative means of background ventilation is necessary to ensure that the noise from the road traffic does not have a significant adverse impact on health and quality of life to the residents of the proposed development. The report stated this could be achieved using a suitable acoustic air brick or wall vent.*

*On this basis, a suitably worded condition was requested to be applied to any planning permission that may be granted which requires the submission of a finalised scheme design for window and ventilation systems to those rooms exposed to the highest noise levels in order to demonstrate that internal levels would meet relevant internal noise criteria submitted noise assessment report before any development should proceed.*

Environmental Health comments remain as above, for this application. This can be controlled by a suitably worded condition.

The application is considered to comply with Policy BE3 of the Local Plan.

#### Access and Parking

Policy TR1 of the Warwick District Local Plan requires all developments to provide safe, suitable and attractive access routes for all users that are not detrimental to highway safety. Policy TR3 requires all development proposals to make adequate provision for parking for all users of a site in accordance with the relevant parking standards.

The Highway Authority were previously consulted on planning application W/17/1828 at the above site, for the change of use of the existing restaurant to a 23-bed student accommodation building. The Highway Authority initially submitted an objection to the proposals, due to concerns with the proposed access arrangements and the level of parking provided. Following discussions with the applicant/agent and numerous iterations being submitted, the Highway Authority withdrew its objection to the proposals, following the submission of revised drawings and a revised Transport Statement which outlined the sustainability of the site.

The Transport Statement (TS) prepared by David Tucker Associates provided an overview of the existing and proposed vehicle trip generation, and the sustainability of

the application site. As the required visibility splays could not be achieved at the existing and proposed vehicle access, a vehicle trip comparison assessment was also undertaken, which is highlighted in Section 5.0 of the TS.

Although the existing restaurant use would not generate any vehicle trips during the AM peak hour (08:00-09:00), it could generate approximately 8 two-way vehicle trips during the PM peak hour (17:00-18:00) and approximately 145 two-way vehicle trips over a 12-hour period (07:00-19:00). The proposed student accommodation use would generate approximately 4 two-way vehicle trips during the AM peak hour and approximately 3 two-way vehicle trips during the PM peak hour.

Whilst the proposed development would generate a slight increase in vehicle trips during the AM peak hour, it would generate approximately 128 two-way vehicle trips less than the existing restaurant use during a 12-hour period (07:00-19:00). Therefore, despite the visibility splays at the vehicle access being below standard, the development proposals would significantly reduce the number of vehicle trips generated at the application site, which could be considered an improvement to highway safety.

The Highway Authority previously raised concerns with the level of car parking that would be provided for the development proposals. According to the previous drawings provided, a total of eight car parking spaces were to be provided for the proposed 23-bed student accommodation building. Section 4.0 of the TS provides a justification for the level of parking that shall be provided for the development proposals.

Warwick District Councils Vehicle Parking Standards SPD does not provide parking standards for purpose built student accommodation. However, the standards for Houses of Multiple Occupation (HMO) are applied to changes of use and conversions (1 space per 2 bedrooms). The approved scheme required a total of 12 car parking spaces. There was a shortfall of four car parking spaces, however, as the site is located within a sustainable location and the TS also provided a summary of the local facilities and amenities available within the vicinity of the application site, and the local bus services available to nearby towns, cities and universities, the level of parking proposed on the previous application was therefore considered to be acceptable.

The current development proposals include the variation of Condition 2 of W/17/1828, to increase the number of bedrooms at the approved site by three. The proposed three additional bedrooms will result in the site increasing from a 23-bed student accommodation building, to a 26-bed student accommodation building. As part of the development proposals, an additional off-street car parking space shall be provided within the application site, increasing the number of off-street car parking spaces provided within the site to nine.

It is unlikely that the provision of three additional bedrooms will have a detrimental impact on the safety, operation or capacity of the local highway network. The development also includes the provision of one additional off-street car parking space for the proposed three bedrooms, which is considered to be acceptable as the application site is located in a sustainable location, as detailed in the Highway Authority's response to planning application W/17/1828, detailed above.

Taking the above into account, it is considered that the proposed development accords with Policies TR1 and TR3 of the Local Plan.

## Ecology

Warwick District Local Plan Policy NE2 states that the Council will protect designated areas and species of national and local importance for biodiversity and geodiversity. Policy NE3 states that new development will be permitted provided that it protects, enhances and/or restores habitat biodiversity.

The County Ecologist assessed the previous application and initially requested a pre determinative bat survey. Photographs of the existing building were forwarded to the Ecologist. The photographs showed the building had a potential for roosting bats and still recommended prior to determination a bat survey. On receipt of the bat survey the Ecologist recommended a precautionary approach was taken and a licensed bat worker was on site to supervise the removal of the roof.

It is considered reasonable and appropriate to carry this forward. As such, subject to conditions, the proposal complies with Policies NE2 and NE3 of the Local Plan.

## Low Emissions

Warwick District Council has adopted Low Emission Strategy planning guidance as an addendum to the Air Quality Action Plan.

The Low Emission Strategy Guidance establishes the principle of Warwick District as an Emission Reduction Area and requires developers to use reasonable endeavours to minimise emissions and, where necessary, offset the impact of development on the environment. The guidance sets out a range of locally specific measures to be used to minimise and/or offset the emissions from new development, however these are suggestions and other innovative ideas are encouraged. No such provision has been shown on the plans, but this can be secured by condition.

