



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 12TH AUGUST 2021

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

W/21/0279 Mr and Dr Kennard and Facey Erection of two
storey front extension 3 Strachey Avenue CV32 6SS

RESOLVED that no objection was raised.

WDC Reasons for Refusal:

Policy BE1 of the Warwick District Local Plan 2011-2029 states that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design. Furthermore the Residential Design Guide SPD provides a detailed framework which should be followed in order to achieve good design. In addition, Neighbourhood Plan Policy RLS2 emphasises the importance of good design.

The NPPF places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design.

In the opinion of the Local Planning Authority the proposed two storey front gable would not sit comfortably on and would be out of keeping with the character and appearance of the application property. Moreover, the proposal is not considered to be a subservient addition to the property as required by the Council's Residential Design Guide SPD and therefore the proposals are considered to constitute poor design which is contrary to the provisions of the NPPF which place great weight on advocating good design.

Furthermore, as there are no two storey front gables within the street, the proposal would appear as an incongruous feature within the streetscene.

