Planning Committee: 09 December 2014 **Item Number: 11**

Application No: W 14 / 1548

Registration Date: 21/10/14
Town/Parish Council: Leamington Spa **Expiry Date:** 16/12/14
Case Officer: Jo Hogarth
01926 456534 jo.hogarth@warwickdc.gov.uk

11 York Road, Leamington Spa, CV31 3PR
Demolition of existing garage to rear of property and erection of new detached double garage (resubmission) FOR Mr LIBROWSKI

This application is being presented to Planning 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 for the development, subject to conditions.

DETAILS OF THE DEVELOPMENT

Erection of a double garage in the rear garden of number 11 York Road with access onto the service yard at the rear after demolition of existing single garage.

THE SITE AND ITS LOCATION

The application site relates to the rear garden serving a property fronting York Road, a large semi-detached Edwardian house situated on the south side of the road within the Royal Leamington Spa Conservation Area. The site overlooks the historic gardens associated with York Walk which forms part of a series of linked historic parks and gardens which has been registered in the English Heritage Register as well as the Warwick District Local Register.

PLANNING HISTORY

W/03/0336 - Planning permission granted for the creation of one bed sitting room and external alterations.

W/14/1100 - Application for a similar proposal to the current application was withdrawn earlier this year.

RELEVANT POLICIES

- National Planning Policy Framework
- 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)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (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)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- Guidance Documents
- Vehicle Parking Standards (Supplementary Planning Document)
- Distance Separation (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Leamington Town Council: Objection is raised for the following reasons:
1. The proposal appears to be a double rather than a single garage.
2. The scale and, particularly, the height of the building is overbearing.
3. The proposed building is inconsistent with the heights of other garages in close proximity.
4. A condition should be set that the development must not be used as living accommodation.

WCC Ecology: Recommend bird and bat notes.

Public Response: 10 letters of objection have been received on grounds that the building is too high with the appearance of a small dwelling, other garages do not fill the whole plot, out of keeping in the Conservation Area and results in over development. Would set a difficult precedent.

ASSESSMENT

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

- Principle
- Impact on neighbours
- Design and impact on the character and appearance of the Conservation Area
- Parking
- Ecological issues
- Renewables
- Health and Wellbeing

The Principle of the Development

The principle of erecting garages in the rear gardens of both Avenue Road and York Road is accepted as most properties have some form of outbuilding/garage in this location. Indeed, this proposal would replace an existing single garage. A double garage has been built at the rear of number 15 York Road and does not appear as an incongruous feature within this rear service road. It is considered that the siting of a double garage in this location is acceptable.

Impact on neighbours

The objections received with regards to height are noted and the proposal has been amended to reduce the height by 0.3 metres. The application is for garaging and storage and not for residential accommodation. This can be clarified by an appropriately worded condition. The design is such that there would be roof lights on both the elevation to the service road and to that which faces onto the rear of the host property, number 11 York Road and it is not considered that these would result in such overlooking as to warrant refusal, particularly given the proposed use as a store room. It is therefore considered that the application complies with the criteria set out in Policy DP2 in the Local Plan.

Design and impact on the Conservation Area

With regards to the design and impact on the Conservation Area, as amended, it is considered that the proposal would preserve the character and appearance of the character and appearance of the area and would not result in material harm. Although it would not be readily visible from public vantage points, the design has incorporated corbel details to the eaves/verge and would be constructed of materials suitable for use in special historic areas. It is considered, however, that a condition should be imposed to secure the use of traditional side hung timber doors in lieu of powder coated steel roller shutters as proposed. Subject to conditions, the application is considered to meet the objectives of Policy DAP4 in the Local Plan.

Parking

The application is considered to provide off street parking facilities in accordance with the Council's adopted Vehicle Parking Standards and is thereby considered acceptable. Whilst York Road is a Residents Parking Zone, the creation of a double garage will allow more flexibility within this residential area. The proposal would comply with the objectives of Policy DP8 in the Local Plan.

Ecological issues

There are no objections subject to the inclusion of bird and bat notes.

Renewables

Given the proposed use of the proposed development, it is considered that a requirement to provide renewables in accordance with Policy DP13 and the associated SPD would not be appropriate.

Health and Wellbeing

It is not considered that this is applicable to this particular application.

SUMMARY/CONCLUSION

It is considered that the application complies with the local plan 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 drawings 002 A & 003 Rev B, and specification contained therein, submitted on 21 October & 19 November 2014, except as required by condition 3 below. **REASON**: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1, DP2 and DAP8 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 doors, eaves, verges and rainwater goods at a scale of 1:5 (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.

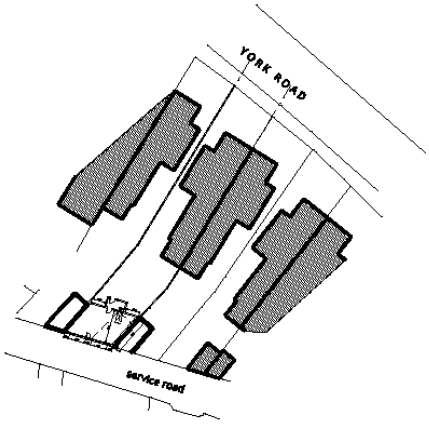
4 The development hereby permitted shall be carried out only in full accordance with sample details of the facing and roofing materials which shall have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policies DP1 and DAP8 of the Warwick District Local Plan 1996-2011.

