Planning Committee: 09 December 2014 **Item Number:** **7**

Application No: W 14 / 1570

Registration Date: 27/10/14
Town/Parish Council: Leamington Spa **Expiry Date:** 22/12/14
Case Officer: Sally Panayi
01926 456541 Sally.Panayi@warwickdc.gov.uk

28 Clarendon Street, Leamington Spa, CV32 4PG
Erection of first floor rear extension to existing HMO FOR KEYSTONE DEVELOPMENTS

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

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission, subject to the recommended conditions.

DETAILS OF THE DEVELOPMENT

The proposal is for the erection of a first floor rear extension, 4.525 metres in depth and 2.6 metres in width above the existing single storey flat roofed rear extension.

THE SITE AND ITS LOCATION

The application property is a two storey mid-terraced period dwelling with accommodation in the roofspace, located on the western side of Clarendon Street, within the Royal Leamington Spa Conservation Area. The application property is in use as a house in multiple occupation. The attached neighbour to the south, number 30, is a two storey dwelling, also in use as a house in multiple occupation. The single storey front extension to number 30 extends forward to the pavement and is in use as a hairdresser's salon. The attached neighbour to the north is a three storey bay fronted rendered house occupied as a single family dwelling.

PLANNING HISTORY

There is no planning history relating to this property.

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)
- DP8 - Parking (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)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE1 - Protection of Statutory Heritage Assets (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)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Leamington Town Council: Resolved that an objection is raised for the following reasons: 1. The proposed extension is of a poor design and quality. 2. The proposal is overbearing in relation to neighbouring properties and an over-development of the site. 3. The development creates unacceptable loss of light and privacy to the neighbours. 4. Concern was expressed over the concreting of the back garden. 5. The drawings were inadequate and there were a number of inaccuracies on the plans. 6. The Town Council wishes to receive the comments of the Conservation Officer.

Warwickshire Police: No objection

Highway Authority: No objection

Private Sector Housing: This is an existing licensed HMO. The proposals are acceptable from a housing standards perspective. The room arrangements will be improved and the property will retain a second bathroom. A new licence will be required from the new owner, prior to occupation.

Public Response: The neighbour at 26 Clarendon Street has objected on the grounds of design, loss of privacy and loss of light.

ASSESSMENT

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

- Principle of the Development
- The impact on the character and appearance of the area
- The impact on the living conditions of nearby dwellings

- Car parking and highway safety
- Renewable energy
- Health and Wellbeing

The Principle of the Development

The principle of a first floor rear extension is acceptable within the residential area. The proposal will add an additional bedroom to an established HMO. However, as the use is already established the principle of use is not an issue for this application.

The impact on the character and appearance of the area

The proposed first floor extension is designed to extend the form of the existing rear wing at first floor with a mono pitch roof sloping to the south towards the neighbouring property at 30 Clarendon Street. The existing rear extension is a flat roofed structure. The rear of this property is not seen from the street and as a result the proposal has no impact on the street scene. The Council's Conservation Officer is happy with the proposal, subject to the use of traditional materials and a timber window, which can be secured by condition.

The impact on the living conditions of nearby dwellings

The neighbour at 30 Clarendon Street has a two storey rear extension to the original rear wing of the property. The relationship between this neighbour and the application site is such that there is no material impact by the addition of a first floor above the existing single storey structure.

The neighbour at 26 Clarendon Street has a two storey rear extension beyond the original depth of the rear wing. The building has a mono pitch roof form with the slope towards the application site. The flank wall of this neighbouring extension appears to have been built as a party wall. The proposed extension which projects 1.6 metres beyond the rear wall of the neighbouring extension, complies with the 45 degree line taken from the quarter point of the ground floor kitchen window on the rear elevation of number 26. The proposed first floor extension is therefore considered to have an acceptable impact on the light and outlook to this kitchen window.

Car parking and highway safety

The addition of one bedroom to the dwelling is considered unlikely to create a significant increase in vehicular movements. The application site is located in a highly accessible and sustainable location, close to bus stops and within walking distance of the town centre. The Highway Authority acknowledges that parking is available and raised no objection to the proposed extension.

Renewable energy

Given the limited scale of the development proposed there is no requirement to provide renewables in this case.

