

Our Ref: PJF/gp/PF/10589
(Please reply to Banbury office)

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18th March 2022

Mr D Barber
Planning Policy Manager
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5HZ

Dear Dave

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR EXTENSIONS
THE LEASOWES (LEASOWE HOUSE AND LEASOW COTTAGE), SOUTHAM ROAD, RADFORD SEMELE**

On behalf of Mr and Mrs B Bains, I submit an application for:

'Extensions to the two existing dwellings at The Leasowes (Leasow House and Leasow Cottage), Radford Semele.'

This proposal is submitted as an alternative to the application for the replacement of the two existing dwellings (Planning Portal Ref: PP-11094650).

The most important policy consideration is Policy H14 from the Local Plan. The supporting text at paragraph 4.95 states:

'The Council will consider each case on its merits, although as a guide additions (taking into account any previous extensions) that represent an increase of more than 40% to the gross floor space of the original dwelling (or 30% for dwellings within the green belt), excluding any detached buildings, are likely to be considered disproportionate'.

The proposals comprise:

- Existing dwellings: 898m²
- Existing dwellings enlarged: 1,256m²

The enlargement is therefore 358m², which constitutes 39.8% of the existing dwelling floorspace. As a matter of principle, the general position of the LPA is that the proposed scale of extension is not disproportionate.

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The underlying purpose of this policy is to ensure that *'extensions to dwellings do not have an adverse impact on the surrounding open countryside and are an appropriate design and scale for their location'*. This is the same planning purpose for a replacement dwelling.

In the circumstances of this case, with its individual enclosed setting, the provision of the accompanying LVA (albeit written for the proposed replacement dwelling) are apposite for the spatial context of the proposed extensions.

In my submission, the proposal is consistent with the development plan and should be approved without delay.

Yours sincerely



Peter J Frampton

- Enc: Application form
CIL Form 1
CIL Form 9
Dwg No. 2212-5006 Existing Red & Blue Line Plan
Dwg No. 2212-5007 Red & Blue Line Plan showing proposed development
Dwg No. 2212-5000 Existing Ground & 1st Floor Plans
Dwg No. 2212-5001 Rev A Proposed Ground & 1st Floor Plans
Dwg No. 2212-5002 Existing Elevations
Dwg No. 2212-5003 Rev A Proposed Elevations
Dwg No. 2212-5004 Existing Site & Block Plans
Dwg No. 2212-5005 Rev A Proposed Site & Block Plans
Landscape & Visual Appraisal
Fee: £435 (£407 plus £28 Planning Portal service charge)
- Cc: Mr & Mrs B Bains
Mrs G Parle, Framptons, for monitoring