



## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 17<sup>TH</sup> DECEMBER 2020

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

W/20/1384                      Champion                      Demolition of existing side conservatory  
and rear extension                      11 Edmondscote Road CV32 6AG

**RESOLVED** that no objection is raised

#### **WDC Reason for Decision**

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. The Council has also adopted the Residential Design Guide as Supplementary Planning Document (SPD).

In the opinion of the Local Planning Authority, the proposed single storey side extension constitutes a poor quality design solution by reason of the proposed flat roof which is contrary to the Residential Design Guide SPD.

W/20/0729                      Mr M Griffin                      Application of render to front and rear  
elevations of dwellinghouse                      4 Risdale Close CV32 6NN

**RESOLVED** that no objection is raised

#### **WDC Reason for Decision**

The NPPF (2019) places an increased emphasis on the importance of achieving good quality design as a key aspect of sustainable development. Paragraph 127 states that planning decisions should ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. It also states that decisions should ensure that developments are sympathetic to the local character, while not preventing or discouraging appropriate innovation or change. Lastly, it is stated that development should maintain a strong sense of place by using building materials which create attractive, welcoming and distinctive places to live work and visit.

Local Plan Policy BE1 echoes paragraph 127 of the NPPF and states that new development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Proposals are expected to harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use, and to reinforce or enhance the established urban character of streets. In addition, proposals should reflect, respect and reinforce local architectural distinctiveness through the incorporation of important

existing features into the development by adopting appropriate materials and details.

Neighbourhood Plan policy RLS4 relates to housing character outside of the conservation area. In residential areas, the policy requires applicants to demonstrate how proposals have taken into account and responded to the predominant character (including local building styles and materials) in the street/road/locality within which the proposed development is situated.

The predominant and prevailing character of Risdale Close comprises dwellings which are uniform in design with regard to their external facing materials. The mixture of brick and hanging tiles is a consistent design feature and bright-white render does not currently make a contribution to the material palette within this street.

In the opinion of the Local Planning Authority, the proposal would appear in stark contrast as an alien and incongruous feature in the context of the uniform use of brick and tile construction and would result in harm to the character and appearance of the streetscene. The excessive extent of render proposed would cause the dwelling to appear overly prominent within the street scene, thus it is considered that the development would have a negative impact on the character of the streetscene.