



**THE TOWN COUNCIL**  
OF  
**ROYAL LEAMINGTON SPA**  
TOWN HALL, PARADE,  
ROYAL LEAMINGTON SPA  
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ROBERT NASH ACIS DMS  
Clerk to the Town Council

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19 July 2012

Dear Councillor

**PLANNING COMMITTEE – THURSDAY 26 JULY 2012**

You are invited to attend a Meeting of the Planning Committee in ROOM 5, at the **TOWN HALL, ROYAL LEAMINGTON SPA**, commencing at **6.30 p.m.** on **THURSDAY, 26 JULY 2012**

Yours faithfully,

**CLERK TO THE TOWN COUNCIL**

To: Councillors B Gifford, B Gill, J. Knight, S Lytton, A Morrison, A Stevens

(All other Members of the Town Council – Agenda for information only, via website)

Full set to Councillor R Copping (for information)

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**MEMBERS ARE INVITED TO DECLARE ANY INTEREST THEY MAY HAVE  
IN ITEMS IDENTIFIED FOR DISCUSSION AT THE MEETING**

**AGENDA**

1. Apologies

2. Public Forum

To receive any representation from Members of the Public in accordance with Standing Order No. 36.

3. Minutes

To approve and sign the Minutes of the Meeting of the Planning Committee held on 5 July 2012 (Report No 3)

4. Planning Applications

To consider a schedule of planning applications received from the Planning Authority ( Report No 4)

5. Determination of Planning Applications

To note Applications determined by the Planning Authority since the last Meeting (Report No 5)

6. Planning Appeal Notifications

To note Planning Appeal Notifications received since last meeting (if any)

7. Planning Appeal Decisions

To note Planning Appeal Decisions received since last meeting (if any)

8. Tree Preservation Order Notifications

To note Tree Preservation Order Notifications received since last meeting (if any)



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 5 JULY 2012 AT THE TOWN HALL,**  
**ROYAL LEAMINGTON SPA**

Present: Councillors John Knight (Chairman) Balvinder Gill, Bill Gifford; Simon Lytton; Ann Morrison and Amanda Stevens.

In attendance: David Edmonds (Warwick District Planning)

**11. PUBLIC FORUM**

There were no members of the public present.

**12. MINUTES**

The Minutes of the Planning Meeting held on 6 June 2012, having been circulated, were considered.

**RESOLVED** that the Minutes of the Planning meeting held on 6 June 2012 are confirmed and signed as a correct record.

**13. PLANNING APPLICATIONS**

W/12/0497 Mr Jas Uppal Retention of self-contained one bed flat (comprising bed/ensuite; kitchen diner and nursery (former garage) without compliance with Condition 4 of PP W/05/1705) retrospective application. 36 Lee Road, CV31 3JQ

**RESOLVED** that no objection is raised.

W/12/0663 Mr & Mrs Bahi Erection of first floor side and rear extension. 32 Queensway, CV31 3JY

**RESOLVED** that no objection is raised.

W/12/0664 Mr Virk Single storey rear store/playroom. 19 Southway, CV31 2PG

**RESOLVED** that no objection is raised.

W/12/0742 Mrs K Kaur Loft conversion. 67 Waverley Road

**RESOLVED** that no objection is raised.

W/12/0759 Miss N Beejadhur Change of use from A4 to Nightclub (revised application following withdrawal of application No. W/12/0380 - revised opening hours) Amara, 7 Court Street, CV31 2BB

**RESOLVED** that an objection is raised for the following reason:  
The change of use to a nightclub could attract an unruly clientele whose behaviour could impact on residential and other properties in the locality.

W/12/0630 LB HSBC Corporate Real Estate Replace existing external ATM with new model. Internal alterations at ground, first and second floor levels. Refurbish and recommission original staircase and display new external signage on front and rear elevations. HSBC Bank, 126 Parade, CV32 4AJ

**RESOLVED** that no objection is raised subject to the applicant adhering to the requirements of the Conservation Architect.

