Planning Committee: 25 April 2017 **Item Number:** **10**

Application No: W 17 / 0191

Registration Date: 02/02/17
Town/Parish Council: Leamington Spa **Expiry Date:** 30/03/17
Case Officer: Emma Spandley
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26 The Close, Leamington Spa, CV31 2BL
Conversion of existing dwelling to 2no. 1 bed flats FOR Mr Vitish

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

DETAILS OF THE DEVELOPMENT

The application proposes to convert the existing house into 2no. 1 bed flats.

THE SITE AND ITS LOCATION

The application property is a two storey semi-detached dwelling located within a small cul de sac of 31 dwellings. There are 2no. off road parking spaces.

PLANNING HISTORY

W/79/0539- Erection of a single garage to the rear - Refused 23rd July 1979;

W/01/1739 - Erection of a replacement garage and single storey rear extension - Granted 6th February 2002.

W/15/0223 - Change of use from a single dwellinghouse (Use Class C3) to a House in Multiple Occupation (HMO) (Use Class C4) - Refused 29th March 2015 and dismissed at appeal.

W/16/1604 - Conversion and change of use of the rear element of the existing dwelling and garage to form a separate one bedroom dwelling - Withdrawn.

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)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- The Emerging Local Plan

- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- Guidance Documents
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: Object on grounds of overdevelopment of the site.

WCC Highways: Object on the basis of 1no 1 bed flat and 1no. 2 bedroomed flat due to lack of on site parking.

Councillor Chilvers: Object on the grounds of lack of parking.

Public Response: Nine objections received on grounds of lack of parking and unneighbourly form of development.

ASSESSMENT

Principle

Policy UAP1 of the Local Plan directs new residential development to previously developed sites within the urban area. The proposal complies with this policy and is therefore acceptable in principle.

Parking and Highway Safety

Policy DP8 states that development will only be permitted which makes provision for parking and does not result in on-street car parking detrimental to highway safety. The Supplementary Planning Document (SPD) *Vehicle Parking Standards* sets out Warwick District Council's detailed parking standards for developments.

Table 2 of the SPD requires one car parking space per 1 bed flat. Therefore, the requirement for this proposal would be 2no. car parking spaces. However, a 3+ bedroomed house also requires 2 car parking spaces.

The application property has a hard surface to the frontage which can provide off-street car parking for two vehicles. Car parking areas have been provided along the frontage of most properties within The Close. This has resulted in relatively long continuous lengths of dropped kerbs and has consequently restricted the availability of on-street car parking. Visiting vehicles tend to park on the small traffic island at the end of the cul-de-sac.

Amended drawings have been submitted which show the property being converted into just 2no. 1no. bedroomed flats, with the first floor flat having a study. Normally rooms that are labelled studies would be classed as a bedroom, however, in this instance the very small size of the study measuring just 1.3 metres by 1.8 metres means that it would not be classed as a bedroom. A standard single bed typically measure 90cm by 190cm which means the room is of insufficient size to be a

bedroom and therefore the parking requirement for the proposal is just 2 car parking spaces.

As the existing use only requires 2 car parking spaces there is no net increase in the requirement for car parking. On this basis, it is considered that the proposal will not cause detrimental harm to the free flow of traffic and highway safety or amenity and is considered to overcome the Highway Authority's initial objection.

The impact on the amenity of the area and living conditions of local residents.

Policy DP2 of the Warwick District Local Plan 1996 - 2011 and Policy BE3 of the Draft Local Plan 2014 state that development or changes of use will not be permitted which have an unacceptable impact on the occupiers of nearby users / residents. The intensification of use will be negligible, if any.

The change of use from one residential use to another, in this instance, will not lead to an unacceptable impact through noise and disturbance.

There are no external changes proposed as part of the application and therefore the objections raised on grounds of overdevelopment are not considered to be founded.
Renewables

It is considered that the change of use from one type of residential use to another type of residential use will not result in a material increase in the energy requirements of the building and therefore there is no requirement for renewables in accordance with Policy DP13 and the associated SPD.

Summary/Conclusion

The conversion of a house into 2no. flats within this area will not lead to an increase in noise and disturbance. The Parking requirement for the proposal is the same as the existing property, of 2no spaces. The property can provide 2no. off road car parking spaces and therefore the application is considered acceptable in accordance with Policy DP1, DP2 & DP8 of the Warwick District Local Plan 1996-2011.

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) AMENDED 16/84-02 Rev D, and specification contained therein, submitted on 9th March 2017. **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.