



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 27TH SEPTEMBER 2022

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

W/21/1319 Mr B Sira Erection of single storey garage extension, replacement of flat roof with a pitched roof and conversion into store and office 28 - 30 Campion Road CV32 5XG

RESOLVED that no objection is raised.

WDC Reasons for Refusal:

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 Residential Design Guide Supplementary Planning Document includes 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. In the opinion of the Local Planning Authority the proposed ground floor extension to the width of the garage would worsen the existing breach of the 45-degree line from the neighbouring property resulting in harm to light and outlook.

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 design. The Council has also adopted The Residential Design Guide as a Supplementary Planning Document (SPD). Royal Leamington Spa Neighbourhood Plan Policy RLS4 states that housing development should take into account the predominant character of the street scene.

The application site is situated amongst a terrace, being of the same design with garages extending out the front. The proposed changes to the garage would unbalance the street scene and be incongruous with the neighbouring properties. Furthermore, the proposed extension would intersect and obscure part of the front window of the property. Overall, the proposal is considered to constitute poor design.

W/22/0641 Mr A Batchelor Erection of proposed single storey side and rear extension. Erection of two storey side extension. (resubmission of W/21/0662) 21 Highland Road Lillington CV32 7EG

RESOLVED that no objection is 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