W/12/0655 Revelan UK Ltd Demolition of existing buildings and erection of mixed use accommodation comprising a restaurant (use Class A3) to the ground floor with nine dwellings to the first and second floors; construction of new vehicular access; and provision of car parking to rear. 33-39 Regent Grove

**RESOLVED** that no objection is raised.

W/12/0717 Mr Lemberger Change of use of the first floor from shop (use Class A1) to a 1 bed flat (use Class C3) (re-submission of W/12/0061) 35 Warwick Street, CV32 5JX

**RESOLVED** that no objection is raised.

W/12/0764 La Salle Investment Management Display of an externally illuminated fascia sign, an externally illuminated projecting sign and retractable canopies with lettering on valance. 1-3 Satchwell Court, Royal Priors Shopping Centre, CV32 4QE

**RESOLVED** that no objection is raised.

W/12/0462 Mr F Wright Replacement flat roof with a pitched roof over existing garage and porch. 14 Cheviot Rise, Lillington, CV32 7BJ

**RESOLVED** that no objection is raised.

W/12/0280 Mr & Mrs P Gill Erection of two storey side and front extension (revised application W/10/1274) 3 Enright Close, CV32 6SQ

**RESOLVED** that no objection is raised.

W/12/0549 Mr A Lawrence Proposed loft conversion and installation of 2 no. pitched roof dormers to the rear roof slope and a conservation roof light on the front roof slope. Coach House, 59a Lillington Road, CV32 6LF

**RESOLVED** that no objection is raised but the following comment is made:  
The Town Council would prefer to see the number of dormer windows reduced from two to one.

W/12/0606 Mrs Webb Erection of two storey rear extension. 20 Waller Street, CV32 5UP

**RESOLVED** that no objection is raised subject to the applicant adhering to the Conservation Architect's comment on use of a glazed extension.

W/12/0628 Mr & Mrs Bahia Erection of first floor rear extension. 15 Cubbington Road, Lillington, CV32 7AA

**RESOLVED** that no objection is raised.

W/12/0666 Mr M Wright Proposed side extension to existing detached garage, 20 Lillington Road, CV32 5YY

**RESOLVED** that no objection is raised.

W/12/0667 Mr & Mrs Taylor Proposed conversion of existing 'lean-to' garage with new tiled pitched over. Existing kitchen extension flat roof to be converted to dual pitched roof to line with pitched roof over the garage. Proposed single storey rear extension to provide dining area. 52 St Andrews Road, Lillington, CV32 7EX

**RESOLVED** that no objection is raised.

W/12/0679 TC Openreach Installation of an Openreach Broadband Cabinet within the public highway. Footpath on Lillington Road, s/o 87 Binswood Avenue

**RESOLVED** that no objection is raised.

W/12/0708 Mr & Mrs Castro Flat roof rear facing box dormer roof extension associated with a loft conversion. 25 Waller Street, CV32 5UP

**RESOLVED** that an objection is raised for the following reason:  
The proposed extension does not conform to the Residential Design Guide.

W/12/0474 Warwick District Council Change of use of land adjacent to Emscote Recreation ground to house up to a maximum of 60 caravans for a period of 3 weeks for five years during the following dates: 25 July-15 August 2012; 24 July-14 August 2013; 23 July-13 August 2014; 22 July-12 August 2015; and 27 July-17 August 2016. Land adjacent to Edmondscote Sports Ground, River Close

**RESOLVED** that no objection is raised but the following comment is made:  
The Town Council would prefer to see the proposal on a one year trial basis and reviewed after that period.

**Note: In accordance with the National Code of Conduct, Councillor Balvinder Gill declared a non pecuniary interest in the above item.**

W/12/0641 Total Bonjour Demolition of existing service station and redevelopment to provide a foodstore (use Class A1) with ATM, associated parking, landscaping and other ancillary works. Petrol filling station, 130 Rugby Road, CV32 6DN

**RESOLVED** that an objection is raised for the following reasons:

1. The deleterious effect on the local shops.
2. The detrimental impact of removal of the service station.
3. The proposal does not meet Warwick District Council's car parking standards combined with the shortage of car parking facilities in that area.

