



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 29TH AUGUST 2019

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

W 19/1007. Ballinger Properties. Proposed Construction of 2 semi-detached cottages. Land off Leam Street, Leamington Spa

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

1. Local Plan policy (H1) states that "housing development on garden land, in urban and rural areas, will not be permitted unless the development reinforces, or harmonises with, the established character of the street and/or locality and respects surrounding buildings in terms of scale, height, form and massing." The proposed development does not meet this policy and results in unsatisfactory infill development which has little regard design-wise for neighbouring buildings and streets. Part of the site has already been raised significantly without permission so the existing car parking area overlooks nearby properties.
2. Local Plan policy (BE1f) states that developments should "respect surrounding buildings in terms of scale, height, form and massing". The roof heights of the proposed dwellings will be the tallest in the area, impacting detrimentally on the neighbours' amenity and being out of keeping with the surrounding area. The application is also contrary to Local Plan Policy BE3 which specifies that "development will not be accepted which has an unacceptable adverse Impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users/occupiers of the developments".
3. The amenity enjoyed by residents of Albert Court has already been adversely affected by the setting aside of land for the provision of parking for the proposed development.
4. The Town Council again questions whether WDC distance separation guidelines are adhered to in this application. In the absence of clarification on this matter, the Town Council assumes that the distance separation guidelines are contravened by this application.
5. The applicants Flood Risk Assessment fails to acknowledge that the site has been significantly affected by flooding in the past. The Town Council considers further development in an area designated as a Flood Zone to be ill advised.

WDC Reason for Decision

The application is granted planning permission subject to a series of conditions as set out in the enclosed decision notice dated 14th August, 2019.