Planning Committee: 14 October 2015 **Item Number:** 9

Application No: W 15 / 1210

Registration Date: 29/07/15
Town/Parish Council: Leamington Spa **Expiry Date:** 23/09/15
Case Officer: Emma Spandley
01926 456533 emma.spandley@warwickdc.gov.uk

8 Milverton Hill, Leamington Spa, CV32 5HY
Conversion of existing garage to create an additional bedsit; Erection of a boundary wall along Milverton Hill to No.23 Church Hill and No.8 Milverton Hill. (Resubmission of W/15/0394) FOR Mr GILL

This application is being presented to Committee due 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

The application relates to an existing garage attached to an established House in Multiple Occupation comprising of bedsits. The garage currently has no door. The proposal is to convert and change the use of the garage to provide an additional bedsit. It is also proposed to reinstate the garage doors and replace the existing boundary treatment around No.23 Church Hill and No.8 Milverton Hill with a new brick wall with pillars and new pedestrian access gates. The main differences between the previous application and the current application are:-

- Removal of some of the pillars;
- Lowering the existing ground level to introduce a courtyard area accessed via half glazed doors to the bedsit.

THE SITE AND ITS LOCATION

The application site relates to one half of a pair of semi detached, villa style properties, within the Royal Leamington Spa Conservation Area. The neighbouring property at No.23 Church Hill is also an established HMO.

PLANNING HISTORY

There is no planning history for this site.

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)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- 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)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- H6 - Houses in Multiple Occupation and Student Accommodation (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council - Object on grounds of overdevelopment

Private Sector Housing - No objection

WCC Highways - No objection, subject to condition

Assessment

Principle

Policy UAP1 of the Warwick District Local Plan 1996-2011 states that residential development will be permitted on previously developed land and buildings within the confines of the urban areas. As the site is located within the predominantly

residential area of Royal Leamington Spa and is on previously developed land and buildings the proposal is acceptable in principle.

The application site contains a number of existing bedsits and has a HMO licence from Private Sector Housing. It is considered that the conversion of the garage and an increase in the number of bedsits within this established HMO by one will not result in an actual increase in the concentration of HMOs in the area and will not result in material harm to the living conditions of the occupants of nearby properties and on the character of the area and the proposal. The proposal is therefore considered to accord with Policy H6 of the Draft Warwick District Local Plan.

The impact on the living conditions of neighbouring dwellings and the occupiers of the proposed residential units

Policy DP2 of the Warwick District Local Plan 1996-2011 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents. The relationship of the proposed development to surrounding uses and buildings is an important consideration. It is important that appropriate levels of amenity are provided and maintained. The term 'amenity' is defined as the extent to which people are able to enjoy their own dwellings without undue disturbance or intrusion. The proposed application seeks to convert the existing garage. The proposal only relates to the change of use of the application building with some elevational changes to the front and the insertion of high level windows to the front within the mock garage doors.

The proposed bedsit has a roof light, high level windows and glazed front door serving the main habitable room, which is considered to provide adequate levels of light. A small 3m deep courtyard has also been provided for this bedsit. Private Sector Housing have raised no objections to the current application. On this basis it is considered that the previous reasons for refusal have been overcome.

The Town Council's comments with regards to overdevelopment of the site are noted, however, there is no further building work taking place on the site apart from the erection of a modest brick boundary wall. The application is for the conversion of an existing structure and it is therefore considered that the proposal does not constitute an overdevelopment of the site.

Design

Policy DAP8 of the Warwick District Local Plan 1996-2011 requires development to preserve or enhance the special architectural and historic interest of the District's Conservation Areas. Policy DP1 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design.

The proposed garage doors are considered acceptable. As amended the proposed brick boundary wall is simple in form with gates and is considered to be acceptable in this location.

The Conservation Officer has raised no objections and overall it is considered that the proposal will result in an enhancement to this part of the Conservation Area.

Highway Safety

Policy DP8 states that development will only be permitted which does not result in on-street parking detrimental to highway safety. In addition, the Vehicle Parking Standards SPD sets out the required off street parking for residential development.

The proposed development would generate a requirement for one additional parking space, but none are proposed. However, it is not considered that this shortfall will result in material harm to the amenity of local residents in terms of parking stress or any material harm to highway safety.

