



ROBERT NASH ACIS DMS
Clerk to the Town Council

THE TOWN COUNCIL
OF
ROYAL LEAMINGTON SPA
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24th October 2019

Dear Councillor

PLANNING COMMITTEE – THURSDAY 31st OCTOBER 2019

You are invited to attend a Meeting of the Planning Committee in ROOM 5, at the **TOWN HALL, ROYAL LEAMINGTON SPA**, commencing at **6.00 p.m.** on **THURSDAY 31st OCTOBER 2019**.

Yours faithfully,

CLERK TO THE TOWN COUNCIL

To: Councillors: Alty, Atwal, Boulton, Brunson, Choudry, McAllister and Wilkins

(All other Members of the Town Council – Agenda for information only, via website)

MEMBERS ARE INVITED TO DECLARE ANY INTEREST THEY MAY HAVE IN ITEMS IDENTIFIED FOR CONSIDERATION AT THE MEETING

AGENDA

1. Apologies for absence.
2. Declarations of Interest and Dispensations
3. Public Forum

To receive any representation from Members of the Public in accordance with Standing Order No. 36.

4. Minutes

To approve and sign the Minutes of the Meeting of the meeting of the Planning Committee held on 10th October 2019 (Report No. 4)

5. Matters Arising

6. Planning Applications

To consider a schedule of planning applications received from the Planning Authority (Report No 6)

7. Determination of Planning Applications

To consider Applications determined by the Planning Authority (Report No. 7)

8. Planning Appeal Notifications

To note the following Planning Appeal Notification:

Application No: W/19/1167

Applicant: Mr David Manning

Site: 77 Northumberland Road CV32 6HQ

Description: Retention of existing boundary wall, gates, piers and railings in a modified form(stone pier caps and top two courses of brickwork on each pier to be removed and replaced by a single soldier course of matching bricks).

9. Planning Appeal Decisions

To consider the following Planning Appeal Decisions, if any.

10. Tree Preservation Orders

To consider the following Tree Preservation Orders, if any.

11. AOB



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 10th OCTOBER 2019 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors Jennifer McAllister, Janet Alty, Mubarik Chowdry, David Brunson, and Nick Wilkins

Apologies: Councillor Julija Boultone

Absent: Councillor Navdeep Kaur Atwal

74. CHAIR

In the absence of the chair of the Planning Committee, Cllr Boultone, the vice chair of the Planning Committee, Cllr McAllister, took this meeting.

75. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

Councillor Alty declared a non-pecuniary interest in application W/19/1541 as she had expressed her predetermination of this application to members of the public.

76. PUBLIC FORUM

No representations were made

77. MINUTES

The Minutes of the Planning Committee held on 19th September 2019, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 19th September 2019 are confirmed and signed as a correct record.

78. MATTERS ARISING

Councillor McAllister reported on the outcomes of the Warwick District Council Planning Committee meeting on 9th October 2019 regarding applications W/18/2387 (73 Warwick Street CV32 4RQ) and W/19/1310 (William Wallsgrove House 26 Lillington Road). Councillor Boultone spoke on W/19/1310 during a discussion which lasted 2 hours. Temporary permission was granted for a 6-month period with more information and updates required from the police and hostel staff during that period. A working group is to be set up to oversee progress including a District Councillor, hostel staff and neighbours of the property. This permission will include Winter 2019 which will enable the working group to see how well the hostel functions when the SWEP protocol is activated and the numbers admitted can increase to a limit of 30 rather than the usual limit of 22.

Councillor McAllister spoke on application W/18/2387, pointing out the lack of any affordable housing element in contravention of Local Plan policy H2, and a total lack of parking provision. Permission was granted based on a viability report showing the development would not be deliverable if affordable housing was included and the inclusion of temporary parking permits at Covent Garden car park and promotion of the car club for Leamington Spa.

79. PLANNING APPLICATIONS

Consideration was given to a schedule of planning applications (Report No. 6).

RESOLVED that no objections are raised to the planning applications in the schedule (Report No. 6), with the exception of the following which were discussed in greater detail:

W/19/1197 Gill Change of use from dwelling (Class C3) to 7 bed house in multiple occupation (Class Sui Generis) (retrospective) 89 Shrubland Street CV31 2AR

RESOLVED that no objection is raised – town council notes the breach of the Local Plan policy H6a) regarding the HMO calculation and the fact that this road is not a main thoroughfare.

