



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 26TH NOVEMBER 2020

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

W/20/1170 Mr R Mobed Infill of service wing roof 2 Adelaide Road CV31 3PW

RESOLVED that no objection is raised

WDC Reason for Decision

Policy HE1 of the Warwick District Local Plan 2011-2029 states that, where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

The proposed roof extension would be harmful to the character and appearance of the property by virtue of infilling the characteristic gap at roof level between the main house and the ancillary service wing. This relationship between the main house and the service wing can be seen at nearby neighbouring properties along Adelaide Road. The loss of this feature would be harmful to the character and appearance of the Conservation Area and the setting of the nearby Grade II registered park 'Spa Gardens'. The proposal would lead to less than substantial harm to these designated heritage assets and no public benefits exist that would outweigh the harm.

W/20/1162 Mr Daniel Taylor Proposed erection of single storey side extension, part single storey, part two storey rear extension and dormer window 80 Clapham Terrace CV31 1JE

RESOLVED that no objection is raised

WDC Reason for Decision

Policy HE1 of the Warwick District Local Plan 2011-2029 requires development to preserve or enhance the special architectural and historic interest of the District's Conservation Areas. Policy BE1 of the Local Plan reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing.

In the opinion of the Local Planning Authority it is viewed that the proposed extensions to the dwelling would not react positively to the character of the local area and Conservation Area setting and would fail to enhance and preserve its appearance and character as a result of their form and design. The proposal would result in less than substantial harm to the Heritage Asset and there are no public benefits that outweigh the identified harm.