The Highway Authority do not object to the proposal, subject to a condition requiring the reinstatement of the kerb which will result in the provision of an additional on street parking space to compensate for the loss of the off street parking space.

Refuse storage

There is sufficient space within the courtyard for refuse storage which can be presented on the footpath on collection day via the gated access onto Milverton Hill.

Renewables

The proposal will result in a material increase in the energy demand of the building and therefore it is considered appropriate to require the provision of renewables to provide 10% of the energy requirement of the development or a reduction in CO2 through a fabric first approach in accordance with Policy DP13 and the associated SPD. No details have been submitted with the application, but this can be satisfactorily secured through a pre-commencement condition.

Summary/Conclusion

The provision of roof lights; high level windows and a glazed front door and the inclusion of a courtyard area to the essential core habitable room of the bedsit is considered adequate in providing appropriate levels of outlook and light levels for the future occupiers of the proposed bedsit and the proposal is therefore considered to be in accordance with the policy DP2.

The proposed brick boundary wall and external alterations are considered to result in an enhancement of this part of the Conservation Area and the proposal is therefore considered to accord with Policy DP8.

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 No. 2461-02 Rev B; 2461-03 Rev B & 2461-05 Rev B, and specification contained therein, submitted on 18th September 2015. **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 the gates, doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the District 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.

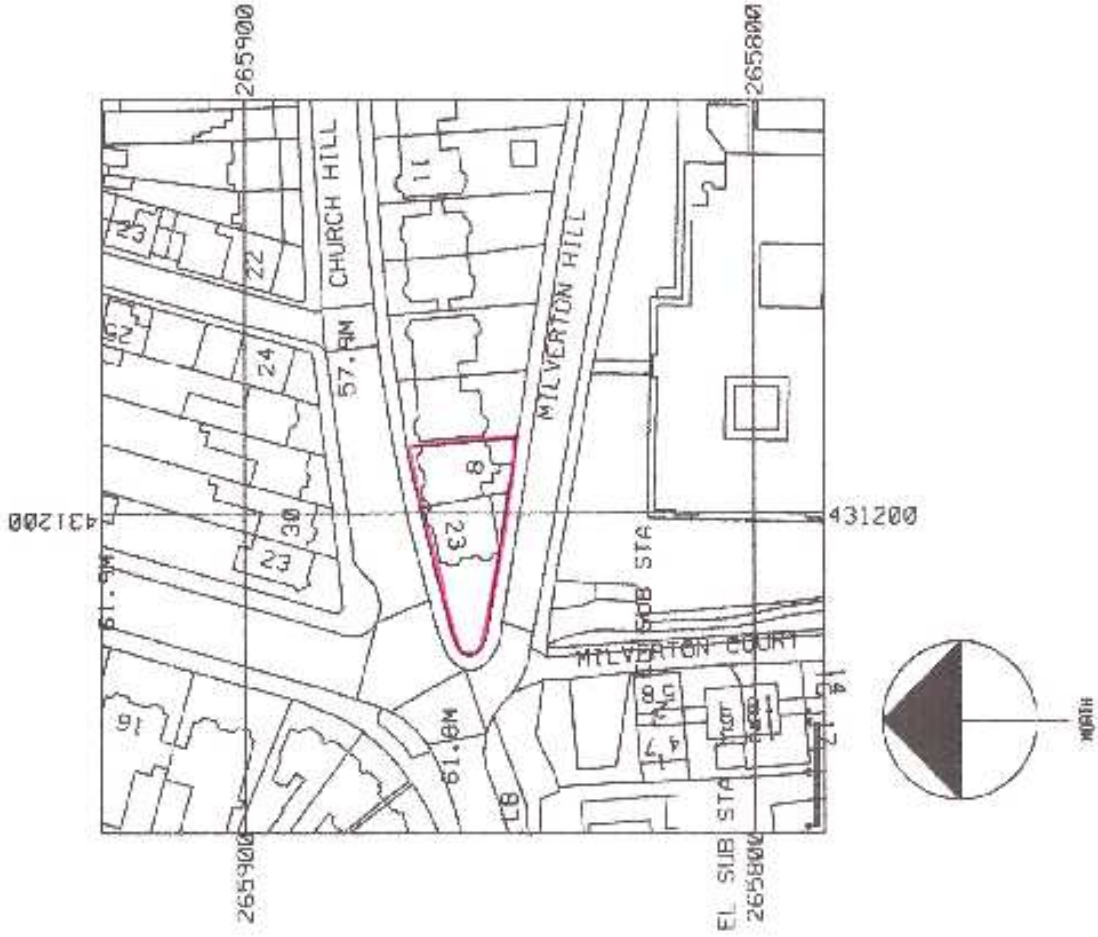
4 The development hereby permitted shall not be occupied until all parts of the existing access within the public highway not included in the permitted means of access has been closed and the kerb and footway have been reinstated in accordance with the standard specification of the Highway Authority. **REASON:** To ensure that a satisfactory provision of off-street car parking is maintained in the interests of amenity, the free flow of traffic and highway safety in accordance with Policies DP2, DP6 & DP8 of the Warwick District Local Plan 1996-2011.