Following further consideration by members of the Planning committee present on 10th October 2019, this response was changed to an objection on the above grounds on 15th October 2019.

W/19/1309 Shire Developments Ltd Demolition of existing semi-detached houses and erection of a residential block containing 9 apartments 90 Queensway CV31 3JZ

RESOLVED that no objection is raised - the Town Council supports the comments of the Environmental Health officer in requesting more information on potential road traffic noise impacts on future residents of this development and the requirement for a construction management plan and details of the proposed electric vehicle charging infrastructure. No flooding/drainage survey has been submitted and this area is prone to flooding.

In accordance with the Council's Code of Conduct, Councillor Alty, having declared a non-pecuniary interest in the below item by reason of predetermination, left the meeting whilst this item was discussed.

W/19/1316 GSP Construction Ltd Change of use from security office for nearby student accommodation to student accommodation (2 bedrooms). Use class Sui Generis Pumping Station Tachbrook Road

RESOLVED that no objection is raised.

Councillor Alty rejoined the meeting at this point.

W/19/1541 Mr F Vuscan Raise the existing fence to allow for a minimum of 1700mm between the decking and top of the fence. Build decking in the back of the house on a sloped terrain, going above the 300mm maximum height permitted. Resubmission of W/19/0226 12 Southlea Avenue CV31 3JN

RESOLVED that no objection is raised

W/18/2200LB Warwick District Council Restoration/repair of the Bandstand - Amendment to Application Ref. W/15/0928/LB. Replacement floor deck, new access hatch to undercroft to be installed in floor deck, installation of a metal grille over external access to undercroft, additional stonework to the decking edge and revision to main steps design (part-retrospective) Bandstand Pump Room Gardens

RESOLVED that no objection is raised - the Town Council supports the request of CAF for further information regarding the metal grille to be installed over the external access to the undercroft. Is this to be permanently fixed closed? If the hatch access in the floor deck is compromised and unavailable at any point, can the undercroft still be accessed via the door?

W/19/1338 Mr A Muir Display of 1 no externally illuminated fascia sign and 1 no externally illuminated hanging sign The Restaurant 33-39 Regent Grove CV32 4NY

RESOLVED that an objection is raised on the following ground:

1. The signage is described as "externally illuminated" - this has the potential for creating nuisance issues for the immediate neighbours and does not comply with the WDC Shopfront Guidance. Halo illuminated lettering is preferred if illumination is necessary.

W/19/1520 Mr S Bahia Replacement of flat roof with pitched roof to front single storey 86 Villiers Street CV32 5YE

RESOLVED that no objection is raised

W/19/1210 Mr & Mrs Glendinning Proposed part single and two storey rear extension with first floor balcony, addition of proposed front dormer roof extension and proposed decking 60 Northumberland Road CV32 6HB

RESOLVED that no objection is raised - the Town Council notes that the new dormer to the front of the property seems out of keeping with the design of the house and that perhaps a velux window would have less impact. There is potentially also a degree of overlooking created by the balcony and this element could be reviewed.

W/19/1564 Mr Martin Hurst Proposed removal of existing garden boundary wall and hinged wooden gates. Proposed erection of a new wall in same position with bricks to match existing, with wrought iron fencing over and sliding wrought iron gates 40 Northumberland Road CV32 6HB

RESOLVED that no objection is raised

W/19/1405 Mr S Viridi Two storey side and rear extension 941 Radford Road CV31 1JX

RESOLVED that no objection is raised - the Town Council notes that the proposed two storey side extension will be very close to the common boundary which is the highway but also that the plot is already quite closed and does not contribute particularly to the character and appearance of the streetscene.

W/19/1512 Mr Jones Proposed first floor extension 2a St Fremund Way CV31 1AB

RESOLVED that no objection is raised subject to the 45 degree line being complied with.

