



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 30TH JUNE 2022

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

W/22/0592 Mr H Paneser Erection of single storey side &
rear extension and loft conversion with proposed dormers 101 Tachbrook
Street CV31 2BG

RESOLVED that no objection is raised.

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 ground floor extension would breach the 45 Degree Guideline set out in the Residential Design Guide SPD. Therefore, it would cause unacceptable loss of light and loss of outlook for the affected window.

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. In the opinion of the Local Planning Authority the proposed dormers would be excessive in scale and would be out of character with the row of terrace houses on Tachbrook Street. The Local Planning Authority would also object to the increase in ridge height proposed to achieve this additional loft space. The street slopes downward and the properties are stepped in pairs accordingly. Increasing this ridge height to the same height as the neighbour would be incongruous within the street scene.

Policy BE3 of the Warwick District Local Plan 2011-2029 states that development will not be permitted that does not provide acceptable standards of amenity for future users and occupiers of the development. Furthermore, the Residential Design Guide Supplementary Planning Document provides more detailed guidance in relation to private amenity space. In the opinion of the Local Planning Authority the proposal would fail to provide a satisfactory living environment by reason of reducing the availability of useable private amenity space to below the guidance of 50 square metres for a three-bedroom property. The proposals will also leave a habitable room without a window.

W/22/0577
and rear extension

Mr Paneser

Erection of single storey side

99 Tachbrook Street CV31 2BG

RESOLVED that no objection is raised.

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 ground floor extension would breach the 45 Degree Guideline set out in the Residential Design Guide SPD.

Therefore, it would cause unacceptable loss of light and loss of outlook for the affected window.

Policy BE3 of the Warwick District Local Plan 2011-2029 states that development will not be permitted that does not provide acceptable standards of amenity for future users and occupiers of the development.

Furthermore, the Residential Design Guide Supplementary Planning Document provides more detailed guidance. In addition, In the opinion of the Local Planning Authority the proposal would fail to provide a satisfactory living environment by reason of removing the window servicing the living room.

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 design. The Council has also adopted The Residential Design Guide as a Supplementary Planning Document (SPD). In the opinion of the Local Planning Authority, the proposed extension to 99 Tachbrook Street constitutes poor design, failing to respect the scale, design and character of the original property. The proposed courtyard infill extension does not conform with the design principles set out in the Residential Design Guide SPD, proposing a large box extension with little to no glazing. It would also remove a window servicing a habitable room with no solution for outlook or light. The extension is not considered to harmonise with the character of the existing dwelling nor add to the overall quality of the area