5 The development hereby permitted shall not commence until sample details of the facing materials have been submitted to and approved in writing by the local planning authority. The development shall be carried out in full 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 DP1 of the Warwick District Local Plan 1996-2011.

6 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO^2 emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the

Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON**: To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

7 If an air source heat pump is chosen as the method to comply with the requirement for renewable energy, noise arising from the air source heat pump(s) permitted, when measured one metre from the facade of any noise sensitive premises, shall not exceed the background noise level by more than 3dB (A) measured as LAeq (5 minutes). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc.) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.


265900
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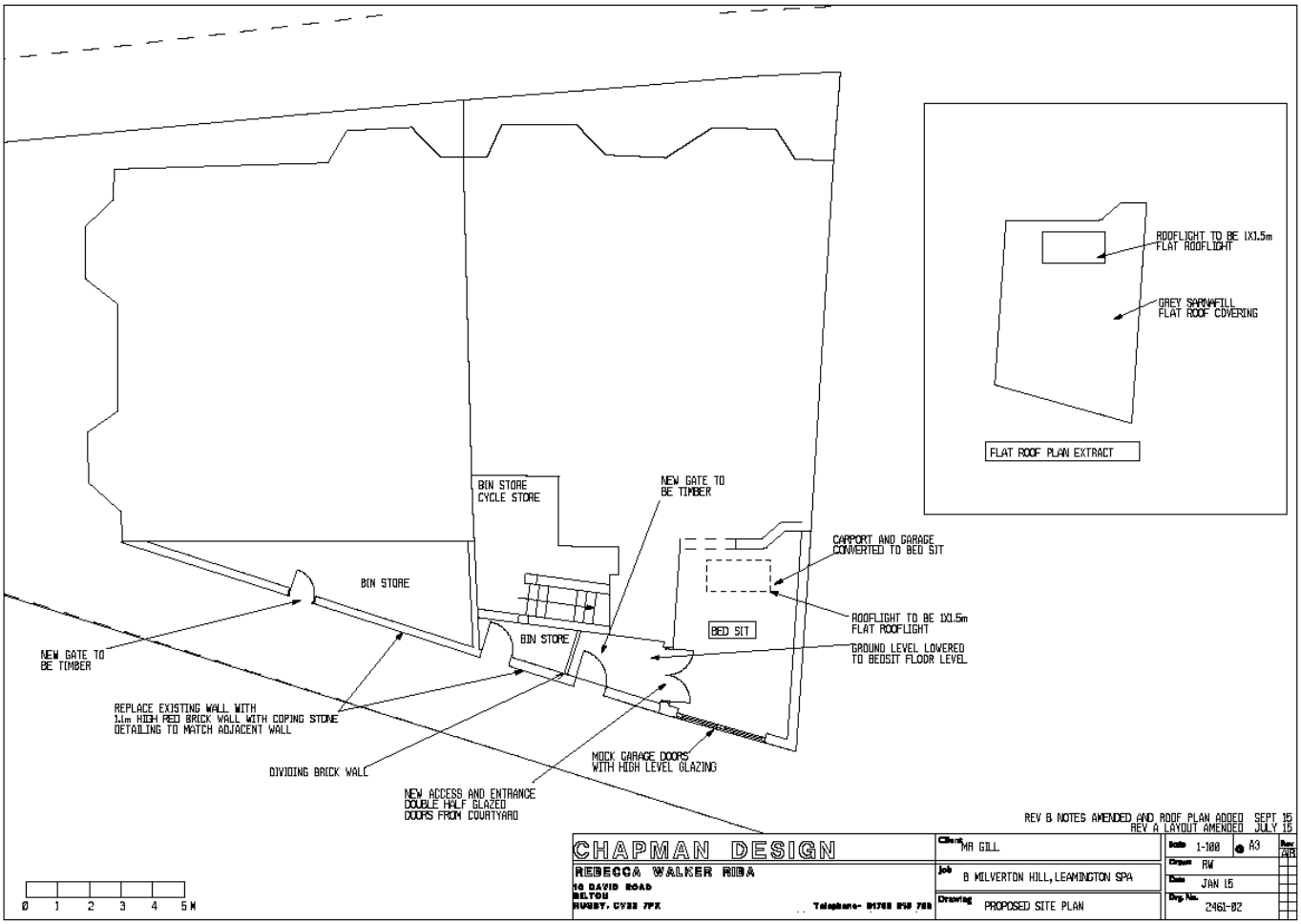
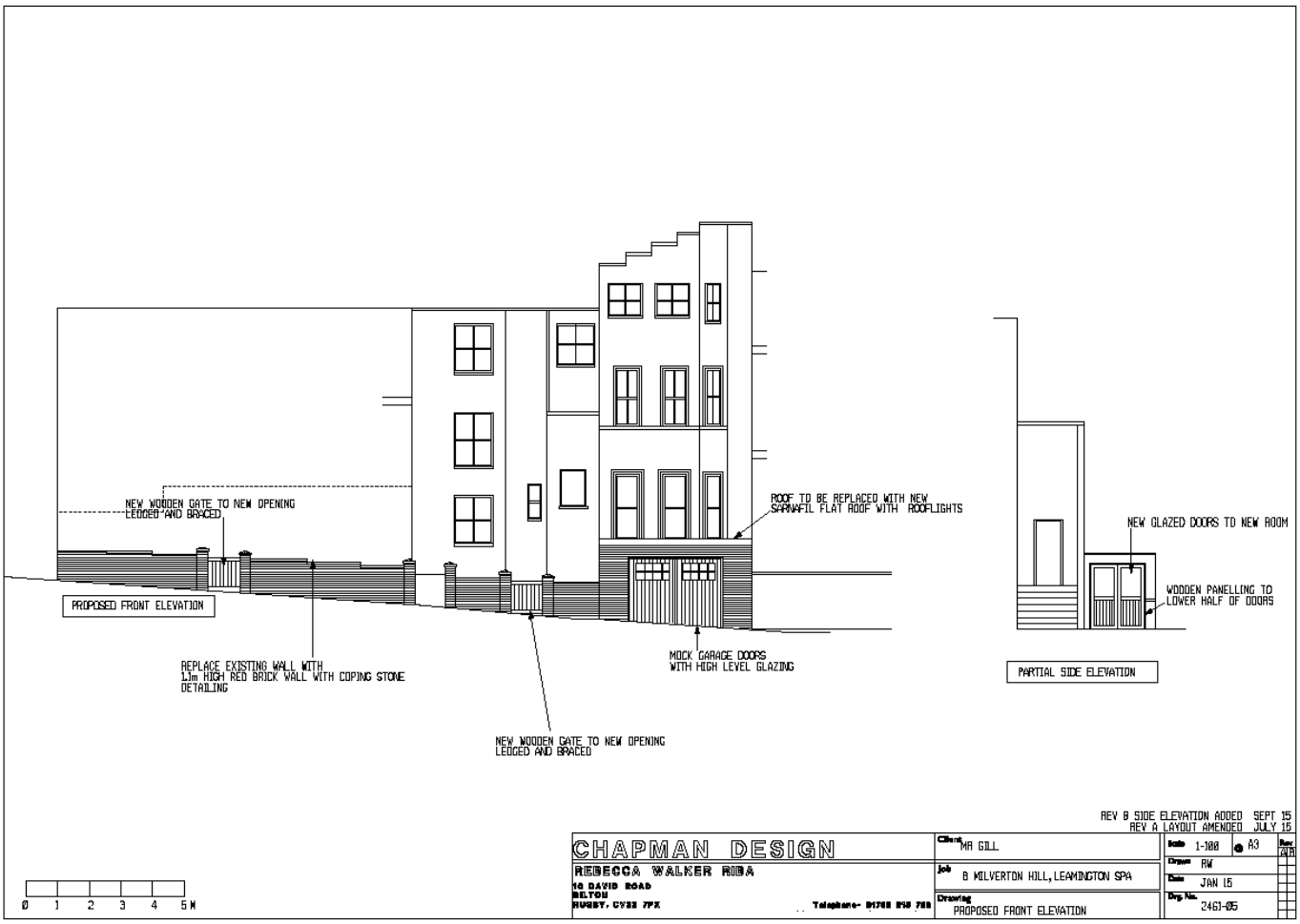
CHURCH HILL
MILVERTON HILL
MILVERTON COURT
57.9M
61.9M
61.8M
EL SUB STA
LB
NORTH


