



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 21ST MAY 2020

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

W/20/0381 Mrs Anne Duff Proposed change of use from a residential property (C3) to a 3 bedroom house in multiple occupation (HMO) (C4) 65 Waverley Road, Leamington Spa, CV31 2DE

RESOLVED that no objection is raised subject to adequate external waste storage provision

WDC Reason for Decision

Warwick District Local Plan 2011 - 2029 states inter alia that planning permission will only be granted for Houses in Multiple Occupation where, amongst other requirements, the application site is within 400m walking distance of a bus stop. Policy H6 confirms that the purpose of this requirement is to ensure access to public transport, which is essential for most University of Warwick students due to the restrictive parking arrangements on campus.

The application site is located 480 metres walking distance from the nearest bus stop, which is 80 metres beyond the distance set out by policy H6. This could therefore deter future occupants from accessing public transport, generating increased vehicular movements and parking in the vicinity of the application site and the University of Warwick or other destinations, which is contrary to objectives set out in the NPPF and Local Plan, particularly in relation to sustainability and the reduction in reliance on the private car.