

Planning Department
Warwick District Council
Riverside House,
Milverton Hill,
Leamington Spa CV32 5HZ

22nd February 2024

Dear Sirs

Planning Support Statement including Design and Access Statement and Heritage Assessment

Planning application for addition of an electric meter cabinet at 7 Avenue Road, Leamington Spa, CV31 3NW

We have today submitted via email, a planning application for the above development on behalf of our client Mr Gill. The application comprises the completed application forms, a supporting letter in form of this document (including a Heritage Statement and Design and Access Statement), as well as a drawing showing the location, floor plan and elevations of the proposal (20/050/P02). The fees to cover the planning application will be made payable via online payment system.

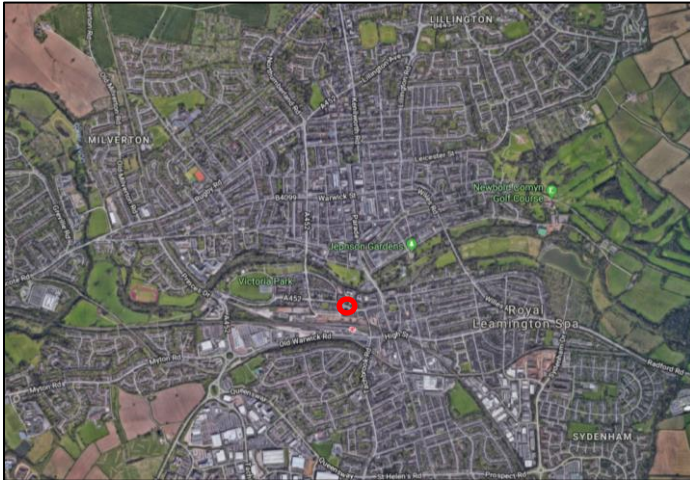
The Site and Proposal

The application site is located on the southern side of Avenue Road approximately 60m to the west of the junction with Lower Avenue within the residential area of Leamington Spa. The site comprises the semi-detached residential dwelling at 7 Avenue Road and a parking garage to the rear with space for one car. It is not statutorily listed and neither are any buildings in the immediate vicinity. The site is located within the wider Royal Leamington Spa Conservation Area.

The property currently provides one apartment on the ground floor and one apartment on the second floor. It is proposed to extend the existing basement and refurbish it to provide an additional apartment within the basement. The scheme proposes additional windows on the western elevation and an accessible subterranean terrace with a parapet fence to the north.

The previous approved planning application was registered on 28/06/2021 with reference number: W/21/1251. The application was granted planning permission on 16/12/2021. Work has since commenced and near completion.