W 12 / 0635 Mr Marshall New rear single storey infill extension and removal of existing lean-to to be replaced with new single storey extension. 93 Rugby Road, CV32 6DH

**RESOLVED** that no objection is raised.

W/12/0660 TMK Developments Demolition of existing public house and erection of three 3 bedroomed town houses and six 2 bedroomed flats (resubmission following

withdrawn application No. W12/0117) New Binswood Tavern, Rugby Road, CV32 6DA

**RESOLVED** that no objection is raised.

W/12/0669 LB Mr Herring Proposed first floor rear extension; construction of a triple rear garage with access onto New Brook Street; renew front door surround; remove existing render and replace with new to front façade and erection of 1.2m high railings and plinth to frontage. 42 Grove Street, CV32 5AJ

**RESOLVED** that no objection is raised.

W/12/0671 Mr M Simons Erection of open sided porch to front of property. 63 Beverley Road, CV32 6PW

**RESOLVED** that no objection is raised.

W/12/0687 Mr J Osecroft Proposed single storey and two storey rear extensions. 6 Wheathill Close, CV32 6PL

**RESOLVED** that no objection is raised.

W/12/0719 Mr & Mrs Wimpenny Demolish garage and erect a single storey side extension. 12 Greatheed Road, CV32 6ES

**RESOLVED** that no objection is raised.

W/12/0720 CAMr & Mrs Wimpenny Demolish garage and erect a single storey side extension. 12 Greatheed Road, CV32 6ES

**RESOLVED** that no objection is raised.

W/12/0614 Mr Hindley Installation of light wells 15 Russell Terrace, CV31 1EZ

**RESOLVED** that no objection is raised.

W/12/0615 LB Mr Hindley Conversion of existing basement space to form additional living accommodation ancillary to the existing property. 15 Russell Terrace, CV31 1EZ

**RESOLVED** that no objection is raised.

W/12/0617 Mrs L Bryan Installation of replacement 1.8m high gates. Willes House, 63 Willes Road, CV31 1BN

**RESOLVED** that no objection is raised.

W/12/0618 LB Mrs L Bryan Replacement of 4 windows. Willes House, 63 Willes Road, CV31 1BN

**RESOLVED** that no objection is raised.

W/12/0629 LB Mr Wilkinson Internal alterations to form an opening between the front and rear room; removal of existing doors to rear room; enlarge opening to original window head height and replace with new glazed doors; removal of existing cupboard at first floor and form a utility room; formation of new ensuite shower room; replace

existing window; insertion of conservation type roof window to front and rear roof slope. 12 Russell Terrace, CV31 1EX

**RESOLVED** that no objection is raised.

**Note: In accordance with the National Code of Conduct, Councillors John Knight, Bill Gifford, Balvinder Gill, Simon Lytton, Ann Morrison and Amanda Stevens declared non pecuniary interest in the above item.**

W/12/0631 Mr G Saunders Formation of two lightwells 54 Leam Terrace, CV31 1BQ

**RESOLVED** that no objection is raised.

W/12/0027 A C Lloyd Ltd Residential development comprising 209 dwellings with associated garages, parking facilities, infrastructure, public open space, allotments, landscaping and access. Land south of St Fremund Way, Leamington Spa

**RESOLVED** that an objection is raised for the following reason:  
The increase in the number of properties will put too much pressure on the existing access road and will subsequently adversely impact on the local public services and amenities. The Town Council raises no objection, in principle, to the building of properties.