ROOFLIGHT TO BE 1X1.5m
FLAT ROOFLIGHT
GREY SARNAFIL
FLAT ROOF COVERING
FLAT ROOF PLAN EXTRACT
BIN STORE
CYCLE STORE
NEW GATE TO
BE TIMBER
CARPORT AND GARAGE
CONVERTED TO BED SIT
BIN STORE
ROOFLIGHT TO BE 1X1.5m
FLAT ROOFLIGHT
BIN STORE
BED SIT
GROUND LEVEL LOWERED
TO BEDSIT FLOOR LEVEL
NEW GATE TO
BE TIMBER
REPLACE EXISTING WALL WITH
1.1m HIGH RED BRICK WALL WITH COPING STONE
DETAILING TO MATCH ADJACENT WALL
DIVIDING BRICK WALL
MOCK GARAGE DOORS
WITH HIGH LEVEL GLAZING
NEW ACCESS AND ENTRANCE
DOUBLE HALF GLAZED
DOORS FROM COURTYARD
REV B NOTES AMENDED AND ROOF PLAN ADDED SEPT 15
REV A LAYOUT AMENDED JULY 15
CHAPMAN DESIGN
REBECCA WALKER RIBA
10 DAVID ROAD
BILTON
RUGBY. CV22 7PX
Telephone- 01788 858 788
Client MR GILL
Job 8 MILVERTON HILL, LEAMINGTON SPA
Drawing PROPOSED SITE PLAN
Scale 1-100
A3
Drawn RW
Date JAN 15
Dwg No. 2461-02
Ø 1 2 3 4 5 M


