



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 5TH JANUARY 2023

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

W/22/1593 Mr & Mrs Bain Erection of single storey side &
rear extensions and removal of chimney 50 Russell Terrace CV31 1HE

RESOLVED that no comments were made

WDC Reasons for Refusal:

Policy BE3 of the Warwick District Local Plan 2011-2029 states (inter alia) that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents . Furthermore, the Residential Design Guide Supplementary Planning Document includes the 45 Degree Guideline which aims to prevent any unreasonable effect on the neighbouring property by reason of loss of daylight or sunlight and by creating an unneighbourly and overbearing effect.

The proposed development would breach the 45 degree line taken from the neighbouring property and therefore the Local Planning Authority takes the view that the proposal would result in harm to amenity by reason of loss of light and outlook and is contrary to the aforementioned policy and SPD

W/22/1847 Mr Gill Erection of first floor side extension at 37
Marlborough Drive CV31 1GD

RESOLVED that no comments were made

WDC Reasons for Refusal:

Policy BE3 of the Warwick District Local Plan 2011-2029 states (inter alia) that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents. Furthermore, the Residential Design Guide Supplementary Planning Document includes the Distance Separation Guidelines which aim to prevent any unreasonable effect on the neighbouring property by reason of loss of daylight or sunlight and by creating an unneighbourly and overbearing effect.

There would be a substandard separation distance between the proposed extension and the rear elevation of No. 1 Charlecote Gardens. Therefore, in the opinion of the Local Planning Authority, the proposals would cause unacceptable loss of light and loss of outlook for that property.