

Application No: [W 23 / 1425](#)

Town/Parish Council: Leamington Spa
Case Officer: Millie Flynn

Registration Date: 12/10/23
Expiry Date: 07/12/23

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6 Lillington Avenue, Leamington Spa, CV32 5UJ

Proposed works comprising a three storey rear extension internal reconfiguration of existing 7no. one-bed flats to create 4no. two-bed and 5no. one bed apartments for a total of 13 bedrooms (resubmission of W/23/0156). FOR Lillington Estates

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

DETAILS OF THE DEVELOPMENT

The application seeks permission for the erection of a three storey rear extension and reconfiguration of existing 7no. x one-bed flats to create 4no.x two-bed and 5no. x one bed apartments, to create a total of 13 bedrooms.

THE SITE AND ITS LOCATION

The application site comprises a substantial brick villa located on the south side of Lillington Avenue, in a predominantly residential area. The property has a vehicular access and parking to the front. The application site is also located with the Royal Leamington Spa Conservation Area.

PLANNING HISTORY

W/05/0755 - Extensions and improvements to 7 no. existing flats and formation of 2 no. new upper floor flats – *Granted*.

RELEVANT POLICIES

- National Planning Policy Framework

Warwick District Local Plan 2011-2029

- H1 - Directing New Housing

- BE1 - Layout and Design
- BE3 - Amenity
- NE3 - Biodiversity
- NE4 - Landscape
- NE5 - Protection of Natural Resources
- TR1 - Access and Choice
- TR3 - Parking
- FW3 - Water Conservation
- CC1 - Planning for Climate Change Adaption

Royal Leamington Spa Neighbourhood Plan 2019-2029

- RLS3 - Conservation Area

Guidance Documents

- Residential Design Guide (Supplementary Planning Document- May 2018)
- Parking Standards (Supplementary Planning Document- June 2018)
- Air Quality & Planning Supplementary Planning Document (January 2019)
- WDC Refuse and Recycling Storage Requirements Guidance Note (2023)
- Emerging Net Zero Carbon DPD

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: Objects to the proposal on the grounds that the proposal represents overdevelopment, there is insufficient parking and the proposal includes no cycle parking or EVCP provisions.

WCC Highways: Objects to the proposal.

WCC Ecology: No objection, subject to conditions.

WCC Landscape: No objection.

WDC Conservation: No objection, subject to conditions.

WDC Environmental Health: No objection, subject to condition.

WDC Tree Officer: No objection.

WDC Waste Management: No objection.

Public Responses: 5 objection comments received on the following grounds;

- Overdevelopment of the site
- Removal of tree in rear garden
- Impact on neighbouring amenity in terms of loss of light
- Loss of biodiversity

- Lack of parking
- Impact on Arlington Mews in terms of safety

ASSESSMENT

Principle of development

Policy H1 of the Local Plan sets out where within the district housing development will be permitted. Point (a) states housing development will be located within *"the Urban Area, as identified within the policy and on the Policies Map"*.

The application site is located within the Urban Area of Leamington Spa and the existing site is of residential use. As such, the application site is considered to be an appropriate location for residential use and the creation of additional apartments at the site.

The proposed development is therefore considered to comply with Policy H1 of the Local Plan.

Design and Impact on Heritage Assets

Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area.

Paragraph 199 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. Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE1 of the Local Plan states that development will not be permitted if it would lead to substantial harm to the significance of a designated heritage asset. Where the development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal. The explanatory text for HE1 clarifies that in considering applications relating to Conservation Areas, the Council will require that proposals do not have a detrimental effect upon the integrity and character of the building or its setting, or the Conservation 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. Development proposals should demonstrate that they harmonise with, or enhance, the existing settlement in terms of physical form so that the established character of the streetscene is respected. BE1 states that in order to do this the development should adopt appropriate materials and details and respect the surrounding buildings in terms of scale, height, form and massing.

Policy RLS3 of the Royal Leamington Spa Neighbourhood Plan requires proposals that are within or directly affect the conservation area to demonstrate that they harmonise with the existing character of the area in terms of design, scale and external facing materials. The policy supports the retention, restoration and reinstatement of period details e.g. decoration, ornamentation, ironwork.

Finally, the Residential Design Guide SPD sets out steps which must be followed in order to achieve good design in terms of the impact on the local area; the importance of respecting existing important features; respecting the surrounding buildings and using the right materials.

Objections have been received with concerns stating that the proposal is considered to represent overdevelopment of the site.