NEW WOODEN GATE TO NEW OPENING
LEDGED AND BRACED
ROOF TO BE REPLACED WITH NEW
SARNAFIL FLAT ROOF WITH ROOFLIGHTS
NEW GLAZED DOORS TO NEW ROOM
WOODEN PANELLING TO
LOWER HALF OF DOORS
PROPOSED FRONT ELEVATION
REPLACE EXISTING WALL WITH
1.1m HIGH RED BRICK WALL WITH COPING STONE
DETAILING
MOCK GARAGE DOORS
WITH HIGH LEVEL GLAZING
PARTIAL SIDE ELEVATION
NEW WOODEN GATE TO NEW OPENING
LEDGED AND BRACED
REV B SIDE ELEVATION ADDED SEPT 15
REV A LAYOUT AMENDED JULY 15
CHAPMAN DESIGN
REBECCA WALKER RIBA
16 DAVID ROAD
BILTON
RUGBY. CV22 7PX
Telephone- 01788 858 788
Client MR GILL
Job 8 MILVERTON HILL, LEAMINGTON SPA
Drawing PROPOSED FRONT ELEVATION
Scale 1-100 @ A3
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Date JAN 15
Dwg No. 2461-05
Rev A/B
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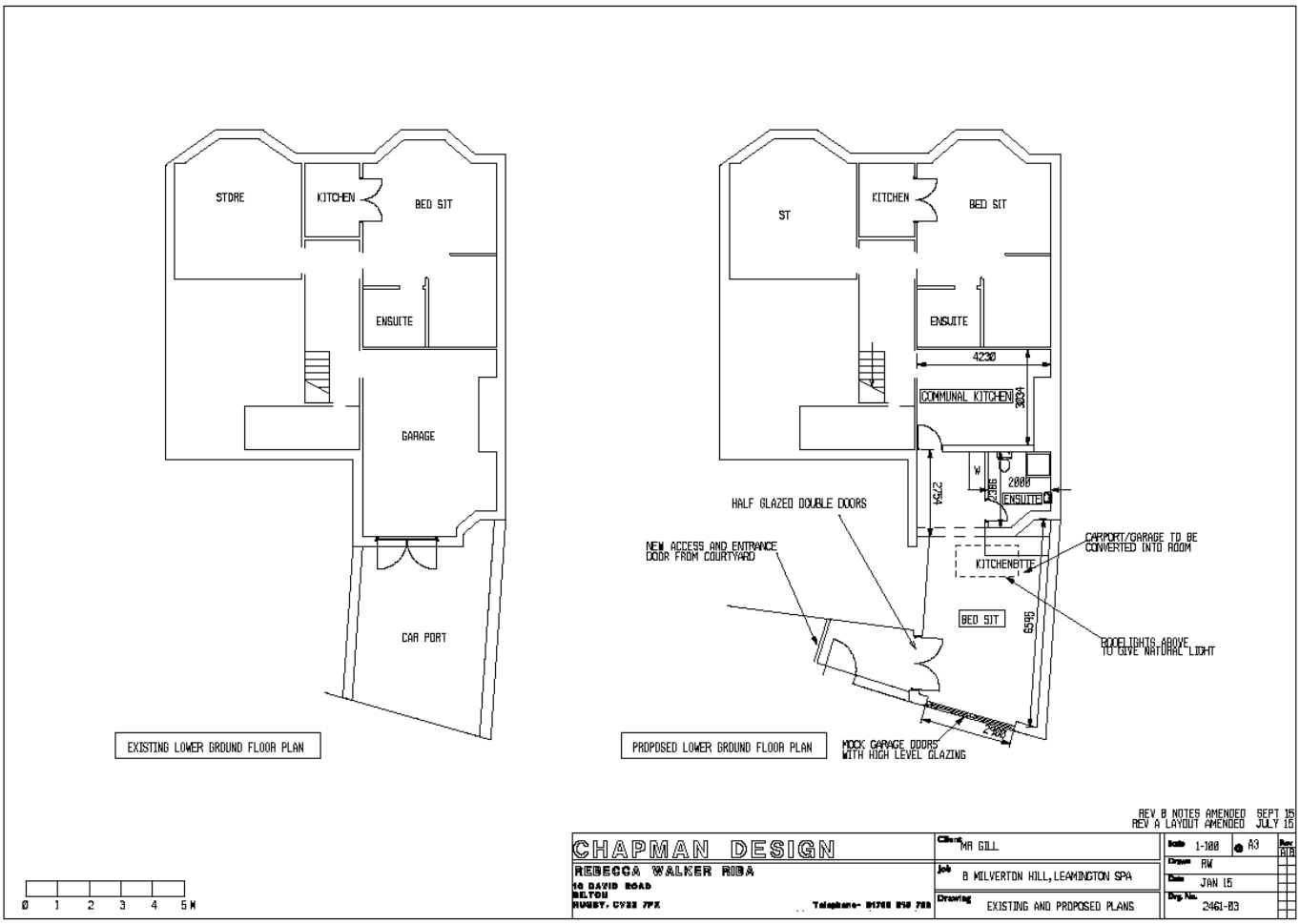
STORE
KITCHEN
BED SIT
ENSUITE
GARAGE
CAR PORT
EXISTING LOWER GROUND FLOOR PLAN
ST
KITCHEN
BED SIT
ENSUITE
4230
COMMUNAL KITCHEN
3034
W
2000
ENSUITE
2754
HALF GLAZED DOUBLE DOORS
NEW ACCESS AND ENTRANCE DOOR FROM COURTYARD
CARPORT/GARAGE TO BE CONVERTED INTO ROOM
KITCHENETTE
BED SIT
6595
ROOFLIGHTS ABOVE TO GIVE NATURAL LIGHT
PROPOSED LOWER GROUND FLOOR PLAN
MOCK GARAGE DOORS WITH HIGH LEVEL GLAZING
REV B NOTES AMENDED SEPT 15
REV A LAYOUT AMENDED JULY 15
CHAPMAN DESIGN
REBECCA WALKER RIBA
16 DAVID ROAD
BELTON
RUGBY, CV23 7PX
Client MR GILL
Job B MILVERTON HILL, LEAMINGTON SPA
Drawing EXISTING AND PROPOSED PLANS
Scale 1-100
A3
Drawn RW
Date JAN 15
Drg. No. 2461-03
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