Planning Committee: 02 February 2016 **Item Number:** 11

Application No: W 15 / 2022

Registration Date: 08/12/15
Town/Parish Council: Leamington Spa **Expiry Date:** 02/02/16
Case Officer: Liam D'Onofrio
01926 456527 liam.donofrio@warwickdc.gov.uk

Glebe House, 50 Radford Road, Leamington Spa, CV31 1LZ
Conversion of care home (Use Class C2) to accommodate 6 No. semi-independent flatlets with care provided (Use Class C2), erection of single storey rear link extension, conversion and extension of existing rear garage, construction of dormer roof window to rear, replacement windows, construction of front access ramp and steps with associated walls and railings, construction of rear boundary wall and railings to St Mary's Crescent. FOR Midway Warwickshire Care Ltd

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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 are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for single storey rear extensions along with the conversion of the existing garage to facilitate the conversion of an existing 8 bedroom care home to accommodate six semi-independent flatlets and a staff area for care providers.

The scheme includes the provision of a dormer window, a new boundary wall/railings and access ramp to the Radford Road frontage.

The proposed rear boundary wall/railings to St Mary's Crescent has been deleted to enable off-street parking to be provided.

THE SITE AND ITS LOCATION

The application site relates to an detached 8-bedroom care home (C2 Use Class) located on the southern side of Radford Road and west of St Mary's Crescent. The site is within the built up area of Royal Leamington Spa and a conservation area.

PLANNING HISTORY

W/09/0011 Change of use from a dwelling (Use Class C3) to a care home (Use Class C2): Granted 09/03/09

RELEVANT POLICIES

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Leamington Spa Town Council: Objection relating to the following grounds:
1. The proposal is considered to be an inappropriate design, showing a lack of awareness of the requirements of the Conservation Area and is contrary to the District Council's Policies DAP8 (Protection of Conservation Area), DAP9 (Unlisted Buildings in Conservation Areas) and DP2 (Amenity).
2. There has been no attempt to sympathetically harmonise with neighbouring properties in St Mary's Crescent and Radford Road.
3. The proposal to install a replacement dormer window will adversely impact on the privacy of the neighbouring property.
4. Concerns are raised regarding waste disposal and rubbish collection.
5. The close proximity of the proposed extension adversely impacts on the essential ventilation points in the cellars of the neighbouring property.

WCC Highways: No objection, subject to a condition.

WCC Ecology: No objection, bat note suggested.

Public response:

19 objections raising the following concerns:
- Observing existing parking situation and that there is no slack/ general traffic concerns.
- Objection to use of upvc and commercial bins in a conservation area.
- Objection to design/impact upon character of existing building/streetscene.
- Overdevelopment of site.
- Disturbance from shift workers, general noise/disturbance concerns.
- Impact upon stability/vents of party wall/overlooking/amenity.
- Loss of residential character to property.
- Infilling gap between 50 Radford Road and No.2 St Mary's Crescent.
- Loss of hedge.

ASSESSMENT

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

- Principle;
- Siting and design;
- Impact upon the living conditions of nearby dwellings;
- Car parking and highway safety;
- Health and Wellbeing;
- Ecology;
- Renewable energy.

Principle

The site relates to an existing and established unrestricted care home (Use Class C2), with space to occupy eight residents. The scheme seeks to improve facilities to provide six self-contained flatlets to accommodate adults with learning difficulties. The building will remain in a C2 Use Class and the principle is already established.

Siting and design

The site is located within a conservation area and 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. Section 66 of the same Act imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting.

Paragraph 132 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 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The proposed extensions are considered to be appropriate in bulk and mass. The design has been amended to alter new windows/doors to timber construction, as upvc is considered inappropriate within the conservation area. The window

proportions have also been altered to better reflect those of existing sash windows on the property. The dormer window is required to improve stairwell head height to the second floor, however it will be well proportioned, reflecting the existing dormer on the front elevation. A condition is suggested to ensure matching materials are used.

The existing single storey rear projection and garage adjoin the side wall of No.2 St Mary's Crescent. The proposed extensions will remain set back from the highway partly behind the existing boundary wall hedge and are not considered to be obtrusive within the streetscene.

