

Planning Committee: 22 June 2021

Observations received following the publication of the agenda

Item 5: W/20/1606 – Falstaff Hotel, 16-20 Warwick New Road, Royal Leamington Spa

Revisions to wording of conditions

- Condition 5 to be reworded for "Prior to any undertaking any external hard or soft landscaping works..."
- Condition 8 to relate to just foul water and not surface water as written.
- Condition 9 to be reworded to "Prior to installation, details of any external lighting to be submitted and approved..."

Item 6: W/20/1887 – 3 Wise Terrace, Royal Leamington Spa

This application has been withdrawn from the agenda to enable further publicity to be undertaken.

Item 7: W/20/2126 – 27 Eastfield Road, Royal Leamington Spa

1 Letter received from neighbouring property submitted on behalf of existing objectors making the following points;

1. Access to the rear of properties at Newbold Terrace East (for parking of vehicles and 37, 38 and 40 Newbold Terrace East have garages that face the boundary wall and 41 has an EV Charging Point) must not be affected during construction from scaffold or other access equipment during construction which would prevent access due to insufficient road width to pass.
2. Access to Eastfield Rd is clearly for the purpose of taking bins and recycling in and out of the property. There is no footpath on the side of Eastfield Rd and nowhere for bins to be left for collection and they clearly cannot be left on the highway. Existing property's bins are collected from the front, and the collection to all of 37-41 Newbold Terrace East is made by the refuse collection team wheeling the bins by hand to the lorry as it cannot access the end of the road due to its size.
3. Scale - the neighbours are all of the view that the property is so much larger than the existing property and adjacent ones it will be a very imposing structure. (Photograph provided).
4. Loss of established trees and screening - the development will necessitate the removal of a significant row of established trees and planting. This will fundamentally change the outlook in both directions from a private shielded view, protected from overlooking to one of unmitigated views and harsh, unsoftened newly constructed gable.
5. Overlooking - At present only one window faces south and this is frosted. A feature of particular concern is a full height first floor window on the landing

which faces directly towards the rear of 39 and 40 Newbold Terrace East. The view is shielded by the returns of the adjacent rooms and therefore provides solely a view directly into the garden, ground floor and bedroom of 40 and ground floor apartment kitchen of 39 and the first floor apartment bedroom. It also provides views from these properties straight into and through the landing of the proposed property. This feels like a wholly unnecessary loss of privacy which could be overcome with frosting or an opaque window.

Item 8: W/21/0075 – Newark House, 17 Newbold Terrace, Royal Leamington Spa

A further comment has been received concerning the perceived loss of privacy and overlooking with first floor rear garage window.