



THE TOWN COUNCIL
OF
ROYAL LEAMINGTON SPA
TOWN HALL, PARADE,
ROYAL LEAMINGTON SPA
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1 November 2012

Dear Councillor

PLANNING COMMITTEE –THURSDAY 8 NOVEMBER 2012

You are invited to attend a Meeting of the Planning Committee in ROOM 11, at the **TOWN HALL, ROYAL LEAMINGTON SPA**, commencing at **6.30 p.m.** on **THURSDAY 8 NOVEMBER 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)

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

AGENDA

1. Apologies
2. Declarations of Interest and Requirements for Dispensations
3. Public Forum

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

4. Minutes

To approve and sign the Minutes of the Meeting of the Planning Committee held on 18 October 2012 (Report No 4)

5. Planning Applications

To consider a schedule of planning applications received from the Planning Authority (Report No 5)

6. Determination of Planning Applications

To note Applications determined by the Planning Authority since the last Meeting (Report No. 6)

7. Planning Appeal Notifications

To note the Planning Appeal Notification below:

Appeal by: Hatchback Ltd

Site: 13-17 Kenilworth Street, Royal Leamington Spa CV32 4QS

Proposed Development: Demolition of existing building and construction of a new 4 storey building with two retail units at ground floor level and residential student accommodation on the upper floors and in a single storey extension to the rear (the student accommodation to be an adjunct to the student accommodation recently approved at Nos. 118-120 Warwick Street – pp ref. W/10/0097); retention of existing lift/staircase extension to rear of Nos. 118-120 Warwick Street, and alteration to layout of existing car park including the provision of cycle parking (part retrospective application – revised scheme following planning permission No. W/10/1370)

Reason: Refusal of planning permission

8. Enforcement Appeal Notifications

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

9. Planning Appeal Decisions

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

10. Tree Preservation Order Notifications

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



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 18 OCTOBER 2012 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

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

In attendance: Mr Robert Nash (Town Clerk); Mr Sandip Sahota (WDC Planning Officer)

There were thirteen members of the public present.

46 PUBLIC FORUM

The following members of the public submitted representations to the Committee:-

W/12/1004 & 1206 LB Conversion of former Library into 28 Residential Apartments, including extensions/alterations to building and associated parking and landscaping, York Road Centre, formerly the Old Library, Avenue Road. - Ms Liz Drake

Ms Drake referred to the importance of the Old Library to the community of South Leamington which until recently had accommodated over 40 organisations. The Old Library was a significant building with considerable community potential which had not been fully exploited. The Committee was asked to consider the relevant policies contained within the National Planning Policy Framework and the District Local Plan, particularly Policies SC2, SC8, SC13 and SC14. Ms Drake questioned the extent to which the applicant had demonstrated that the building had been actively marketed for community use or evidenced that there was no need for such a facility within the local community.

W/12/1004 & 1206 LB Avenue Road, Leamington –Mr Ian Benjamin, 35 Manor Court, Avenue Road, Leamington Spa

Mr Benjamin spoke in favour of the application on behalf of the Directors of Manor Court Leamington Ltd and the occupiers of Manor Court, which is situated immediately adjacent to the site of the former Library. He advised that the residents of Manor Court believed that the only way that the former Library could be restored to its former glory was for it to be refurbished and fully occupied by people with the resources to maintain it for the future.

W/12/1004 & 1206 LB Avenue Road, Leamington -Mr Gareth Wilkinson, TAG Properties (applicant)

Mr Wilkinson referred to the site history and the proposals for development which had been deferred for a period in excess of a year to enable the sitting tenants to explore the options for acquiring the building as a Community asset. Only after these options had been pursued had the application for residential development been submitted. Mr Wilkinson explained that further discussions had taken place with English Heritage and the Conservation Officer to resolve initial concerns regarding the impact on the listed building.

W/12/1168 Claremont Homes Change of use of existing office accommodation to provide three shared apartments comprising of a total of 20 number bedsitting spaces with ensuite showers and communal kitchen/dining rooms. – Mr Archie Pitts, 4 Leam Terrace, Leamington Spa

Mr Pitts raised objections to the application on the grounds of density of development, the addition of a further house in multiple occupation, inadequate parking, insufficient attention to amenity including refuse storage, provision of access for the disabled and poorly designed accommodation.

