

2 April 2020

Note: This Summary of Decisions covers those matters considered by the Head of Development Services, in consultation with the Chairman of Planning Committee

Planning Applications

1 W/19/1379 – 32 Russell Terrace, Leamington Spa

This application was approved subject to conditions in line with the case officer's report. As this application was deferred from Planning Committee in February and from the meeting held on 26 March, it is worth providing some additional information regarding the key issues discussed. Following the receipt of a video from the resident of the neighbouring property, this case was revisited. Taking note that the side window which looks onto the proposed site is not the only source of light (there is also a sky light), but is the primary outlook from the room, we gave careful consideration to the impact of the proposal on the amenity of the neighbouring property. We acknowledged that the loss of outlook from the window weighted against the proposal, but also took account of the fact that this is a side window (rather than front or rear window) and that in general outlook from side windows affords less weight than rear and front outlook. We also revisited the discussion from last week's meeting regarding the provision of parking. Noting that Planning Committee had deferred this item in February only to seek a full report from the Highways Authority on whether the parking proposed is feasible, we were satisfied that the Highways Authority had checked and confirmed that the parking arrangements were feasible and that by providing for 2 spaces per dwelling, the proposal met the requirements of the Council's parking standards. Taking all factors into account, including the positive contribution made by the provision of two additional dwellings in a sustainable location, we decided that the planning balance weighed in favour of approving the scheme.

2 W/20/2080 – Stoneleigh Park, 6th Street, Nr Kenilworth

This application was approved, subject to an amendment to condition 3 to require the Management Plan to address parking and access arrangements at peak times for arrivals to the camping to reduce potential amenity impacts associated with off-site parking.

3 W/20/0120 – 1 Portway Close, Sydenham, Leamington Spa.

This application was refused in accordance with the recommendations in the case officer's report. In reaching this decision, we wanted to underline that we do not consider the grassed area that lies between the road and the boundary wall of the existing garden to be part of the curtilage of the dwelling. Whilst we note there may be an intention to carry out some planting to enclose this area, the use of this land as residential amenity space associated with 1 Portway Close would constitute a change of use and

would require planning permission

4 **W/20/0184 – Lincoln Croft, Church Road, Honiley, Kenilworth**

This application was approved in accordance with the recommendations in the case officer's report.