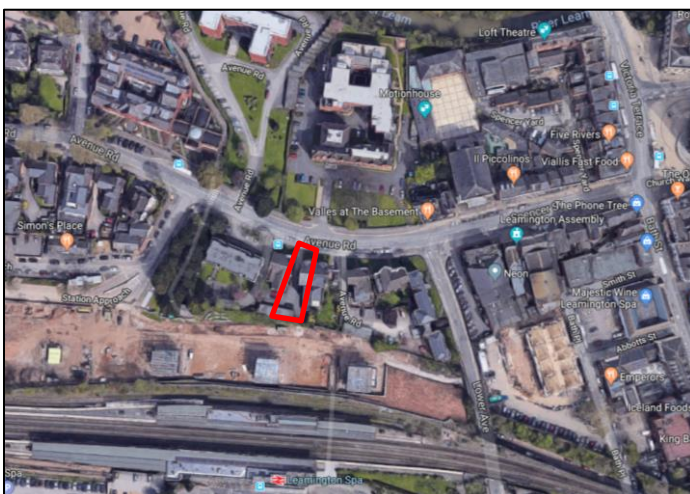
Site Analysis



Strategic context ©Google



Strategic context ©Google

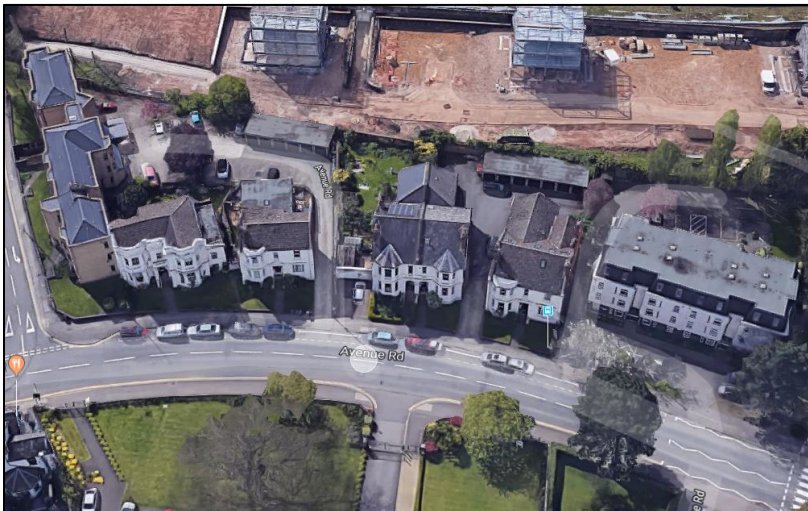


Strategic context ©Google

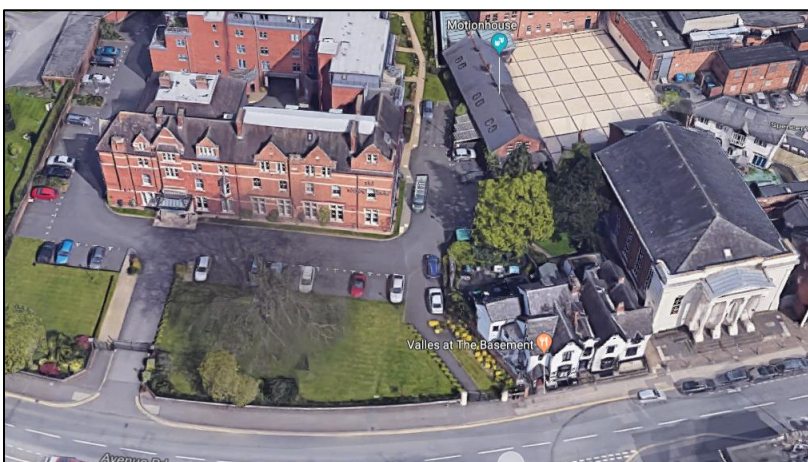
Character of the built form



7 Avenue Road ©Google



Application site and adjacent properties ©Google



Opposite side of Avenue Road ©Google

Planning Policies

National Planning Policy Framework (NPPF) (March 2012)

The National Planning Policy Framework (NPPF) was adopted in March 2012 and is a material consideration in planning decisions and requires development proposals to be determined in accordance with the development plan, unless material consideration indicates otherwise. At its heart, the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, stating that the policies contained within, taken as a whole, constitute the Government's view of what sustainable development means in practice.

Paragraph 56 confirms that the government attaches great importance to the design of the built environment and it should contribute positively to making places better for people. Paragraph 60 adds that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraph 128 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Warwick Local Plan (September 2017)

The local planning policies for the site are set out within the Warwick Local Plan which was adopted in September 2017. On the policies map the site is shown within the town centre of Leamington Spa, within an area primarily in residential use.

Policy DS5 'Presumption in Favour of Sustainable Development' states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will work proactively with applicants to find solutions that means proposals can be approved wherever possible.

Policy TC1 'Protecting and Enhancing the Town Centres' states that proposals for main town centre uses will be permitted within town centres where they are of an appropriate scale in relation to the role and function of the town centre and provided that non-shopping proposals would not compromise its shopping function. Proposals will also be required to reflect the character and form of the town centre.

Policy BE1 'Layout and Design' states that new development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Proposals are expected amongst other matters to harmonise with the existing

settlement; reinforce or enhance the established urban character of streets and spaces; reflect and respect local architectural and historic distinctiveness and adopt appropriate materials and details.

Policy BE3 'Amenity' states that development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users and occupiers of the development.