47. MINUTES

The Minutes of the Meeting of the Planning Committee held on 27 September 2012, having been circulated, were considered.

RESOLVED that the Minutes of the meeting of the Planning Committee held on 27 September 2012 are confirmed and signed as a correct record.

48. PLANNING APPLICATIONS

W/12/1004 Conversion of former Library into 28 Residential Apartments, including extensions/alterations to building and associated parking and landscaping. York Road Centre, formerly the Old Library, Avenue Road.

W/12/1206 LB Alterations and extensions associated with the conversion of a Grade II listed former library building into 28 apartments. York Road Centre, formerly The Old Library, Avenue Road, CV31 3PR (both for TAG Exclusive Properties Ltd)

Consideration was given to a Report (Report No. 4) with regard to both the above mentioned applications.

The Chairman reminded the Committee that at the meeting on the 5th September, following consideration of objections, it had been resolved to raise no objection to the application for conversion of the building to residential apartments, though the Committee had expressed disappointment that there was no provision for affordable housing. Following consideration of the report and the representations made in the public forum, it was

RESOLVED that no objection is raised to applications W12/1004 and W12/1206LB but that the planning authority is reminded of the Council's previously expressed desire that provision is made for social housing as part of the development.

Note: in accordance with the Council's Code of Conduct, Councillor Bill Gifford declared a disclosable Pecuniary Interest in the application, left the meeting and took no part in the discussion or voting on this item.

W/12/1168 Claremont Homes Change of use of existing office accommodation to provide three shared apartments comprising of a total of 20 number bedsitting spaces with ensuite showers and communal kitchen/dining rooms. Satchwell Granary, 2 New Street, CV1 1HP

Following consideration of the representations made in the public forum, it was

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

- (i) the application represents a poor standard of design resulting in unsatisfactory levels of accommodation;
- (ii) the absence of adequate parking provision will exacerbate the existing congested on-street parking to the detriment of highway safety and prejudice access to New Street by emergency vehicles;
- (iii) the proposal represents an over intensive use of the existing building resulting in the unwelcome introduction of a further dwelling in multiple occupation in the area of South Leamington;
- (iv) the Council considers the application to be of a similar nature to application W12/0468, recently refused in accordance with the Article 4 Direction which restricts Class C4 houses in multiple occupation.

W/12/0892 Deeley Properties Ltd & Orbit Homes (2020) Ltd Erection of 178 affordable extra care apartments and associated facilities along with car parking; landscaping; open space; all enabling and ancillary works - all served from the formation of a new vehicular access from Queensway. Land off Queensway

RESOLVED that no objection is raised.

W/12/1015 Mr Chima Erection of single storey side, rear and front extension 65 Kingsway CV31 3LE

RESOLVED that no objection is raised.

W/12/1013 Shipley Estates Ltd Change of use to part first floor area from storage and staff accommodation to a two bedroom self-contained flat. Shipleys, 128 Parade, CV32 4AG

RESOLVED that no objection is raised.

W/12/1165 LB Scope Installation of a non-illuminated fascia sign and a non-illuminated projecting sign. Scope, 90 Warwick Street, CV32 4QG

RESOLVED that no objection is raised.

W/12/1216 ECCO/KRM Ltd Display of new internally illuminated black fascia sign with company log "ecco" in white letters. 83 Parade, CV32 4AY

RESOLVED that no objection is raised subject to the applicant complying with the observations of the Conservation Officer.

W/12/0856 Mr Bagga Change of use of existing flat to a 7 bedroom house in multiple occupation and alterations to shopfront. 89 Warwick Street, CV32 4RJ

RESOLVED that no objection is raised subject to the following observations:-

The Council requests that in view of the proximity of the development to public transport facilities, entitlement to resident parking permits are waived.

W/12/1164 Dr Hayley French Display of wall mounted signage panel. 39
Clarendon Street, Sherbourne Place, CV32 5SW

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

The format and location of the signage panel is considered inappropriate within the Conservation Area.

Note the Council's objection will be withdrawn in the event of agreement between the applicant and the Conservation Officer.

W/12/1225 Mr O'Connell Display of hanging sign above the double entrance
door. 21-23 Dormer Place, CV32 5AA

RESOLVED that no objection is raised.

W/12/1223 LB J P Plumbing & Gas Heating Ltd Repaint and wall paper the
interior, also install a wooden partition wall to separate the existing open plan kitchen
from the dining area. 21-23 Dormer Place, CV32 5AA

RESOLVED that no objection is raised.

