



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 18TH FEBRUARY 2021

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

W/20/1669 A Parker Demolition of existing dwelling and erection of 6 no. apartment building with associated car parking, bin store and landscaping works. Proposals include removal of existing TPO tree and details of replacement tree planting 2 Woodcote Road CV32 6PY

RESOLVED that the objection submitted to application W/19/1842 (points 1-4) are maintained.

Holding objection on points 5-7 until comments are received from Highways, the LLFA and Landscape.

Very little attempt seems to have been made to address issues raised on the previous application.

Points 1-4 of original objection were:

1. Does not accord with Local Plan Policy H1 in that the proposed development would be located on garden land and would not reinforce, or harmonise with, the established character of the street and the locality. Nor would the proposed development respect its surrounding buildings in terms of scale, form or massing.

2. Contravenes Local Plan Policies:

BE1 a), BE1 b), BE1 c), BE1 d), BE1 f) and BE1 n). The proposed development is not compatible with the established layout and design of the other properties in this area and amounts to an overdevelopment of the site. It is actively detrimental to the streetscene, and the proposed location of the bins next to the boundary with 1 Onslow Croft is unacceptable in terms of its adverse impact on that neighbour's amenity.

3. Contravenes Local Plan Policy BE3 by means of creating a significant number of car movements (where currently there are none) along the boundaries shared with 3 Woodcote Rd, 43A Kenilworth Rd and 1 Onslow Croft. This would cause undue noise and disturbance to the current and future occupiers of these properties and have a negative effect on their amenity.

4. Not in accordance with Local Plan Policy TR1 as no pedestrian access is proposed from the front of the site onto Woodcote Rd and it is unreasonable to expect pedestrians to walk in and out through the back of the property onto College Drive or share the front access with incoming/outgoing vehicles in a safe way.

Highways had No Objection, Landscape maintained their Objection and the LLFA made no further comment from that made on the original application (W/19/1842).