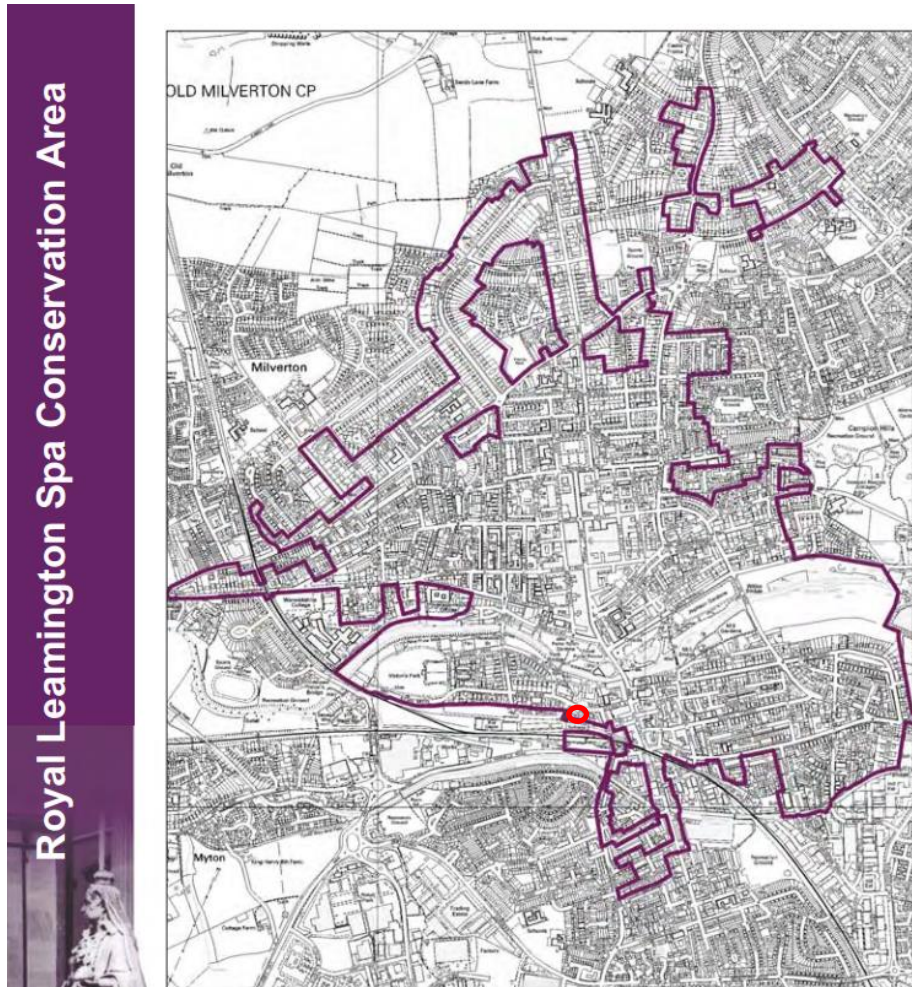
Policy HE2 'Conservation Areas' states that there will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area. Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will preserve or enhance the character or appearance of the conservation area. Measures will be taken to restore or bring back into use areas that presently make a negative contribution to conservation areas.

Residential Design Guidance (April 2008)

The document provides information on specific design considerations including local distinctiveness, density, scale, and design character. Consideration of design and layout should be informed by the wider context having regard not just to the immediate neighbouring buildings but also to the townscape and landscape of the locality.

Heritage Assessment

The site is located within the Royal Leamington Spa Conservation Area, as shown on the plan below. However, the site is not shown on any of the 36 inset maps prepared for detailed areas within the wider Conservation Area.



The property and the adjacent dwellings are of architectural interest due to their age and appearance. The property is not statutorily listed and the nearest listed building is located approximately 70m to the north-east at 1 and 3 Spencer Street.

The proposal has carefully considered the important architectural features of the Conservation Area and proposed amendments to the exterior of the building are kept to a minimum, respecting the character of the streetscene. The proposal is considered to be entirely appropriate from a heritage point of view.

Assessment

The scheme is a retrospective application for the addition of a brick built cabinet to housing electric meters for the flats at 7 Avenue Road in Leamington Spa. Located on the west side of the dwelling

There would be no impact on any existing or future residents within the building or adjacent properties. The proposal would also respect and conserve the character of the Leamington Spa Conservation Area. The materials that has been used for the cabinet are remclaimed red victorian brick with reclaimed red rosemary clay roof tiles. The door is made from timber.

The site is clearly located within a very sustainable location in close distance to the town centre of Leamington with a variety of shops and facilities. The site is also in close distance to public transport including Leamington Spa railway station and open spaces and parks.

There would be no changes to the existing access or parking situation providing parking for vehicles to the front and rear of the dwelling.

It is therefore concluded that the development is entirely acceptable and should be granted planning permission. I trust that this is all satisfactory but please let me know if you have any immediate queries. Should you require further clarification on any of the points raised in this letter, please do not hesitate to contact me.

Yours faithfully,

Sharif Uddin

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