Officers note that the proposals have been reduced since the previous submission. The proposed extension is now contained to a smaller footprint, that does not go beyond the building line of the existing extensions. The proposed extension has been designed with similar architectural details as the neighbouring properties and is considered to be in keeping with the existing properties located along Lillington Avenue. The amended proposal also includes the erection of a side facing dormer to facilitate internal changes, again this is considered a modest addition which is in keeping with the surrounding character.

The Conservation Officer has been consulted and raises no objection to the proposal, subject to a condition being attached to any granted approval relating to matching materials.

The proposal is considered to represent an appropriate form of development, which would not detract from the character of the area, nor have a detrimental impact to the character or appearance of the Conservation Area, or its setting. Therefore, the proposal is considered to be in accordance with Local Plan Policies BE1 and HE1 and Neighbourhood Plan Policy RLS3.

Impact on neighbouring uses

Policy BE3 of the Local Plan states that development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents. At the same time, the policy also requires development to provide acceptable standards of amenity for all future users and occupiers of the development.

An objection has been received, stating that the proposed rear extension will visually impact the amenity of the neighbouring property at No. 8 Lillington Avenue.

Living Conditions for the Future Occupiers

Since the submission of the formal application, internal amendments have been made in order to provide both appropriate outlook and light for the future occupiers of the proposal.

The proposal is considered to provide appropriate living conditions for future occupiers and all habitable rooms will benefit from an acceptable outlook and natural daylight.

Officers note that a number of the proposed bedrooms are served by side facing windows, which are in close proximity to the side elevations of neighbouring properties. However, as per the submitted drawings, the majority of the side facing windows are as existing, therefore Officers consider there to be no further harm.

The proposed side facing windows serving bedrooms to the second floor conversion have been amended to ensure they are obscure glazed and non-opening, this is due to the rooflights being installed where there is currently no windows. Officers are satisfied that the future users of such space will still benefit from appropriate outlook and light as there is a proposed front facing window. There will also be no loss of privacy to the neighbouring property at No.8 Lillington Avenue, as this property benefits from a side facing window.

The proposed dormer in the side elevation, is considered to provide appropriate outlook and light for the future user of the bedroom.

The Council's Residential Design Guide stipulates that flats/apartments should benefit from 10 sqm per bedroom in order to provide appropriate private outdoor amenity space for the users of the proposed development. Therefore, as there are 13 bedrooms proposed, 130 sqm of private garden space is required. The proposal is in excess of this as over 300sqm of private amenity space has been proposed for the future occupiers of the flats.

Impact on Neighbouring Amenity

There is no breach of the 45 - degree line when taken from the quarter point at ground floor or halfway point at first floor of the neighbour's nearest habitable windows.

Officers note that there are proposed side facing windows, however, it should be noted that the existing property benefits from side facing windows, therefore it is considered that the proposal does not create any further harm above and beyond the existing arrangement.

The Council's Residential Design Guide SPD stipulates that the separation distance for a three storey building with upper floors comprising habitable rooms other than bedrooms, should achieve a separation distance of 27.0m to a two storey dwelling in order to appropriately preserve the amenities of neighbouring occupiers. In this case a distance of 26.0m would be achieved Officers note that whilst this does not comply with the separation distance as indicated in the SPD by 1.0m, the existing arrangement has such a distance of 26.0m and the proposal does not seek to extend beyond that. Therefore, the proposal is not considered to result in an

unacceptable level of overlooking and loss of amenity for the rear neighbouring uses, nor for the future occupiers of the apartments.

Therefore, the proposal is not considered to result in harm to neighbour amenity, in terms of loss of privacy and light.

Access and Parking

Policy TR1 of the Warwick District Local Plan requires all developments 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.

An objection has been received regarding the submitted Transport Statement and information regarding the average car ownership across the Town Centre. However, it should be noted that such information has not formed part of the assessment, this is because it does not consider matters such as highway safety and parking stress locally. The objection further adds that the submitted Parking Survey is not credible due to the time it was carried out, as it does not consider daytime parking for the nursery. However, it should be noted that the submitted survey is compliant with the Council's Parking SPD. Surveys are carried out at night to gain an accurate reading of the parking stress within the locality which is considered to be at its greatest when most residents would have returned to their residence of an evening after work and school etc.

The concerns further state that the spaces provided are inadequate, however it should be noted that since the submission of the formal application the proposal has been amended to reduce the number of spaces proposed within the application site. It should also be noted that the submitted tree plan has been amended, as it included an area for parking, this was a mistake. Therefore, to confirm, there are no amendments to the rear boundary wall adjacent to Arlington Mews as part of this planning application and the number of parking spaces proposed within the application site is 6 spaces and the parking survey represents that there are adequate spaces within the vicinity of the site to accommodate the shortfall of 7 spaces.

