

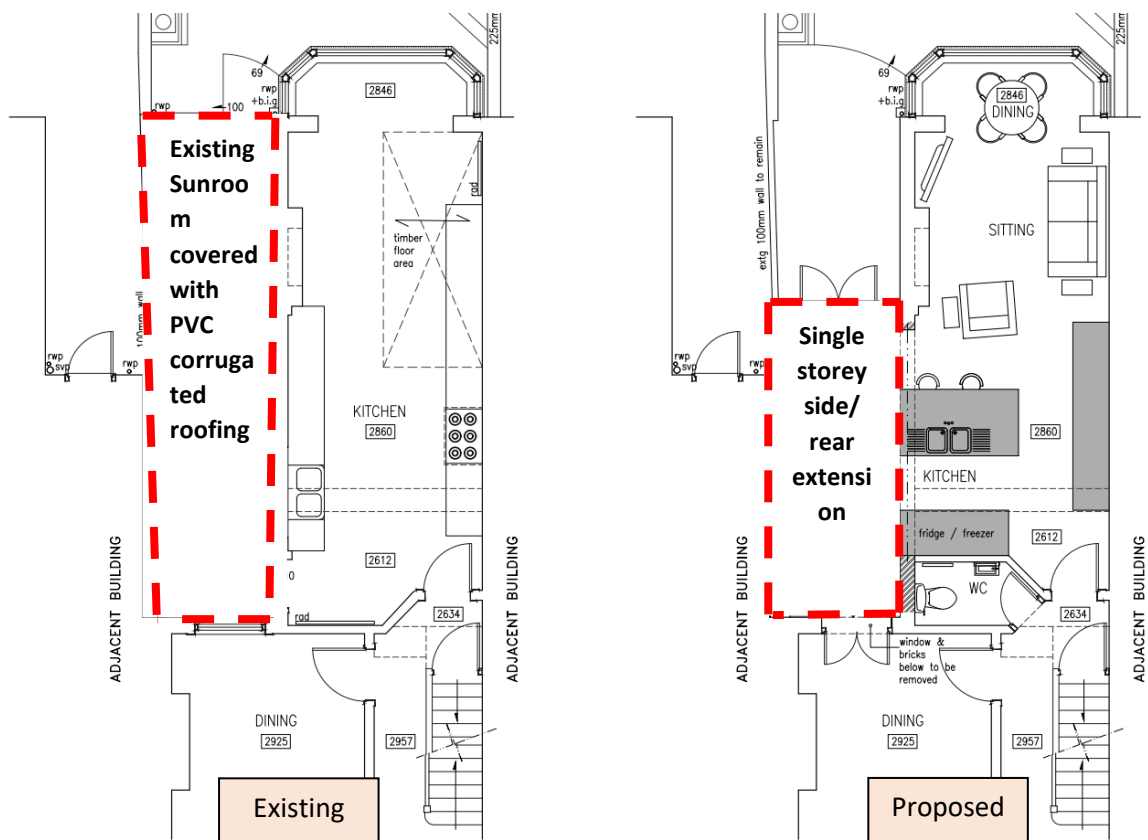
Heritage Statement - 50 Rugby Road, Leamington Spa, CV32 6DG

Description:

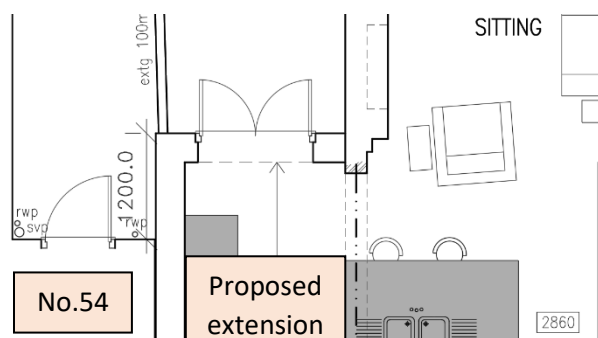
The application relates to a terrace property located on the Northern side of Rugby Road, and the site is located within the Leamington Spa Conservation Area. A brick boundary wall, covered with corrugated PVC roofing, separates the application property with the neighbouring dwelling (No. 54).

Assessment of Impact:

The proposal is to replace the existing sunroom area with a new single store side/rear extension—see below diagram. The existing boundary is a brick wall, and the roof is constructed from clear corrugated plastic sheeting.



The existing lean-to corrugated pitched roof have a maximum height of 3m, and the proposed extension will have a lean-to pitched roof to a height of maximum of 3.7m fully glazed. The rear extension only is 5.21m long and extends 1.2m from the neighbouring property.



Mitigation of Impact:

In order to protect the integrity of the original two storey rear wings, the visual break and the original vertical emphasis of the property, the proposal is set back, in comparison to the existing sunroom. The lean-to pitched roof is proposed to keep with the existing style, and the brick walls will have the same size and colour to the main house wall.

Additionally, the proposed extension does not breach the 45-degree angle to any of the nearest neighbouring habitable room windows.