W/12/1211 LB Mr Peachey Change of use & Listed Building Consent for conversion
of the disused first floor storage and vacant second floor over the existing shop
premises into a new self contained 2 bedroomed flat. 58 Regent Street CV32
5EG

RESOLVED that no objection is raised.

W/12/1210 Mr Peachey Change of use & Listed Building Consent for conversion
of the disused first floor storage and vacant second floor over the existing shop
premises into a new self contained 2 bedroomed flat. Alteration to shop front.
58 Regent Street CV32 5EG

RESOLVED that no objection is raised.

W/12/1245 Mr Neofetou Proposed orangery 8.3m wide x 2.75m projection to side
of property. 35 Newbold Terrace East CV32 4EY

RESOLVED that no objection is raised.

W/12/1242 LB Lloyds Banking Group New partition walls and pass doors to be
installed. Cheltenham & Gloucester, 19-21 Parade. CV32 4DE

RESOLVED that no objection is raised.

W/12/1239 Mr T Keogh Erection of two detached bungalows 25 & 27 Haddon
Road Lillington CV32 7QX

RESOLVED that no objection is raised.

W/12/1182 Mr W Smalley Installation of two rear dormer windows within the rear
roof slope. 2 Wathen Road, CV32 5UX

RESOLVED that no objection is raised.

W/12/1084 Mr M Birk Proposed attached garage to side of two storey semi-detached house. 43 Montrose Avenue Lillington CV32 7DS

RESOLVED that no objection is raised.

W/12/1229 Complete Care Change of use from residential children's home for 8 young people aged 10-17years within use Class 2 of the Town and country Planning (Use Classes) Order 1987 to non-residential education centre use within Class D1 of the order Non residential institution) Retrospective application. 34 Lillington Road CV32 5YY

RESOLVED that no objection is raised.

W/12/1233 Mr & Mrs Gardner Proposed 2 storey extension and extension at first floor level to the side and rear of the existing dwelling. Extension to provide an enlarged kitchen/dining room and enlarged bedroom. 55 Telford Avenue, Lillington, CV32 7HQ

RESOLVED that no objection is raised.

W/12/0981 Mr J Ransom Change of use from dwelling house (Class C3) to a 4 bedroom house in multiple occupation (Class C4) 58 Quarry Street, Milverton, CV32 6AU

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

- (i) The absence of adequate on-site parking will exacerbate the present problems associated with vehicle accessibility in Quarry Street.

W/12/1161 Mr & Mrs Courtenay-Evans Proposed construction of a rear facing dormer window. 23 Victoria Street, CV31 3PU

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

- (i) The proposed dormer is overlarge and of poor design resulting in a detrimental impact on the dwelling.

W/12/1241 Mr & Mrs Harris Erection of rear kitchen extension 2 Hopton Crofts CV32 6NT

RESOLVED that no objection is raised.

W/12/1124 Ms Sloan Replace existing timber/metal windows with PVC double glazed units to front elevations 4 Guys Cliffe Road, CV32 5BZ

RESOLVED that no objection is raised.

W/12/1039 Mr Gillespie Demolition of existing outbuildings and replacement with two storey extension 4 Milverton Crescent West CV32 5NE

RESOLVED that no objection is raised.

W/12/1222 Dr Tennyson Refurbishment of small front garden. Replace existing soil, plants, slabs and concrete path to front door with a landscaped garden design, consisting of a gravel surface, two small areas for plants and a sandstone path. 32 Greatheed Road CV32 6ES

RESOLVED that no objection is raised.

W/12/1259 LB Garon Estate Ltd Proposed realignment of rainwater downpipe to rear elevation to alleviate flooding, form parapet and valley gutters. 36 Warwick Place, CV32 5DE

RESOLVED that no objection is raised.

W/12/1226 Mr & Mrs R Donnolly Demolition of lean-to extension and erection of single storey side extension. 205 Leam Terrace, CV31 1DW

RESOLVED that no objection is raised.

W/12/1148 Mrs S Peake Single storey rear bedroom, bathroom extension 10 Cowdray Close Sydenham CV31 1LB

RESOLVED that no objection is raised.

WDC/12CM033 Severn Trent Water Ltd CSO Control Cabinet to control the operations of the CSO Chamber. Part of a wider sewer upgrading work in the area. Bath Place, CV31 3NP

RESOLVED that no objection is raised.