W/19/1393 Ms S Cassidy Demolition of conservatory and
erection of single storey rear extension with balcony area and rear roof dormer
(amended plans) 157 Leam Terrace CV31 1DF

RESOLVED that no objection is raised

W/19/1299 RLS Property Ltd Change the use of C3 (dwelling)
to C4 (House in Multiple Occupation) for up to six residents (Retrospective
Application) 19 Camberwell Terrace CV31 1LP

RESOLVED that an objection is raised on the following grounds:

1. Contravention of Policy H6a) of the Local Plan at 13.2%
2. Application property is not in a mixed-use area on a main thoroughfare
3. No on-site parking provision made, nor any cycle parking.

80. PLANNING DETERMINATIONS

A schedule of applications (Report No. 7) determined by the Planning Authority since the last meeting had been circulated and was considered.

81. PLANNING APPEAL NOTIFICATIONS

Application No: W/19/0209
Applicant: McLagan Investments Ltd
Site: Asda Supermarket Chesterton Drive CV31 1YJ
Description: Proposed replacement external pod to be used by Timpsons for A1 (retail)/A2 (financial & professional services)

Application No: W/19/0596
Applicant: Ballinger Properties
Site: Land off Leam Street CV31 1DY
Description: Demolition of front part of existing brick wall to allow for a wider access into the site to the rear

82. PLANNING APPEAL DECISIONS

There were none.

83. TREE PRESERVATION ORDERS

There were none.

84. ANY OTHER BUSINESS

There was none.

The meeting commenced at 6:00pm and concluded at 7:38pm.

Signed

Dated



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 31ST OCTOBER 2019

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

W/19/1055 Mr Tony Johnson Demolition of existing chimney; Erection of 3no. dormer windows within the rear roofslope; Erection of first floor rear extension; Installation of roof lights to front elevation; Installation of 2nd floor side facing window and replacement of side facing window at first floor level within the side elevation of the existing two storey rear extension
The Limes 21 Beauchamp Avenue CV32 5RG

Policy HE1 of the Warwick District Local Plan 2011-2029 states that consent will not be granted to alter or extend a listed building where those works will adversely affect its special character or historic interest, integrity or setting. Furthermore, Policy HE2 of the Warwick District Local Plan 2011-2029 requires that development preserves or enhances the special architectural and historic interest and appearance of the District's Conservation Areas.

The proposal relates to a Listed Building within a Conservation Area and it is considered that the proposed extension/alteration would be seriously detrimental to the character and appearance of both the building itself and the Conservation Area as a whole. The proposed scale, design and asymmetric position of the central rear dormer extension is considered inappropriate for the Listed Building and would appear overly dominant and contrived within the rear roofslope. The design and scale of the proposed first floor rear extension would result in a discontinuous eaves height and challenge the dominance of the historical two storey rear service wing. The design of the proposed second storey side facing window is considered at odds with the character of the Listed Building.

The applicant has not provided adequate justification for the proposed front rooflights, which would be visible within the street and change the historic appearance and character of the front façade. All aforementioned elements of the proposed scheme are considered to appear at odds with the character of the Listed Building which would result in harm to its integrity and overall character. There are no public benefits identified which outweigh the harm caused to the heritage asset. The development is thereby considered to be contrary to the aforementioned policies and the NPPF.

W/19/1056LB Mr Tony Johnson Demolition of existing chimney; Erection of 3no. dormer windows within the rear roofslope; Erection of first floor rear extension; Installation of roof lights to front elevation; Installation of 2nd floor side facing window and replacement of side facing window at first floor level within the side elevation of the existing two storey rear extension
The Limes 21 Beauchamp Avenue CV32 5RG

Policy HE1 of the Warwick District Local Plan 2011-2029 states that consent will not be granted to alter or extend a listed building where those works will adversely affect its special character or historic interest, integrity or setting. Furthermore, Policy HE2 of the Warwick District Local Plan 2011-2029 requires that development preserves or enhances the special architectural and historic interest and appearance of the District's Conservation Areas.

The proposal relates to a Listed Building within a Conservation Area and it is considered that the proposed extension/alteration would be seriously detrimental to the character and appearance of both the building itself and the Conservation Area as a whole. The proposed scale, design and asymmetric position of the central rear dormer extension is considered inappropriate for the Listed Building and would appear overly dominant and contrived within the rear roofslope. The design and scale of the proposed first floor rear extension would result in a discontinuous eaves height and challenge the dominance of the historical two storey rear service wing. The design of the proposed second storey side facing window is considered at odds with the character of the Listed Building.