Health and Wellbeing

N/A

Other Matters

Environmental Health commented that the proposal is acceptable from a housing standards perspective. The room arrangements will be improved and the property will retain a second bathroom.

SUMMARY/CONCLUSION

In the opinion of the Local Planning Authority, the proposed extension is acceptable in principle and will provide an appropriate design solution that will not affect neighbouring amenity. 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 4425-01, and specification contained therein, submitted on 27th October 2014. **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 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 Policies DP1 and DAP8 of the Warwick District Local Plan 1996-2011.

4 All window and door frames 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.

H. M. LAND REGISTRY

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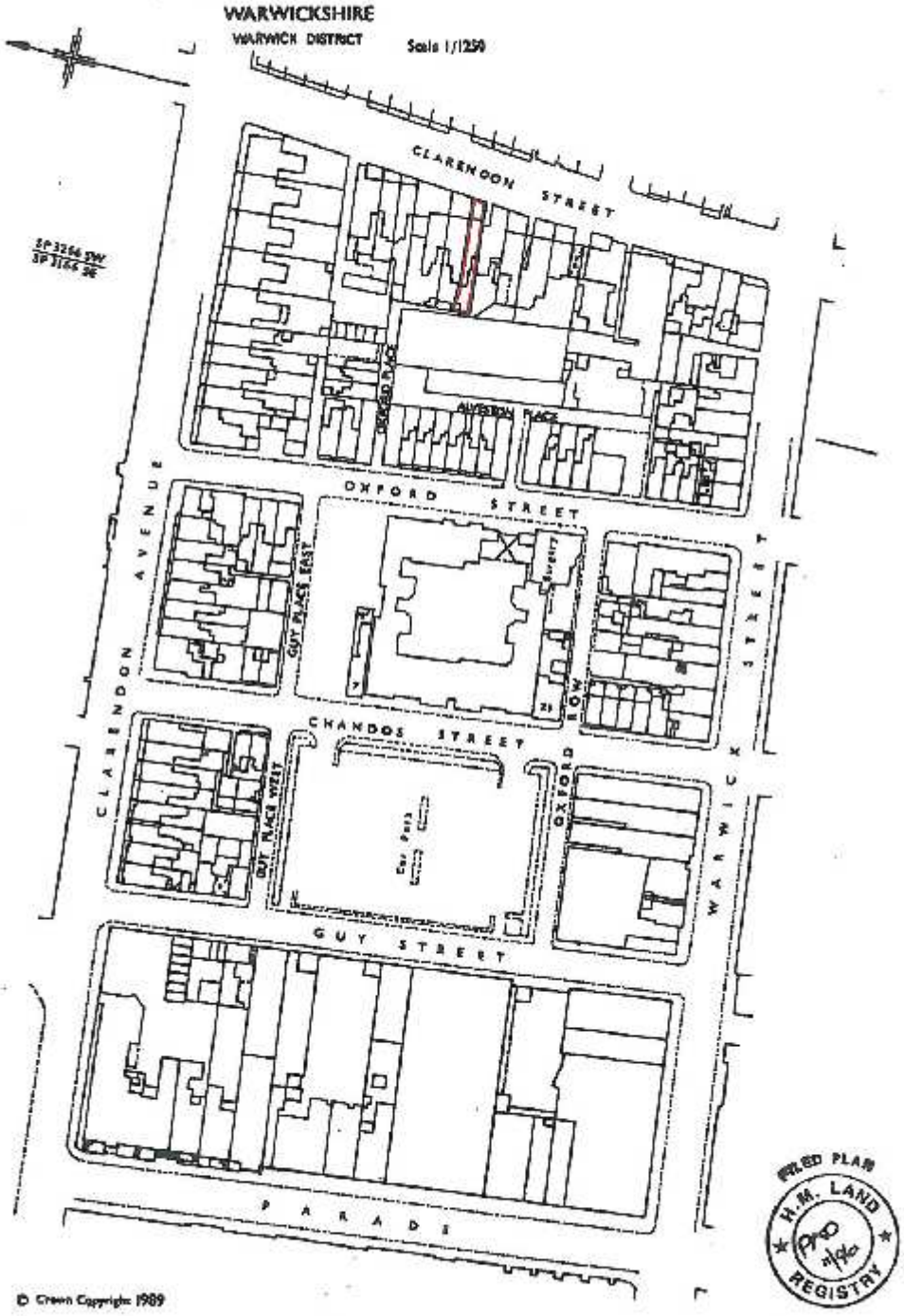