Other concerns have been raised stating that the proposal will lead to dangerous parking along Lillington Avenue.

The Highways Authority has been consulted and object to the proposals, stating that the submitted parking survey does not comply with the SPD and that the proposed parking spaces within the application site do not include dimensions. It should be noted that WCC Highways initially raised no objection to the amended scheme, however this has since changed. Officers have set out below justification as to why the proposal is considered to accord with the aforementioned policies.

To accord with the Council's Parking Standards SPD, the proposed development should make provisions for the parking of 13 vehicles on site. However, the submitted site plan proposes 6 on-site parking spaces, thus creating a deficit of 7 spaces.

The applicant has submitted a parking survey which demonstrates that there is sufficient capacity locally to meet the parking demand from the proposal, without affecting the capacity or safety of the public highway. Officers note that given the time of the survey Friday 12th May – 02:00am, Officers would take the pragmatic approach that the survey was carried out on Thursday evening /Friday morning opposed to a Friday evening. Therefore, we would consider the survey sufficient, in this instance.

The proposed 6 spaces within the application site are considered to comply with the space standards as set out in the Council's Parking Standards SPD. It is noted that the Highways Authority have objected stating that the dimensions of each space should be annotated on the plans. The request for dimensions on the parking spaces is not set out in the SPD, notwithstanding that, the drawings are scaled and therefore can be measured. The spaces as shown on the plans comply with the standards as set out in the SPD.

It is considered that the proposal will not give rise to issues of highway safety and therefore accords with Policies TR1 and TR3 and the Parking Standards SPD.

Ecology

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

Objections have been raised with concerns to loss of Biodiversity.

The Country Ecologist has been consulted and raises no objection to the proposal. In light of the survey conducted at the site, it has been concluded that no further survey work for bats is required at this time. However, the Ecologist has recommended that the provision of 3 bat boxes are incorporated into buildings within the site, to increase biodiversity in line with the NPPF and benefit crevice dwelling species of bat which have been found to forage near to the site. Officers consider that this can be secured as part of a biodiversity-related condition.

The County Ecologist has noted, as highlighted in the previous application for this site, that impact upon Biodiversity needs to be considered. As such this can be secured by condition, in order to comply with the NPPF. It is also recommended that the buildings and any vegetation that may be impacted by works, is checked for nesting birds immediately prior to work. Should any birds be found, work should stop immediately and further advice can be given.

In addition, WCC Ecology recommend advisory notes be attached to any planning permission to ensure the protection of nesting birds and hedgehogs affected by the proposed development. The Case Officer agrees with the recommendations and considers the imposition of informative notes regarding the protection measures to be appropriate.

Overall therefore, subject the imposition of explanatory notes, the proposed development is considered to be in accordance with Policies NE2 and NE3 of the Local Plan.

Trees and Landscape

Policy NE4 of the Local Plan states that new development proposals should aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance.

The application proposes to remove one existing TPO tree (London Plane) at the southern edge of the site, however it should be noted that the TPO in question already has approval for its removal under tree application W21/0155 TCA. Here it was noted that the proposed works to remove the tree were considered necessary as the tree's roots had blocked drains from the property causing the basement to repeatedly flood. The tree's removal would have an adverse impact upon the public amenity in that a shade tree would be removed. However the removal of the tree would result in private relief - from blocked drains, from damage to the boundary wall, from excessive shade, from leaf litter and it was considered such benefits would outweigh the harm caused by the loss of the tree.

Objections have been received stating that application W21/0155 TCA has lapsed and that another application is required. Officers note that whilst no works for the removal of the tree have taken place to date, the removal of the TPO tree can be considered as part of this planning application.

The Council's Tree Officer has been consulted on the submitted tree-related documents and has concluded that based upon the information submitted, they raise no objection to the proposals nor are any further detailed arboricultural reports required. They are satisfied with the level of detail submitted regarding the tree removal and Officers are also satisfied that the circumstances surrounding the tree and its removal have not materially changed since its approval. Therefore, the removal of the tree is considered acceptable.

It is noted that WCC Landscape raised concerns regarding the lack of details submitted and requests that a condition is imposed securing replacement tree planting. However, Officers do not consider such condition proportionate to the scale of works, as whilst the tree removal is to be considered under the current application, Officers are mindful of its previous approval for its removal, of which there was no requirement for replacement planting. The Tree Officer is also satisfied by the proposals.