## Bin storage

The Town Council's comments are noted however, two bins of a size recommended by the Council's Waste Management Operative were provided on the previous application. The bin storage area has been moved to the eastern side of the site which is within ten metres of the highway. These are in a location which would not harm any amenity of future residents and a condition can ensure a suitable bin store is created prior to first occupation. Waste services have raised no objections. The proposal is therefore acceptable in this regard.

## CIL

This proposal will be CIL liable, the amount of which will be calculated following the determination of the application.

## **Conclusion**

The principle of development is considered acceptable having regard to the applicable policies. There would be no material harm caused to the character of the wider area, the amenity of neighbouring properties or the highway network. Suitable planning conditions could shape and mitigate the development and therefore, it is considered to represent a sustainable form of development overall. For these reasons, it is recommended that planning permission be 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) 10597 - 12 Rev H; 10597-11-Rev I; 10597-10-Rev H and specification contained therein, submitted on 4th June 2018 **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 Other than site clearance and preparation works no works shall commence on the construction of the development hereby permitted until samples of the external facing materials (including sample brick panels, render, natural slate roof and drip moulds over window heads) to be used have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
- 4 Other than site clearance and preparation works no works shall commence until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges, rainwater goods and grills to the car park area at a scale of 1:5 (including details of materials) have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with such approved details. **REASON:** To ensure an appropriate standard of design and appearance for the site adjacent to the Conservation Area, and to satisfy Policy HE2 of the Warwick District Local Plan 2011-2029.
- 6 The development hereby permitted shall not commence until a scheme detailing arrangements to protect residents of the development from excessive road traffic noise entering habitable rooms has been submitted to and approved in writing by the local planning authority. The development shall not be occupied unless and until the scheme has been implemented in full in accordance with the approved details and it shall be retained as such thereafter. **REASON:** To protect the amenities of future occupiers of the proposed development in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.
- 7 The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of

plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; measures to control the emission of dust and dirt during construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works, unless otherwise agreed in writing by the local planning authority. **REASON:** In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies BE1, BE3 and TR1 of the Warwick District Local Plan 2011-2029.

- 8 Prior to the commencement of development hereby permitted a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include:
- a) planting plans,
  - b) written specifications including cultivation and other operations associated with tree, plant and grass establishment.
  - c) a schedule of plants noting species, plant sizes and proposed numbers/densities.
  - d) existing landscape features such as trees, hedges and ponds to be retained accurately plotted (where appropriate).
  - e) existing landscape features such as trees, hedges and ponds to be removed accurately plotted (where appropriate)
  - f) the means of accommodating change in level (e.g. steps, retaining walls, ramps where appropriate)
  - g) hard surfacing materials- details of manufacturer, type and design, colour and bonding pattern where appropriate. Samples may be required to be submitted and approved.
  - h) the position and design of all site enclosures
  - i) car parking layout
  - j) other vehicular and pedestrian areas
  - k) minor artefacts and structures (e.g. street furniture, cycle storage, refuse areas, signage, lighting etc).

The approved scheme shall be carried out concurrently with the development and completed prior to the first occupation of the development hereby permitted.

If within a period of five years from the date of the soft planting pursuant to this condition that soft planting is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced by planting as originally approved, unless the Local Planning Authority gives its written approval to any variation. This replacement planting shall be undertaken before the end of the first available planting season (October to March inclusive for bare root plants), following the removal, uprooting, destruction or death of the original trees.

**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 BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029.

- 9 The development hereby permitted shall not be occupied until a scheme which satisfies the requirements set out in the Council's adopted Low Emission Strategy Guidance for Developers (April 2014) has been submitted to and approved in writing by the Local Planning Authority and implemented in full accordance with the approved details. The approved scheme shall be retained and maintained as such at all times thereafter. **REASON:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan.
- 10 The development hereby permitted shall not commence unless and until two weeks' notice in writing prior to the commencement of the development 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 migration 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 completed in full accordance with the approved details. Notwithstanding any requirement for remedial work or otherwise, the qualified bat worker's report shall be submitted to the local planning authority within 1 month following completion of the supervised works to summarise the findings. **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 NE2 of the Warwick District Local Plan 2011-2029.
- 11 Prior to the occupation of the development hereby permitted, the windows serving bathrooms/en-suites, as shown on plan number 10597 - 11 - REV I, 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.
- 12 The roof area adjacent to bedroom 1 of cluster two, shown on plan number 10597-11-REV I, hereby permitted shall not be used as a balcony, roof garden or similar amenity area. **REASON:** In the interests of the amenities of the occupiers of nearby properties in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
- 13 The development hereby permitted shall not be occupied unless and

until the approved cycle and car parking facilities have been provided and made available for use in accordance with the details on drawing 10597 10 H and thereafter those facilities shall remain available for use at all times. **REASON:** In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable development in accordance with Policies TR1 and TR4 of the Warwick District Local Plan 2011-2029.

- 14 The development hereby permitted shall not be occupied unless and until the external refuse storage areas for the development have been constructed or laid out, and made available for use by the occupants of the development in accordance with the approved details and thereafter those areas shall be kept free of obstruction and be available at all times for the storage of refuse associated with the development. **REASON:** To ensure the satisfactory provision of refuse storage facilities in the interests of amenity and the satisfactory development of the site in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
- 15 The internal layout of all of the rooms which share a party wall with the adjoining property, 3 Clarendon Road shall be configured to ensure that the toilet and bathroom facilities serving those rooms are not positioned adjacent to that party wall. **REASON:** In the interests of the amenities of the occupiers of nearby properties in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
-