



## The Town Council of Royal Leamington Spa

### PLANNING DETERMINATIONS 6<sup>TH</sup> JANUARY 2022

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

<u>W/21/0662</u>	<u>Mr Anthony Batchelor</u>	<u>Erection of single</u>
<u>storey front and rear extension, first floor side extension</u>		<u>21 Highland Road</u>
<u>CV32 7EG</u>		

**RESOLVED** that no objection was raised.

#### **WDC Reasons for Refusal:**

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. Furthermore, the Residential Design Guide SPD provides a detailed framework which should be followed in order to achieve good design. In addition, Neighbourhood Plan Policy RLS2 intends to ensure that new development in Royal Leamington Spa achieves well designed places in conjunction with the Warwick District Council Residential Design Guide Supplementary Planning Document.

The NPPF places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design.

In the opinion of the Local Planning Authority the proposed hip-to-gable roof extension would unbalance the pair of semi-detached properties as well as representing development which would be out of keeping with the streetscene which is predominately characterised by pairs of semi-detached properties with hipped roofs. The proposal would therefore result in an incongruous feature at odds with the established streetscene.