Sustainability

Policy CC1 of the Local Plan requires all development is required to be designed to be resilient to, and adapt to the future impacts of, climate change through the inclusion of the following adaptation measures where appropriate. Policy CC2 seeks to ensure proposals are designed, in terms of its location and scale, to minimise any adverse impacts on adjacent land uses and local residential amenity.

Further to this, the Net Zero Carbon DPD soon to be adopted, aims to minimise carbon emissions from new buildings within the District to support the achievement of national and local carbon reduction targets. The DPD will aim to ensure all new developments should be net zero carbon in operation. For the purposes of this DPD net zero carbon relates to regulated operational energy, which results from fixed building services and fittings (space heating, cooling, hot water, ventilation and lighting).

Officers are satisfied that a condition requiring submission of a Sustainability Statement will be secured to ensure compliance with Policies CC1 and CC2 of the Warwick District Local Plan and the Net Zero Carbon DPD.

OTHER MATTERS

Water Conservation

A condition is proposed to be added to ensure compliance with Local Plan Policy FW3 - Water Conservation.

Low Emissions

The proposal will result in additional vehicular movements and therefore there is a requirement for the provision of an electric charging point in accordance with the Council's adopted Air Quality SPD. A condition requiring details of the charging point is considered necessary and reasonable and so will be added to any approval granted.

Waste

Waste and recycling storage could be accommodated within the site boundaries and out of sight of the public highway to the rear of the property. The collection of waste would be the same as the existing arrangements.

Construction Impacts

The Council's Environmental Health Officer has been consulted and raises no objection to the proposal, however they have recommended that a condition is imposed securing details of the construction phase of the development, in order to minimise the adverse impact on the surrounding residential amenity. Officers consider it necessary that a condition relating to a Construction Management Plan is attached to any approval granted.

Officers also note that the previous approval at the site, planning reference: W/05/0755 imposed a condition to ensure that all construction traffic/deliveries in association with the proposed development shall access the site from Lillington Road only. No access to the site shall be gained off Arlington Mews. Officers consider it necessary that such a condition is carried forward.

SUMMARY/CONCLUSION

The development proposals are considered to be in keeping with the character and appearance of the neighbouring property and the Conservation Area. In addition,

the proposals are not considered to present a harmful impact upon the amenity of the neighbouring properties in relation to outlook and amenity. The proposals are in accordance with the aforementioned policies and it is therefore recommended for approval.

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) 0087 - 000, 0087 - 110 05 and 0087 - 111 04 submitted on 29th September 2023, 0087 - 310 07 and 0087 - 311 07 submitted on 8th December 2023, 0087 - 112 08 submitted on 12th December 2023, 0087 - 213 00 submitted on 13th December 2023 , 0087-0045TP and 0087-100-08 submitted 14th December 2023 and specification contained therein. **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 The development hereby permitted shall not commence until a detailed schedule of bat mitigation measures (to include timing of works, ecologist supervision of destructive roof works, toolbox talk, emergency measures should a bat be found, including the erection of at least one bat box on a suitable tree or building, monitoring and further survey if deemed necessary) has been submitted to and approved in writing by the County Planning Authority. Such approved mitigation measures shall thereafter be implemented in full and maintained in perpetuity . **Reason:** To ensure that protected species are not harmed by the development.
- 4 No part of the development hereby permitted shall be commenced until a scheme for the provision of 3 bat boxes/bat roosting features to be incorporated into buildings within the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme to include details of box type, location, and timing of works. Thereafter, the boxes shall be installed and maintained in perpetuity. **Reason:** In accordance with NPPF, ODPM Circular 2005/06.
- 5 The development hereby permitted (including site clearance) shall not commence until a Biodiversity Management Plan (BMP) to include a detailed schedule of habitats and protected species mitigation, and biodiversity enhancement measures including habitat management and long-term monitoring, to result in a biodiversity net gain (to include location of measures, installation timescale, timing of works and species lists for proposed planting has been submitted to and approved in writing by the Local Planning Authority. Such measures should be

shown on all applicable annotated site plans and elevations, such approved mitigation and enhancement measures shall thereafter be implemented in full and maintained in strict accordance with the approved details in perpetuity. **Reason:** To enhance the nature conservation value of the site and ensure biodiversity net gain in accordance with NPPF, ODPM Circular 2005/06.