The applicant has not provided adequate justification for the proposed front rooflights, which would be visible within the street and change the historic appearance and character of the front façade. All aforementioned elements of the proposed scheme are considered to appear at odds with the character of the Listed Building which would result in harm to its integrity and overall character. There are no public benefits identified which outweigh the harm caused to the heritage asset. The development is thereby considered to be contrary to the aforementioned policies and the NPPF.

W/19/1172 Mr G Singh Proposed hip to gable roof
conversion, erection of two storey side and rear extension, and single storey
front extension 9 Grosvenor Road CV31 2NN

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. Paragraph 130 of the NPPF also states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area. The Council has also adopted The Residential Design Guide as a Supplementary Planning Document.

In the opinion of the Local Planning Authority, the proposed hip to gable conversion and side/rear extensions constitute incongruous additions to the dwelling. As a result of their design and scale, the proposals would not form subservient additions to the dwelling and would set an unacceptable design precedent in the locality, thereby constituting bad design and harming the character and appearance of the streetscene. The proposal would fail to reinforce the established character of the area, or respect surrounding buildings in terms of scale, height, form, and massing.

The development is thereby considered to be contrary to the aforementioned policies.

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

W/19/1310 Housing Services Change of use from a
11 bed hostel (sui generis) to a hostel for up to 30 people (sui generis)
(retrospective) William Wallsgrove House 26 Lillington Road

RESOLVED that an objection is raised for the following reasons:

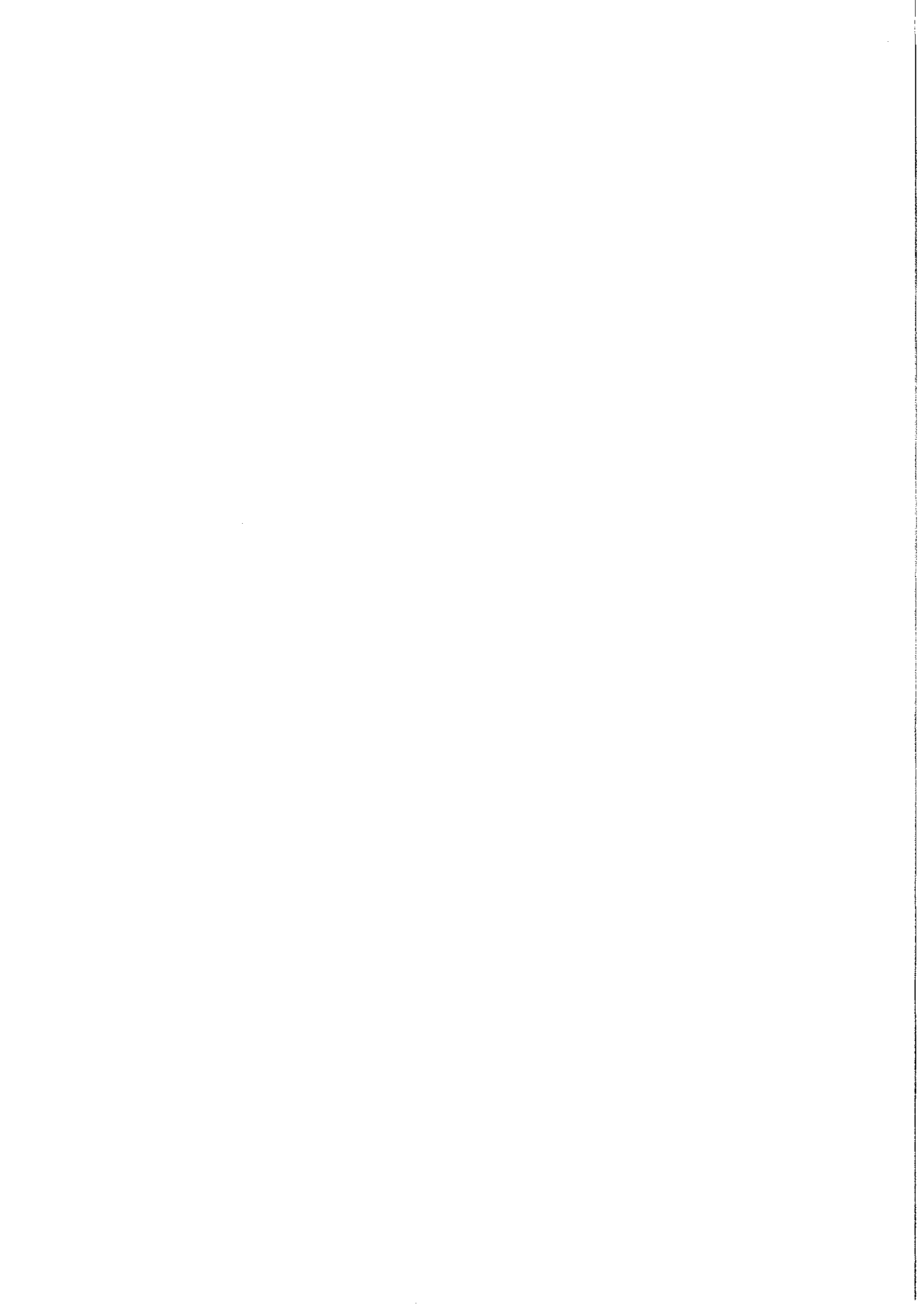
1. Negative impact on the neighbours' amenity in terms of noise, disturbance and nuisance
2. Detrimental effect on the character of the Conservation Area