The proposed front wall, pillars and railings are considered to provide a positive addition to the streetscene. A condition is suggested to secure the final detailing of the railings and their colour coating. The access ramp will be largely screened being this new boundary detail.

The scheme is not therefore considered to affect the visual amenity of the streetscene or the character or setting of the conservation area, which provides enhancements to the existing building overall.

Impact upon the living conditions of nearby dwellings

The site relates to an existing care home and the proposals seek to reduce the number of occupants that can be accommodated from 8 down to 6. The scheme is not therefore considered to give rise to any greater comings or goings or disturbance and is not therefore considered to result in any significant impact upon surrounding residents.

The proposed extensions will not breach the 45-degree sightline when measured from the windows of neighbouring properties. The proposed dormer window in the rear (south) roof plane will be located over 12 metres from the boundary with No.2 St Mary's Crescent. The scheme is not therefore considered to affect the light, outlook, privacy or amenity of the occupiers of surrounding dwellinghouses.

No.2 St Mary's Crescent have raised concern that the development adjoining their side wall will block existing air bricks serving a basement and will affect the stability of the house. Construction will be dealt with through Building Regulations, however such matters remain a private matter to be resolved between residents.

Car parking/Highway safety

The Highway Authority have raised no objection to the scheme. A suggested condition has been withdrawn to reinstate the dropped kerb to the existing driveway, as this also serves cyclists using the cycle link on St Mary’s Crescent.

Nevertheless Officers are mindful of the significant local concern relating to on-street parking and have encouraged the retention of the existing parking area (accessed via the existing dropped kerb) to accommodate two spaces by reducing the overall depth of the garage extension. Off street parking will therefore comply with the Council's car parking standard of 1 space per 4 residents for C2 uses. The car parking standard also requires provision for an ambulance, although there is no existing parking for such a vehicle and with the

overall reduction in residents it is considered that the proposals would reduce demand for car parking.

The bin store area approved under W/09/0011 will be unaffected by the scheme.

Health and wellbeing

No health and wellbeing issues are considered to be raised by this application. However, in a wider sense, this scheme provides homes for individuals with learning difficulties which is a positive benefit.

Ecology

The County Ecologist has raised no objection to the scheme but recommend that a note relating to bats, as protected species, is attached to any approval granted.

Renewables

Given the existing use and proposed reduction in residents/energy demand the requirement to either generate 10% of the energy needs from renewable sources or reducing the energy demand of the development and its CO^2 emissions by 10% through initial construction methods is not considered appropriate.

Summary/Conclusion

In the opinion of the Local Planning Authority, the development is acceptable in scale/design and respects the visual amenity of the streetscene/conservation area and does not adversely affect the amenity of nearby residents or highway safety. The proposal is therefore considered to comply with the policies listed.

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) 04 Rev A, and specification contained therein, submitted on 22/01/16. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

