



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 7TH MAY 2020

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

W/20/0316 Mr R Spencer Erection of single storey rear extension;
3 dormers to the front; a detached outbuilding for garage and workshop to the rear and
cladding on the front elevation 1 Farm Road Lillington CV32 7RP

RESOLVED that no objection is raised

WDC Reason for Decision

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 (2018) states that roof extensions should not be considered appropriate where the dormer is not of a modest size and appropriately placed.

The number, size and box design of the dormers would be at odds with the established character of the area. The area is characterised by largely unbroken front roofslopes, and the few examples of front dormers are limited in size and number. In this context the proposals would cause unacceptable harm to the character and appearance of the area.

W/20/0277 Mr White Erection of two storey side extension
(Resubmission of W/19/2046) 107 Leicester Street CV32 4TB

RESOLVED that no objection is raised

WDC Reason for Decision

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. The Council have also adopted Distance Separation Standards as a Supplementary Planning Document, which require a minimum 12m rear-to-side separation distance.

The proposed two storey side extension would result in a substandard separation distance between the rear elevation of the flats on Leicester Court and the side elevation of the application property. As a result the extension will cause unacceptable loss of light and outlook. This would cause unacceptable harm to the living conditions of the affected properties.