The Town Council is very concerned that no planning permissions were sought prior to these works taking place on a building owned by the local planning authority and as a consequence no consultations with neighbours took place. Issues such as those described in the planning grounds above could have been addressed/avoided much earlier in the process.

W/19/1431 Jo Lloyd Erection of single storey side
extension 77 Taylor Avenue Lillington CV32 7SA

RESOLVED that an objection is raised for the following reason:

1. Out of keeping with the streetscene and out of keeping with the style of the existing property, introducing unnatural features.



Application No	Applicant	Proposal	Location	Ward	Link to WDC Portal
1 W/19/1574	Rowley Construction and Property Services Ltd	Change of use from part of retail storage at ground and first floor to provide a total of 5 no residential flats (4 no 1 bedroom and 1 no 2 bedroom) with the addition of a second floor and external alterations	15-17 Clemens Street CV31 2DW	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84717&activeTab=summary
2 W/19/1655	Mr L Kendall	Erection of 2 storey side extension with hipped concrete tile roof, dormer to the rear with 2 no rooflights to the front of the main roof to create a 3 bedroom dwelling	1 Frances Havergal Close CV31 3BU	Brunswick	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84811&activeTab=summary
3 W/19/0832	E I Group	Proposed installation of 2 x trough lights to existing 2 x sets fascia signage	The Cricketers Arms 19 Archery Road CV31 3PT	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 83887&activeTab=summary
4 W/19/1281LB	Mr Tim Prosser	Proposed erection of handrails and railings to access the basement flat	Basement Flat 38 Portland Street CV32 5EY	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84378&activeTab=summary
5 W/19/1346	Insomnia Coffee Company	Change of use from retail use to coffee shop use	Clarks 75-77 Parade CV32 4AY	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84443&activeTab=summary
6 W/19/1404	Mr Jun Xu	Replace existing shop fascia signage and projecting hanging signs	Unit SU1C Regent Court 17-19 Livery Street CV32 4NG	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84504&activeTab=summary

7	W/19/1457	Mr L Lewis	Proposed variation of condition 7 (pre commencement requirement for bat survey) of permission W/16/0902 to provide bat mitigation measures rather than a survey	13 Newbold Terrace CV32 4EG	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARRWI_DCAPR_84563&activeTab=summary
8	W/19/1471	Mr S Malle	Proposed variation of condition 2 (plan numbers) of application W/10/1370 to allow for 4 additional bedrooms at first floor and 4 additional bedrooms at second floor.	13-17 Kenilworth Street CV32 4QS	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARRWI_DCAPR_84579&activeTab=summary
9	W/19/1501	Shea	Proposed alterations to shop front; painting of shop front in 'Stiffkey Blue' colour and installation of new mosaic to porch floor	107 Regent Street CV32 4NU	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARRWI_DCAPR_84619&activeTab=summary

