



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 20TH JULY 2022

Planning Permission has been **REFUSED** by the Planning Authority in respect of the following application:

W/22/0532 Mr Alastair Wood Erection of a conservatory to
the rear and rebuild rear boundary wall 61 Plymouth Place CV31 1HW

RESOLVED that no objection is raised.

WDC Reasons for Refusal:

Policy BE3 of the Warwick District Local Plan 2011-2029 states that development will not be permitted that does not provide acceptable standards of amenity for future users and occupiers of the development. Furthermore, the Residential Design Guide Supplementary Planning Document provides more detailed guidance. In the opinion of the Local Planning Authority the proposal would fail to provide a satisfactory living environment by reason of reducing private amenity space on an already unsatisfactory site. Remaining private amenity space would be 9 square metres which would be 31 square metres less than the standard set out in the Residential Design Guide.

Planning Permission has been **GRANTED** by the Planning Authority in respect of the following application:

W/22/0313 Mr H Singh Change of use from dwelling house
(Use Class C3) to a small House in Multiple Occupation (Use Class C4) comprising
4no. bedrooms (max) 68 Braemar Road CV32 7EY

RESOLVED that an objection is raised on the following ground:

Insufficient parking provision on site exacerbating on street parking, particularly opposite a T junction.

The Town Council also has concerns regarding bedroom 5 being located off the kitchen and near the conservatory in terms of negative noise impacts, and light pollution from the conservatory during the evenings impacting on the immediate neighbours. The property, should it become a 5 bed HMO, appears overcrowded and not to be providing adequate indoor communal space for residents.

WDC comments re Town Council objection:

As a 5-bed HMO was therefore an initial shortfall of one parking spaces, and this was considered unacceptable because the applicant has not submitted a parking survey to demonstrated that there would be spare capacity in a street which is already oversubscribed for off-street parking. Neighbours, the Town Council and the Highway Authority at the County Council have objected on these grounds. In light of this issue, the proposal has been amended to reduce the occupancy from a 5 bed roomed HMO to a 4 bed roomed HMO. The SPD now requires two

parking spaces to be provided – equal to that already provided at the site. The proposed change of use is not considered likely to result in on street parking demand due to suitable off street provision and therefore the development is considered policy compliant. A condition will be attached to the decision notice to restrict the maximum occupancy of the HMO to 4 bedrooms in the interest of parking and neighbour amenity. A further condition will secure the demolition of the front boundary wall so that parked vehicles may access and egress the site independently. Bikes are proposed to be stored in the garage.

The Town Council have raised concerns with the potential for noise to transfer through the internal walls into the ground floor bedroom. The Health and Community Protection Officer has not objected on these grounds, nor have they recommended a condition related to noise mitigation measures (such as acoustic insulation). Bedrooms next to habitable spaces is not an unusual scenario in residential properties and this is not considered a reasonable reason for refusal.