



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 14TH OCTOBER 2021

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

W/21/0543 Mr H Hayer Proposed erection of detached garage
3 Elizabeth Road Queensway CV31

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.

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, it is considered that the erection of a garage on this currently undeveloped frontage would not be in keeping with the character of the streetscene. The garage would stand out as an incongruous feature within this streetscene of largely undeveloped frontages.