10	W/19/1502	Shea	Retrospective application for the alterations to the shopfront; new mosaic to porch floor. Proposed new signage (shop name and logos) to be displayed on the shopfront fascia	107 Regent Street CV32 4NU	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84620&activeTab=summary
11	W/19/1701	Hatchback Ltd	Subdivision of ground floor retail unit (use class A1) to create two units, unit A to have use class A3/A1 (restaurant/retail) and unit B to have use class A3/A5 (restaurant/hot food takeaway) to include new external extraction system and new entrance doors to serve unit B.	52-60 Warwick Street CV32 5JP	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84864&activeTab=summary
12	W/19/1702	Mr Clive Tonge	Replacement of one non-period window on lower ground floor at rear of property. The proposed replacement window will be identical to the existing original sash windows on the first floor rear of the property	14 Portland Place West CV32 5EU	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84865&activeTab=summary
13	W/19/1703LB	Mr Clive Tonge	Replacement of one non-period window on lower ground floor at rear of property. The proposed replacement window will be identical to the existing original sash windows on the first floor rear of the property	14 Portland Place West CV32 5EU	Clarendon	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84866&activeTab=summary
14	W/19/1035	Mr Christopher Vick	Erection of single storey garage to side of house	17 Epsom Road Lillington CV32 7AR	Lillington	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84105&activeTab=summary

15	W/19/1601	Mr D Ellis	Erection of proposed first floor extension above existing utility area and infilling to the rear side bedroom. Proposed single storey rear extension with pitched roof over to form a study, family room and enlarge existing kitchen and living room. Partial garage conversion to form a cloakroom and shower room.	114 Lillington Road CV32 6LW	Lillington	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARRWI DCAPR 84747&activeTab=summary
16	W/19/1630	Mrs Pauline Smith	Roof alteration works and hip to gable extension	3 Cubbington Road Lillington CV32 7AA	Lillington	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARRWI DCAPR 84783&activeTab=summary
17	W/19/1663	Mr M Porter	Proposed erection of a rear dormer roof estension and rooflights to front elevation	34 Chestnut Square CV32 7UW	Lillington	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARRWI DCAPR 84821&activeTab=summary
18	W/19/1679	Mr Mark Burchett	Proposed erection of a porch extension and a single storey side/rear extension	9 Epsom Road Lillington CV32 7AR	Lillington	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARRWI DCAPR 84840&activeTab=summary
19	W/19/1139	Mr Shalbinder Malle	Construction of two storey rear extension to provide 2no. 3 bedroom apartments	28 Kenilworth Road CV32 6JE	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARRWI DCAPR 84219&activeTab=summary
20	W/19/1483	Mrs O'Connor	Single storey rear extension and extension to existing garage	17 Bamburgh Grove CV32 6RL	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARRWI DCAPR 84596&activeTab=summary

21	W/19/1562	Mr J Kohli	Proposed conversion from single dwelling to form 5 no 1 bedroom and 4 no 2 bedroom apartments. Demolition of existing single storey side extension and erection of replacement two storey side extension	54 Kenilworth Road CV32 6JW	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84702&activeTab=summary
22	W/19/1641	Mr & Mrs Mann	Erection of proposed single storey side extension	9 Dereham Court CV32 5UN	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84794&activeTab=summary
23	W/19/1717	Mrs Jackie David	Proposed erection of a single storey rear extension	4 Cloister Way CV32 6QE	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84881&activeTab=summary
24	W/19/1748LB	Mr S Malle	Construction of two storey rear extension to provide 2 no 3 bedroom apartments	28 Kenilworth Road CV32 6JE	Milverton	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84917&activeTab=summary
25	W/19/1349	Mrs Emma Hoyland	Change of use from sui generis to A2 (employment agency)	9 Forfield Place CV31 1HQ	Willes	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84446&activeTab=summary
26	W/19/1379	Dr Davies	Proposed residential development consisting of two two storey 3 bedroom units	32 Russell Terrace CV31 1EZ	Willes	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84478&activeTab=summary
27	W/19/1444	Mr J Sidhu	Erection of first floor rear extension	Dental Surgery 4 Priory Terrace CV31 1BA	Willes	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI DCAPR 84547&activeTab=summary

28	W/19/1613	Mr John Westwood	Single storey rear extension and rear dormer	28 St Marys Crescent CV31 1JL	Willies	https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?keyVal=WARWI_DCAPR_84766&activeTab=summary