



## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 2<sup>ND</sup> JULY 2020

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

W/20/0460                      Mr S Connor                      Proposed erection of two storey rear extension                      26 Queensway CV31 3JY

**RESOLVED** that no objection is raised

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

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 District Council has also adopted Supplementary Planning Guidance on 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.

The proposed two storey rear extension would result in a significant breach of the 45 degree line to this neighbour, when measured from the nearest first floor window in the rear elevation of that property. The additional depth of the extension would create an overbearing form of development which causes unacceptable harm to the living conditions of that property by virtue of an unacceptable loss of outlook and light, and creation of overbearing built form.

Policy BE1 of the Warwick District Local Plan 2011-2029 states that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design.

The proposed two storey rear extension fails to accord with the WDC Residential Design Guide with regards to retaining a 1 metre spacing to the common side boundary of the property at first floor level between detached properties. It is the opinion of the Local Planning Authority that the development would therefore contribute to the generation of a harmful terracing effect between the application site and neighbouring No.24 Queensway, should this dwelling be similarly extended in the future.

W/20/0661                      Mr N Putt                      Erection of a single storey side/rear extension                      11 Adelaide Road CV31 3PN

**RESOLVED** that no objection is raised - the Town Council notes that the roof should ideally contain more glazing and the extension should have a setback in order to better comply with the Residential Design Guide

**WDC Reason for Decision**

Policy HE1 of the Warwick District Local Plan 2011-2029 requires development to preserve or enhance the special architectural and historic interest of the District's Conservation Areas.

The application property is a traditional Edwardian semi-detached dwelling incorporating a rear wing with an open courtyard to the side. The proposed extension would obscure this traditional built form. As such, the proposals would cause significant harm to the character and appearance of the conservation area. This harm is not outweighed by any public benefits.

The proposals therefore conflict with Local Plan Policy and the Residential Design Guide.

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. Furthermore, the District Council has also adopted Supplementary Planning Guidance on 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.

The 45 degree line taken from No.13 is breached by the proposed extension and therefore the proposed development will result in material harm to that property by reason of loss of light and outlook.