5 Notwithstanding the details in respect of the garage doors shown on drawing number 003 Rev B submitted on 19 November 2014, the garage doors shall be side hung timber doors, painted not stained, and retained as such at all times thereafter. **REASON:** To ensure a high standard of design and appearance within the Conservation Area and to satisfy the requirement of Policy DAP8 in the Warwick District Local Plan 1996-2011.

6 The garages and store room hereby permitted shall be used for such purposes only and not for habitable accommodation. **REASON:** In the interests of the amenities of nearby residents and to satisfy the

requirements of Policy DP2 in the Warwick District Local Plan 1996-2011.

LOCATION PLAN 1:1250



PROPOSED SITE PLAN 1:500

STAS LISKOWSKI esq

NEW GARAGE
11 YORK ROAD
LEAMINGTON SPA, CV31 3PR

PROPOSED SITE PLAN
AND LOCATION PLAN

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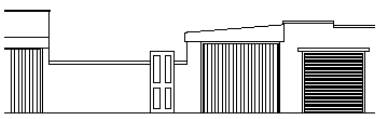
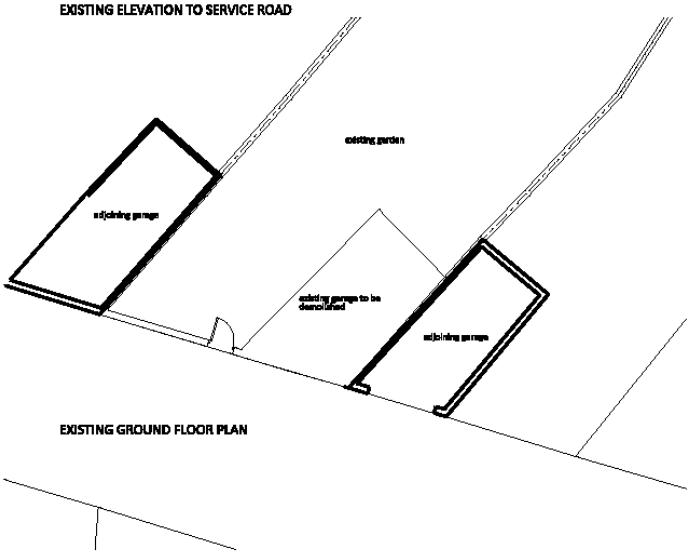
Cullen associates.
architectural design consultancy



