



## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 24<sup>TH</sup> NOVEMBER 2022

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

W/22/0892    Innocent Group Ltd    Demolition of existing  
outbuildings and erection of a two-storey coach house fronting onto Trinity Street  
28 Clarendon Square, Leamington Spa, CV32 5QX

**RESOLVED** that no objection is raised subject to no objection from Conservation.

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

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 the opinion of the Local Planning Authority, the proposal would fail to provide a satisfactory living environment for future occupants by reason of unacceptable outlook and privacy

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.

In the opinion of the Local Planning Authority, the proposal would result in an unacceptable loss of privacy within the terrace area at 163 Trinity Street.