



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 21ST APRIL 2022

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

W/21/1084 La Cala Properties Ltd Proposed 8no. 1
bedroom apartments to be formed within the existing roof space with external
alterations including dormer windows and solar panels (plus the reconfiguration of the
existing accommodation at Southfields providing 38no. apartments (22 x 2 bed & 16 x
1 bed) units - which involves internal alterations only and is not development within the
meaning of Section 55 of the Act), resulting in a total of 46no. apartments; alterations to
existing car park layout; provision of external covered bicycle shelter; external
alterations to include cladding and render and Juliet balconies Southfields
57 Lillington Road Leamington Spa CV32 6NS

RESOLVED that the Town Council does not object to the redevelopment/reallocation of this site but would make the following points:

The number of proposed parking spaces, whilst an increase on previous provision, falls short of the required number of parking spaces as laid out in the WDC Parking Standards SPD.

There appears not to be any inclusion of an affordable housing element in the application - has this been considered and if so, what was the outcome?

WDC Reasons for Refusal:

Policy BE3 of the Warwick District Local Plan 2011-2029 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents. In the opinion of the Local Planning Authority the proposal would result in harm to the amenity of the occupiers of No.59 Almond Avenue by virtue of a substandard separation distance from the proposed new dormer windows serving the second-floor apartment as set out within the Residential Design Guide. The proposal is thereby considered to be unneighbourly and contrary to the aforementioned policy