EXISTING ELEVATION TO SERVICE ROAD



EXISTING GROUND FLOOR PLAN

EXISTING SITE PLAN 1:500

STAS LISIKOWSKI esq

NEW GARAGE
11 YORK ROAD
LEAMINGTON SPA, CV31 3PR

EXISTING SITE PLAN(S) AND ELEVATION

VC	W	A3	1:100	05.07.14

1.4237 — 001

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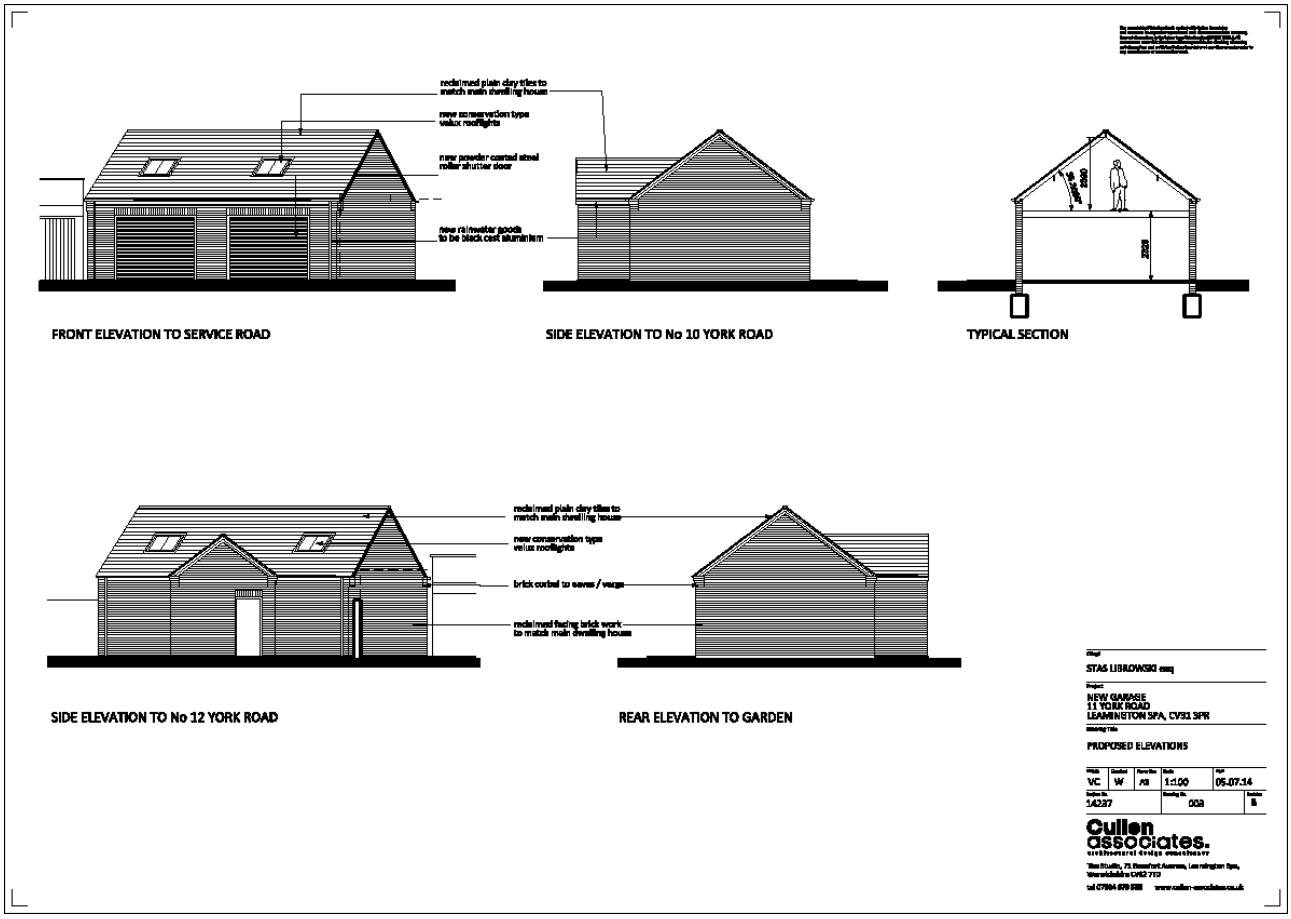
reclaimed plain clay tiles to match main dwelling house
new conservation type velux rooflights
new powder coated steel roller shutter door
new rainwater goods to be black cast aluminium
FRONT ELEVATION TO SERVICE ROAD
SIDE ELEVATION TO No 10 YORK ROAD
TYPICAL SECTION
reclaimed plain clay tiles to match main dwelling house
new conservation type velux rooflights
brick corbel to eaves / verge
reclaimed facing brick work to match main dwelling house
SIDE ELEVATION TO No 12 YORK ROAD
REAR ELEVATION TO GARDEN
STAS LIBROWSKI esq
NEW GARAGE
11 YORK ROAD
LEAMINGTON SPA, CV31 3PR
PROPOSED ELEVATIONS
VC
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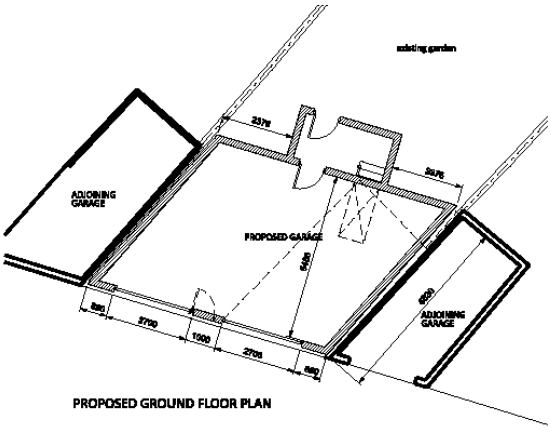
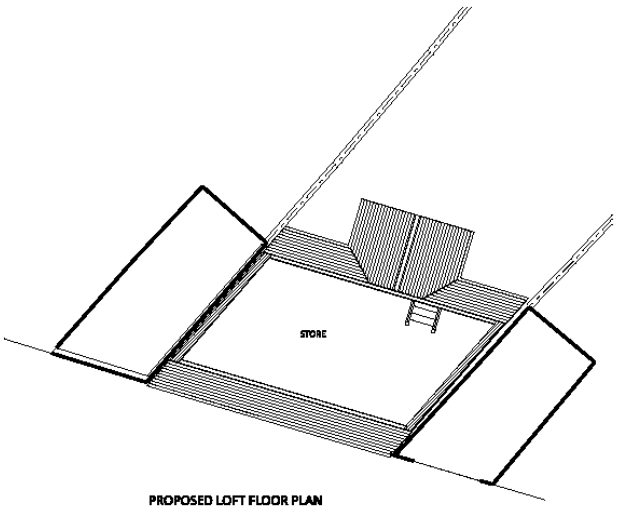


PROPOSED GROUND FLOOR PLAN



PROPOSED LOFT FLOOR PLAN

STAS LISKOWSKI esq

NEW GARAGE
11 YORK ROAD
LEAMINGTON SPA, CV31 3PR

PROPOSED FLOOR PLANS

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