W/12/0677 Mr Askin Erection of a single storey rear extension. 53 Leam Terrace, CV31 1DG

**RESOLVED** that no objection is raised.

**Note: In accordance with the National Code of Conduct, Councillor Simon Lytton declared a non pecuniary interest in the above item.**

W/12/0678 LB Mr Askin Erection of a single storey rear extension; form opening in rear roof to first floor bathroom and install two conservation rooflights; internal wall to be removed. Existing glazed screen to existing rear elevation to be removed and replaced with new timber screen and bi-folding doors and installation of new timber lantern rooflight; removal of existing timber sash window and replace with timber french doors. 53 Leam Terrace, CV31 1DG

**RESOLVED** that no objection is raised.

**Note: In accordance with the National Code of Conduct, Councillor Simon Lytton declared a non pecuniary interest in the above item.**

W/12/0702 Mr & Mrs George Installation of a new window in side elevation and construction of a raised terrace within the rear garden. 30 & 30a Willes Road, CV31 1BN

**RESOLVED** that no objection is raised.

#### 14. **PLANNING DETERMINATIONS**

A schedule of applications determined by the Planning Authority since the last Meeting had been circulated and was considered.

**RESOLVED** that the planning determinations are noted.

15. **PLANNING APPEAL NOTIFICATIONS**

There were none.

16. **PLANNING APPEAL DECISIONS**

There were none

17. **TREE PRESERVATION ORDER NOTIFICATIONS**

There were none

The meeting commenced at 6.30 pm and finished at 7.45pm

Signed .....

Dated .....



No.	Application No.	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
1	W/12/0787	Community Protection	Projection of community safety messages onto front of building.	52-60 Warwick Street CV32 5JP	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65749">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65749</a>
2	W/12/0799	Auto Stop/Tyre Stop	Display of non-illuminated fascia signs.	Tyre Stop, Beauchamp Road, CV32 5RP	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65769">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65769</a>
3	W/12/0807 LB	Mr & Mrs Lewis	Replacement of existing single flat roof garage with a double garage with flat and pitched roofs with access onto Lansdowne Circus	81 Upper Holly Walk, CV32 4JS.	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65777">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65777</a>
4	W/12/0609	Bravissimo	Display of replacement non-illuminated signage.	64B Regent Street, CV32 5EG	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65537">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65537</a>
5	W/12/0822	HSBC Corporate Real Estate	Installation of external air conditioning plant.	HSBC Bank, 126 Parade, CV32 4AJ	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65794">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65794</a>
6	W/12/0823 LB	HSBC Corporate Real Estate	Installation of external air conditioning plant and replacement internal air conditioning layout to the ground, first and second floor.	HSBC Bank, 126 Parade, CV32 4AJ	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65795">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65795</a>
7	W/12/0659	Mr Holmes	Erection of a rear extension to enclose existing courtyard.	1 Grange House, 64 Clarendon Avenue, CV32 4SA	Clarendon	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65591">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65591</a>
8	W/12/0782	Mr J O'Donoghue	Erection of a single storey front extension to garage and porch, new pitched roof to replace flat roof to side elevation and erection of a single storey rear extension.	31 Parklands Avenue, Lillington, CV32 7BH	Crown	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65744">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65744</a>

No.	Application No	Applicant	Proposal	Location	Ward	Link to WarwickDC Planning Portal
9	W/12/ 0726	Mr P McCullough	Erection of single storey side extension	22 Kinross Road, Lillington, CV32 7EE	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal= WARRWI_DCAPR_65673">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal= WARRWI_DCAPR_65673</a>
10	W/12/0729	Mr C Ward	Demolition of existing garage, part of kitchen & conservatory. Erection of two storey side and single storey rear extension, to form larger kitchen, new lounge, bedroom with en suite bathroom plus car port.	69 Lime Avenue, Lillington, CV32 7DE	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal= WARRWI_DCAPR_65676">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal= WARRWI_DCAPR_65676</a>
11	W/12/0739	Mr John Gorman	Erection of a single storey rear extension	17 Chestnut Square, CV32 7UW	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal= WARRWI_DCAPR_65688">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal= WARRWI_DCAPR_65688</a>
12	W/12/0772	Mr & Mrs L Wong	Erection of first floor extension over garage, changes to elevations, ground floor extension, replacement brick wall and railings added to existing boundary wall.	43 Lillington Road CV32 5YX.	Manor	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal= WARRWI_DCAPR_65728">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal= WARRWI_DCAPR_65728</a>
13	W/12/0784	Mrs S Angell	Erection of single storey rear extension; installation of new windows and rooflight in existing side elevation and erection of wall on side boundary	3 St Marks Road CV32 6DL	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal= WARRWI_DCAPR_65746">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal= WARRWI_DCAPR_65746</a>
14	W/12/0825	Gallen Ventures Limited & Penegon Netherlands BV	Continued use of site as surface car park on a permanent basis with associated engineering operations.	Land at Station Approach, CV31 3NS	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal= WARRWI_DCAPR_65797">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal= WARRWI_DCAPR_65797</a>
15	W/12/0808 CA	Mrs S Fell	Removal of existing wooden gates.	17 St Marks Road, CV32 6DL	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal= WARRWI_DCAPR_65778">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal= WARRWI_DCAPR_65778</a>