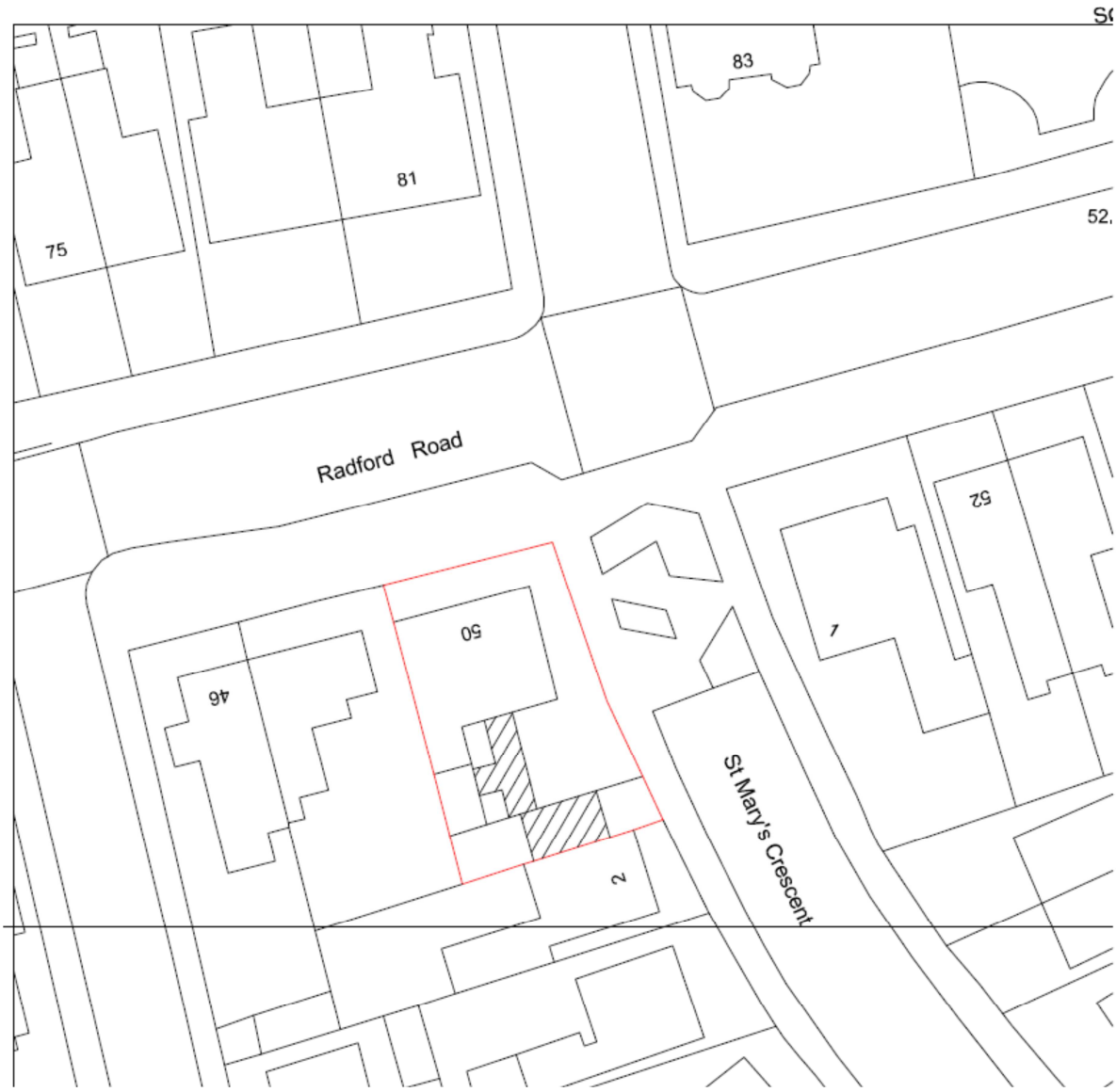
3 No development shall be carried out on the site which is the subject of this permission, until large scale details of railings (including plinth fixings, railing heads and colour coatings) at a scale of 1:10 (including details of materials) have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure an appropriate standard of design and appearance within the

Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.

4 All external facing and roofing 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 Policies DP1 and DAP8 of the Warwick District Local Plan 1996-2011.

5 The roof light and relevant windows and door frames identified on plan shall be constructed in timber and shall be painted and not stained. **REASON**: To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.

Southlands
83
81
79
52.4m
Radford Road
55
57
St Mary's Crescent
19
7
1
9
11


83
81
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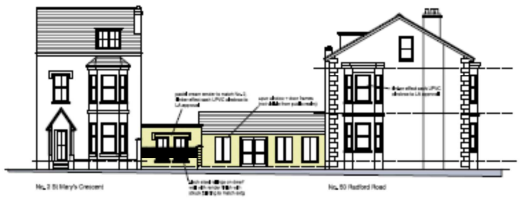
Radford Road
50
46
2
St Mary's Crescent
52

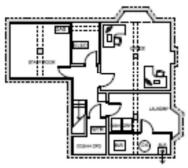
PROPOSED ELEVATIONS
REAR 1:100



SIDE FRONTING ST MARY'S CRESCENT

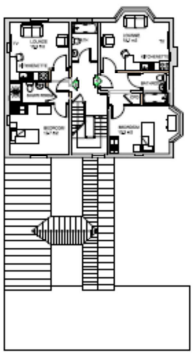
FACING SIDE OF 2 ST MARY'S CRESCENT

RADFORD ROAD FRONT ELEVATION



BASEMENT PLAN 1:100

GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100

SECOND FLOOR PLAN 1:100