



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 23RD SEPTEMBER 2021

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

W/21/0521 Esprit Homes Construction Ltd Conversion of loft space and works to roof to create a private, external terrace area to the rear, installation of two conservation roof lights to front and two conservation roof lights to rear Apartment 3 Victoria Court 31 Kenilworth Road CV32

RESOLVED that no objection was raised.

WDC Reasons for Refusal:

Policy HE1 of the Warwick District Local Plan 2011-2029 requires development to preserve or enhance the special architectural and historic interest of the District's Conservation Areas. Policy BE1 of the Local Plan reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing.

In the opinion of the Local Planning Authority, it is viewed that the proposed works to the roof of the property would not react positively to the character of the local area and Conservation Area setting and would fail to enhance and preserve its appearance and character as a result their form, dimensions, siting and detailing. The proposal would result in less than substantial harm to the Heritage Asset and there are no public benefits that outweigh the identified harm.

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

W/21/0610 Dr Singh Erection of a 4 bed House in Multiple Occupation (HMO) (Use Class C4) (amendment to planning permission ref: W/16/1830) 1 Manor Farm Close CV32 7FA

RESOLVED that an objection is raised to this application on the following grounds:

1. Lack of off-road parking provision. This property requires two off-road parking spaces and is only providing one as the garage should not be considered as part of the parking allocation according to WDC Parking Standards.
2. Should this application and that currently being considered for no 3 Manor Farm Close be granted, it would result in no 2 becoming sandwiched between two HMO's which would be contrary to Local Plan Policy H6c)
3. Lack of cycle parking provision

WDC comments regarding Town Council objection:

It is noted that a number of concerns have been raised regarding a similar proposal for a proposed change of use to a HMO at no.3 Manor Farm Close that was submitted at the same time as the current application. Objectors noted that if both applications were to be approved this would result in a non HMO (no.2 Manor Farm Close) being sandwiched between two HMOs which is contrary to Local Plan policy H6. Officers shared these concerns and subsequently planning application reference W/21/0611 which proposed a change of use to a HMO at no.3 Manor Farm Close has been withdrawn.

The existing parking requirement for the 4 bedroom house is 3 spaces and the requirement for the proposed 4 bed HMO would be 2 spaces, according to the Council's adopted Parking Standards SPD. The proposed change of use would therefore not lead to an increase in the requirement for parking compared to the existing lawful use as a 4 bed roomed dwelling. Whilst the local concern regarding parking has been noted and understood, the proposed change of use would not lead to an increase in the requirement for off street parking. The application site benefits from a rear garden leading onto a passageway to the rear and side of the garden area, cycle storage can therefore be achieved in the rear garden of the property.

In assessing this application against the Parking Standards SPD, the District Council have not had regard to the use of the garage as a car parking space