49. **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.

50. **PLANNING APPEAL NOTIFICATIONS**

Appeal by: Mr B Patel

Site: 49 Russell Terrace, Leamington Spa, CV31 1HE

Proposed Development: change of use from dwelling house to HMO and three storey side extension.

Reason: Refusal of planning permission.

Appeal by: Mr G S Lotta

Site: 23 Southlea Avenue, Leamington Spa, CV31 3JN

Proposed development: Roof alterations including the erection of a rear dormer window (Retrospective application)

Reason: Refusal of planning permission.

RESOLVED that the planning appeal notifications are noted.

51. **ENFORCEMENT APPEAL NOTIFICATION**

Appeal by: Paperchase products Ltd.

Site: 36 Parade, Leamington Spa, CV32 4DN

Breach: Installation of stainless steel fascia advertisement lettering at the front elevation of the building above the shop window.

RESOLVED that the Enforcement Appeal Notification is noted.

52. PLANNING APPEAL DECISIONS

There were none.

53. TREE PRESERVATION ORDER NOTIFICATION

There were none.

54. REVIEW OF ELECTRONIC PROCESSES

The process of circulation of planning applications in an electronic format together with the way information was presented at meetings had now been established for six months. Members were offered the opportunity to comment on the success of the initiative and the scheme was considered to be working satisfactorily.

RESOLVED that no further changes are made.

The meeting commenced at 6.30 pm and finished at 7.47pm

Signed

Dated

| No. | Application No | Applicant | Proposal | Location | Ward | Link to Warwick DC Planning Portal |
|-----|----------------|----------------------|---|------------------------------------|-----------|---|
| 1 | W/12/1254 | Mr Dalijnder Theara | Change of use of ground floor from A1 to D1 clinic (physiotherapy). | 29 Clemens Street, CV31 2DP | Brunswick | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66459 |
| 2 | W/12/1314 | AJS Windows | Rear Conservatory | 1 Bonniksen Close CV31 3RP | Brunswick | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66548 |
| 3 | W/12/1207 | Mr Darrell Churchill | Construction of a vehicular access onto a classified road including the provision of a dropped kerb. Conversion of attic to form habitable accommodation | 201 Brunswick Street, CV31 2EL | Brunswick | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66369 |
| 4 | W/12/1286 LB | Mr Jason Beresford | conspiring installation of new staircase from first floor and 6 no. conservation roof lights. Reintroduction of traditional railings and pedestrian gate to existing dwarf walls to maintain street frontage. List of general maintenance and repair items (refer to schedule of works). | 68 Binswood Avenue, CV32 5RY | Clarendon | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66506 |
| 5 | W/12/1287 | Warneford Limited | Display of new illuminated fascia signs onto Warwick Street and Tavistock Street; retractable awning onto Warwick Street and 2 no externally illuminated banner signs in Warwick Street elevation. | Kokos, 45 Warwick Street, CV32 5JX | Clarendon | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66508 |

| No. | Application No | Applicant | Proposal | Location | Ward | Link to Warwick DC Planning Portal |
|-----|----------------|--|--|---|-----------|---|
| 6 | W/12/1275 LB | Kleinwort Benson (Guernsey) Trustees Ltd | Strip out internal retail shop fit back to shell. Removal of party wall (blockwork, non-loading bearing) between units 2 & 3 at ground and first floors - retaining structural columns. Removal of steel stairs and infilling of openings in concrete slabs. No works anticipated to the shop fronts or external façade. | Units 283, 19/21 Parade, CV32 4DE | Clarendon | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66485 |
| 7 | W/12/1349 LB | Crabb Curtis | Display of one non-illuminated fascia sign. | 9 Euston Place, CV32 4LN | Clarendon | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66598 |
| 8 | W/12/1267 | Mrs Lynn Aston | Proposed basement window and lightwell to front. | 5 Kenilworth Road, CV32 4TJ | Clarendon | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66475 |
| 9 | W/12/1252 | Mr T Bennett | A 5m x 3.5m single storey brick and timber garden room to the rear of a detached 1930's house. | 36 Northumberland Road, CV32 6HA | Manor | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66457 |
| 10 | W/12/1278 | Mr Bowcutt | Create a single storey flat roofed extension at the rear of the property to include extending into the return and extending the 1.5 metres beyond the existing rear aspect of the property to create an open plan living room kitchen area. | 24 Granville Street CV32 5XN | Manor | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66491 |
| 11 | W/12/1266 | Mr Paul Ayers- Hunt | Erection of single storey front and side extension. | 15 Kelvin Road, Lillington, CV32 7TF | Manor | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66474 |

