



## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 16<sup>TH</sup> DECEMBER 2021

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

W/21/1518                      Mr & Mrs Amor                      Erection of single and two  
storey rear extension                      8 Offa Road CV31 2BT

**RESOLVED** that no objection was raised.

#### **WDC Reasons for Refusal:**

In the opinion of the Local Planning Authority, the proposed extension to 8 Offa Road constitutes poor design, failing to respect the scale, design and character of the original property. The extension does not appear as a subservient addition to the property and transforms the appearance of the property to the detriment of its character. It is also considered that by virtue of its scale, the extension will appear as an overly prominent feature within the streetscene, which will be further emphasised by the use of timber cladding. The extension is not considered to harmonise with the character of the existing dwelling nor the streetscene, nor add to the overall quality of the area.

Policy NE2 of the Warwick District Local Plan 2011-2029 states that development will not be permitted that will destroy or adversely affect protected, rare, endangered or priority species unless it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity. Policy NE2 goes on to state that all proposals likely to impact on these assets will be subject to an ecological assessment. Paragraph 99 of Circular 06/2005 Biodiversity and Geological Conservation – Statutory Obligations and their impact within the Planning System advises that it is essential that the presence or otherwise of protected species, and the extent to which they might be affected by the proposed development, is established before planning permission is granted, otherwise all relevant material considerations will not have been addressed on making the decision. Circular 06/2005 advises that the need to ensure that ecological surveys are carried out should only be left to conditions in exceptional circumstances. No such circumstances exist in this case.

Therefore, in the opinion of the Local Planning Authority insufficient information has been provided to demonstrate that the proposed development would not adversely affect protected species. The development is thereby considered to be contrary to the aforementioned policy and guidance.

W/21/1889                      Mr & Mrs Galloway                      Erection of single storey rear extension, hipped roof over existing two storey side extension, erection of a rear dormer and installation of rooflights to facilitate a loft conversion  
12 Almond Avenue CV32 6QD

**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. Neighbourhood Plan Policy RLS4 includes similar provisions. 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 the proposed extension by reason of the absence of a sufficiently set down ridge height or set back is not subservient to the character and form of the original dwelling and therefore comprise an inappropriate form of development which is harmful to the wider street scene, contrary to the Council's adopted Residential Design Guide.