No	Application No	Applicant	Proposal	Location	Ward	<a href="#">Link to WarwickDC Planning Portal</a>
16	W/12/0668	Mr Herring	Erection of a first floor rear extension; construction of a triple garage with access onto New Brook Street together with new 1.2m high railings and plinth to frontage.	42 Grove Street, CV32 5AJ	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65600">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65600</a>
17	W 12 / 0530	Mr Harpreet Hayer	<b>Amended Plans.</b> Change of use of unit 12 from storage to Tyre & Exhaust Centre (B2 use). Originally considered 6.6.12. No objection raised. Amended site location now submitted.	Unit 12, Bath Place, CV31 3AQ	Milverton	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65433">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65433</a>
18	W/12/ 0643	Mr Nagra	Change of use from flat (Class C3) to a 9 bed House in multiple occupation (Class C4 and first floor rear extension	39 Bath Street CV31 3AG	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65574">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65574</a>
19	W/12/0795	Papa Johns Ltd.	Variation of Condition 6 of planning permission no. W10/1515 to extend the opening hours of the hot food takeaway to 10.00am to 4.00am on Sundays to Wednesdays and 10.00am to 5.00am on Thursdays to Saturdays.	49 Bath Street CV31 3AG	Willes	<a href="http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65758">http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=WARWI_DCAPR_65758</a>





## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 26 JULY 2012

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

W 12 / 0567 Mr J Bojesen Jensen. Change of use from domestic dwelling (C3) to a HMO with 6 bedrooms (C4). 33 Chandos Street CV32 4RL.

**RESOLVED** that an objection is raised for the following reason:

There is no additional off-street parking provision and insufficient on-street parking to service this property as an HMO.

In the light of the applicant's statement that no future parking provision will be required either on or off-street the objection will be withdrawn if the right to a resident's parking permit is waived.

#### **WDC Reason for Decision**

*The characteristics of the original listed dwelling house will remain unaffected by the change of use which will keep the property within the C class of the Use Classes Order. There is also the potential that the property could return to a single dwelling house as it appears is the intention of the applicant, when his family are older and would be less disturbed by noise from the adjacent HMO's.*

*Given the property will remain in a residential use and no external alterations are proposed, it is considered that there would be little harm to the character or appearance of the listed building or to the conservation area.*

W 12 / 0085 Mr Neil Crabb Removal of chimney and formation of balcony extension after removal of chimney and roof over existing bedroom 3. 9 Cross Road CV32 5PD.

**RESOLVED** that an objection is raised for the following reason:

The balcony extension will have an adverse and intrusive impact on neighbouring properties.

#### **WDC Reason for Decision**

*The development would not cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site is located. Furthermore, the proposal would not adversely affect the amenity of nearby residents.*



## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 26 JULY 2012

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

W 12 / 0600 Mr G S Lotta Proposed roof alteration to include a dormer window. 23 Southlea Avenue CV31 3JN.

**RESOLVED** that no objection is raised

**WDC Reason for Decision**

*By reason of its form, design, bulk, massing and external facing materials, results in the introduction of an alien, incongruous, unsympathetic and visually intrusive feature of overall poor design which unbalances this pair of semi detached properties and causes harm to the character and appearance of the street scene in this visually prominent location to the detriment of the visual amenities of the locality.*