- 6 The development hereby permitted shall not commence unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall provide for: the parking of vehicles of site operatives and visitors; site working hours and delivery times; 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; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of dust and dirt during construction, together with any details in relation to noise and vibration; and a scheme for recycling / disposing of waste resulting from demolition and construction works. A model CMP can be found on the Council's website (https://www.warwickdc.gov.uk/downloads/file/5811/construction_management_plan) or by searching 'Construction Management Plan'. The development hereby permitted shall only proceed in strict accordance with the approved CMP. **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 BE3, TR1 and NE5 of the Warwick District Local Plan 2011-2029.
- 7 Notwithstanding details contained within the approved documents, prior to commencement of development (within its relevant phase), a Sustainability Statement including an energy hierarchy scheme for that phase and a programme of delivery of all proposed measures shall be submitted to and approved in writing by the Local Planning Authority. The document shall include;
- a) How the development will reduce carbon emissions and utilise renewable energy;
 - b) Measures to reduce the need for energy through energy efficiency methods using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures;
 - c) How proposals will de-carbonise major development;
 - d) Details of the building envelope (including U/R values and air tightness);
 - e) How the proposed materials respond in terms of embodied carbon;
 - f) Consideration of how the potential for energy from decentralised, low carbon and renewable energy sources, including community-led initiatives can be maximised;

g) How the development optimises the use of multi-functional green infrastructure (including water features, green roofs and planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading,

For the avoidance of doubt, the scheme must accord with any relevant Development Plan Document and Supplementary Planning Document relating to sustainability which has been adopted by the Council at the time the scheme is submitted.

No dwelling/ building shall be first occupied until the works within the approved scheme have been completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications.

REASON: To ensure the creation of well-designed and sustainable buildings and in accordance with Policies CC1 and CC3 of the Warwick District Local Plan (2011-2029) and National Design Guidance (2019).

8 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.

9 All rooflights hereby permitted shall be conservation style only (flush fitting with central vertical glazing bar) and maintained as such. **Reason:** To ensure an appropriate standard of design and appearance, and to satisfy Policy BE1 of the Warwick District Local Plan 2011-2029

10 The development hereby permitted shall not be occupied unless and until a scheme showing how a water efficiency standard of 110 litres per person per day based on an assumed occupancy rate of 2.4 people per household (or higher where appropriate) will be achieved has been submitted to and approved in writing by the Local Planning Authority. No dwelling/ unit shall be first occupied until the works within the approved scheme have been completed for that particular dwelling / unit in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **Reason:** To ensure the creation of well-designed and sustainable buildings and to satisfy the requirements of Policy FW3 of the Warwick District Local Plan 2011-2029.

11 The development hereby permitted shall not be occupied unless and until:

(a) details of refuse and recycling storage areas for the development have been submitted to and approved in writing by the Local Planning Authority; and

(b) the refuse and recycling areas approved under (a) have been constructed or laid out in strict accordance with the approved plans and made available for use by the occupants of the development.

Thereafter those areas shall be kept free of obstruction and be available at all times for the storage of refuse and recycling associated with the development.

No dwelling shall be occupied unless and until it has been provided with the appropriate refuse containers necessary for the purposes of refuse, recycling and green waste, in accordance with the Council's specifications.

Refuse and recycling storage containers must be stored within the refuse and recycling storage area shown on the approved plans, unless when being presented on street for collection facilities.

Reason: To ensure the satisfactory provision of refuse and recycling 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.

12 Prior to the occupation of the dwelling(s) hereby permitted, one 16amp (minimum) electric vehicle recharging point (per dwelling) shall be installed in accordance with details first submitted to and approved in writing by the Local Planning Authority (LPA). Once the electric vehicle recharging point(s) has been installed, the following verification details shall be submitted to and approved in writing by the LPA: (1). Plan(s)/ photograph(s) showing the location of the electric vehicle recharging point(s); (2). A technical data sheet for the electric vehicle recharging point infrastructure; and (3). Confirmation of the charging speed in kWh. Thereafter the electric vehicle recharging point(s) shall be retained in accordance with the approved details and shall not be removed or altered in any way (unless being upgraded). **Reason:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan and the Air Quality and Planning Supplementary Planning Document.

13 The development hereby permitted shall not be occupied unless and until the approved cycle parking facilities have been provided and made available for use in accordance with the details on the approved plans 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 TR3 of the Warwick District Local Plan 2011-2029.

- 14 Prior to the occupation of the development hereby permitted, the second floor window(s)/rooflights in the north-east elevation 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.
- 15 All construction traffic/deliveries in association with the development hereby permitted shall access the site from Lillington Avenue; no access to the site whatsoever shall be gained off Arlington Mews. **REASON:** To protect the amenity of neighbouring properties in accordance with Policy BE3 of the Warwick District Local Plan.
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