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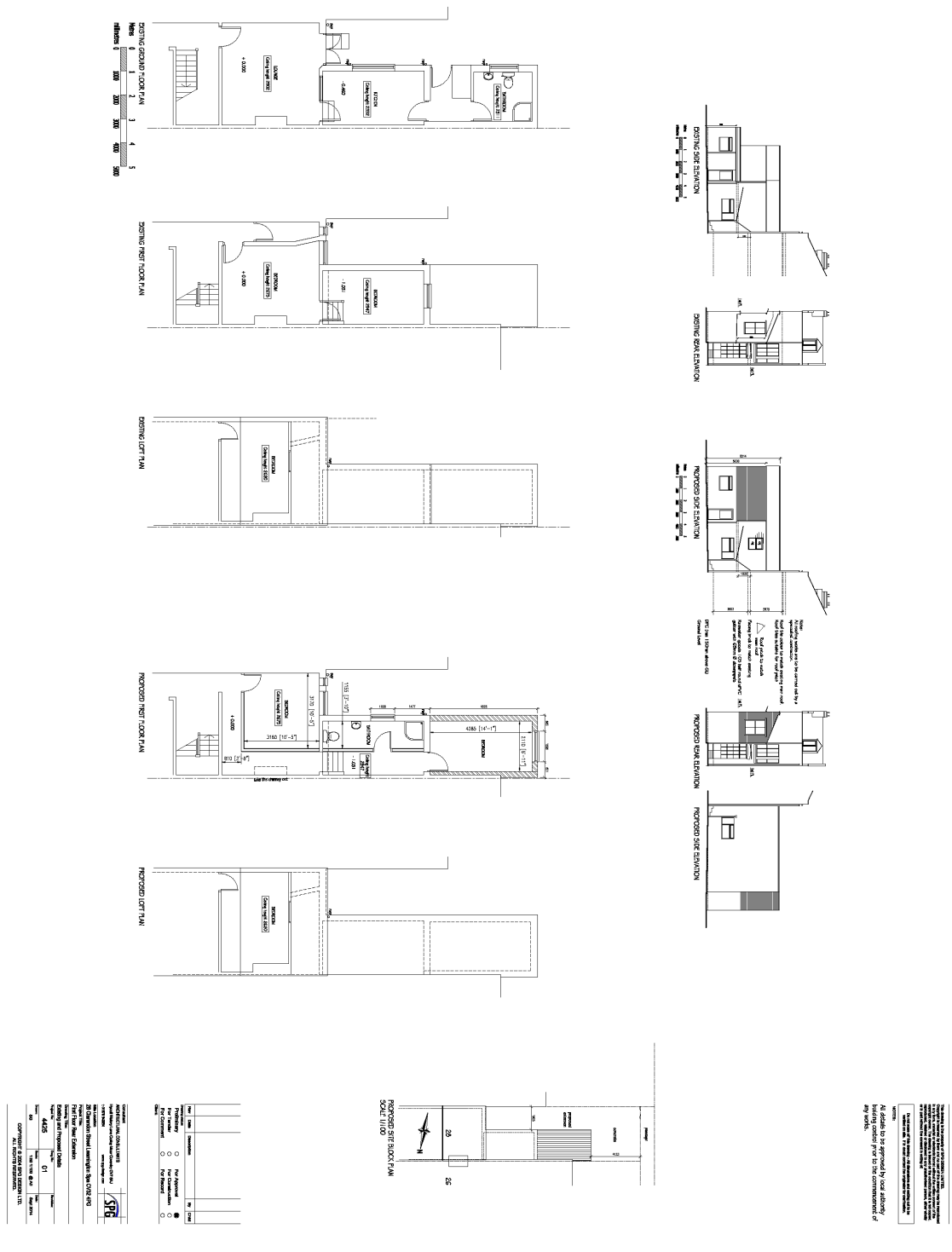
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