| No. | Application No. | Applicant | Proposal | Location | Ward | Link to Warwick DC Planning Portal |
|-----|-----------------|---------------------------|--|--|-----------|---|
| 12 | W/12/1236 | Mid Counties Co-operative | Display of a non illuminated nursery sign. | 1 Upper Grove Street, CV32 5AN | Milverton | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66412 |
| 13 | W/12/1177 | Groovy Venture Ltd | Retention of an illuminated fascia signage. | Bath Assembly Hall, Spencer Street, CV31 3NF | Milverton | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66309 |
| 14 | W/12/1271 LB | T H Dew & Son Ltd | Proposed internal and external modifications to dwelling. | 21 Beauchamp Hill, CV32 5NS | Milverton | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66479 |
| 15 | W/12/1230 | Mid Counties Co-operative | Display of non-illuminated nursery signs. | Banana Moon Nursery, 5A Spencer Street, CV31 3NE | Milverton | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66400 |
| 16 | W/12/1283 LB | Mr Roger Peers | Demolition of existing single storey rear extension; erection of single and two storey rear extension incorporating a conservatory to the side; demolition of railings; alterations to existing front lightwell and rendering of front elevation. (Revised submission incorporating a revised roofing material (replace Kalzip covering with Sia Trocal single Ply Membrane covering) to previously approved planning permission W/11/1532 LB granted on 22 December 2011) | 22 Grove Street, CV32 5AJ | Milverton | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66503 |

| No | Application No | Applicant | Proposal | Location | Ward | Link to Warwick DC Planning Portal |
|----|----------------|------------------|--|--------------------------------|-----------|---|
| 17 | W/12/1292 | Dr James | New driveway, single storey front and rear extension and two storey side and part rear extension. | 18 St Marks Road, CV32 6DL | Milverton | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66513 |
| 18 | W/12/1192 | Mr S Butterfield | Demolition of existing conservatory and replacement with single storey extension. Alterations at first floor. | 39 Leam Terrace, CV31 1BQ | Willies | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66344 |
| 19 | W/12/1193 LB | Mr S Butterfield | Demolition of existing conservatory and replacement with single storey extension. Alterations at first floor. | 39 Leam Terrace, CV31 1BQ | Willies | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66345 |
| 20 | W/12/0958 | Mr Vincent Foley | Erection of a single storey side and rear extension. | 129 Leam Terrace, CV31 1DF | Willies | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_65995 |
| 21 | W/12/1350 | Mr S Rowlinson | Proposed single storey extension to living room and kitchen to rear of the property. The reinstatement of the bay window to the lounge to the front of the property. | 10 St Mary's Terrace, CV31 1JT | Willies | http://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=WARWI_DCAPR_66599 |



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 8 NOVEMBER 2012

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

W/12/0888 Mr Tony Bond Removal of rear chimney and construction of side facing dormer window. York Corner, 21 Adelaide Road, CV31 3PN

RESOLVED that an objection is raised for the following reason:
The Town Council considers that the design of the proposed dormer window is unsuitable and out of keeping with the appearance of the building.

Reason for WDC 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 8 NOVEMBER 2012

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

W/12/1040 Mrs S Onions Construction of first floor rear extension to replace existing. 37 Gaveston Road CV32 6EX

RESOLVED that no objection is raised.

WDC Reason for Decision

The proposed full width ground flat extension together with the two storey broadly ¾ width element with a ridged roof and a flat roof, is an overly large extension mismatched and of contrived design, the components of which would jar against each other and the existing property. Also it would not accord with the more simple lean-to single storey rear extensions to Nos. 29 and 33 Quarry Road. This would be conspicuous from Old Milverton Road, a well used distributor road.

The first storey component will have an unacceptable adverse impact through loss of outlook on the first floor rear elevation window of No. 33. Also the combination of the ground and first storey extension and very close proximity to the rear extension of No. 35 would unacceptably overshadow and dominate a sizable south facing side window providing light to the deep kitchen extension of that property.