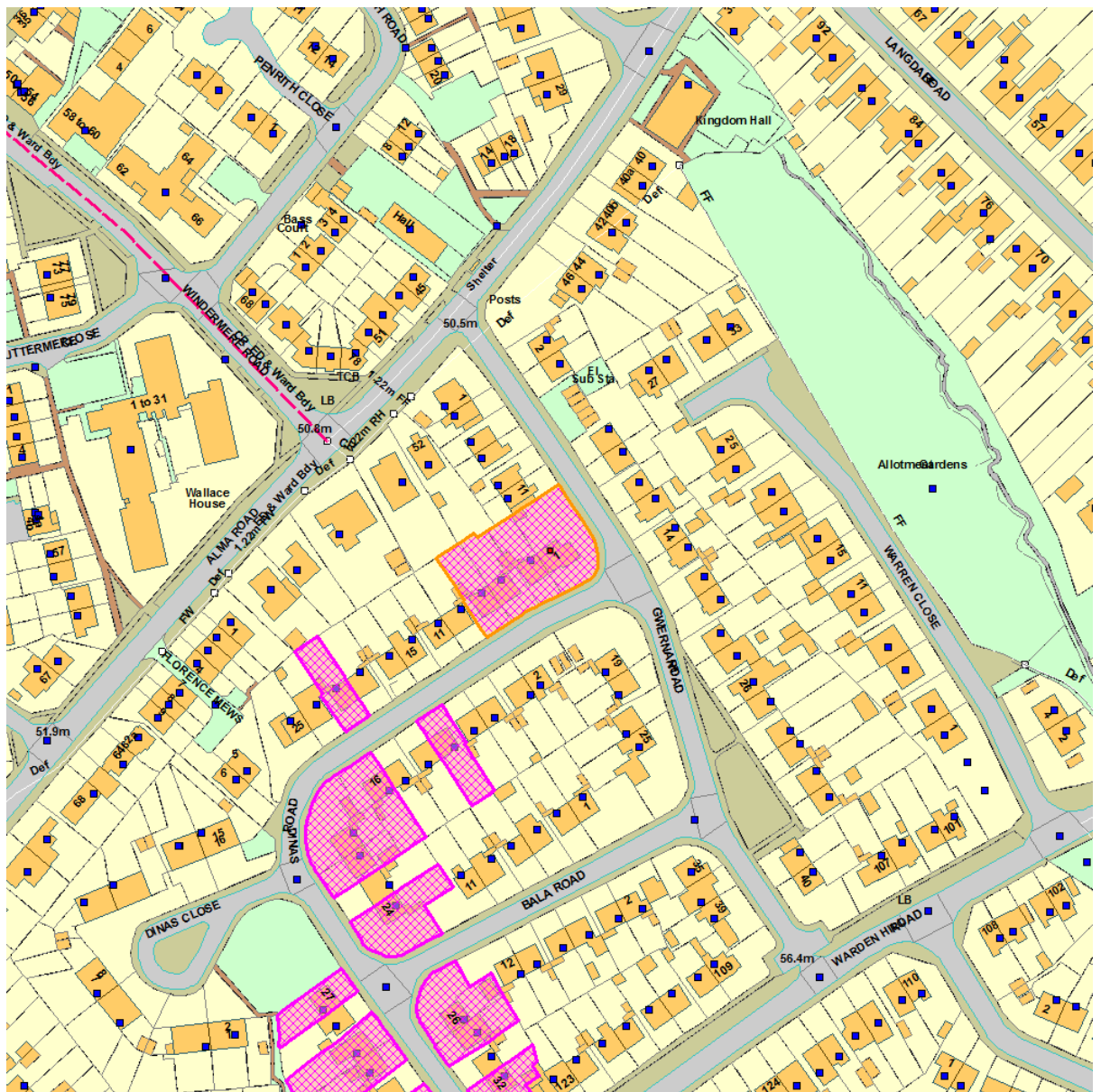


APPLICATION NO: 24/00096/FUL	OFFICER: Mr Ben Warren
DATE REGISTERED: 24th January 2024	DATE OF EXPIRY: EOT 22nd March 2024
DATE VALIDATED: 24th January 2024	DATE OF SITE VISIT:
WARD: Warden Hill	PARISH: Leckhampton With Warden Hill
APPLICANT:	Cheltenham Borough Council
AGENT:	Adapt Architects
LOCATION:	1 Dinas Road Cheltenham Gloucestershire
PROPOSAL:	External Insulation to properties numbered: 01,03,05,07,10,16,18,20,21,24,26,27,28,31,32,33 and 37. Finished with render and brick slip system to provide coins and plinth.

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application seeks consent for the addition of external insulation to a number of residential properties in Dinas Road, these being number 01, 03, 05, 07, 10, 16, 18, 20, 21, 24, 26, 27, 28, 31, 32, 33 and 37.
- 1.2 The application is at planning committee as Cheltenham Borough Council is the applicant and the landowner.
- 1.3 An extension of time has been agreed with the applicant's agent in order to allow for the application to be considered at planning committee.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Principal Urban Area

Relevant Planning History:

09/01155/PREAPP CLO

single storey rear extension

10/01685/PREAPP CLO

Rear porch

08/01169/CLPUD 26th August 2008 CERTPU

Vehicular access and hardstanding

77/00600/PF 7th November 1977 PER

Erection of a private car garage.

10/01287/PREAPP CLO

Single storey side extension to provide ground floor bedroom and shower room for a disabled occupant

10/01439/FUL 6th October 2010 PER

Single storey side extension to provide ground floor bedroom and shower room for a disabled occupant

11/00398/AMEND 25th March 2011 PAMEND

Non-material amendment to planning permission ref. 10/01439/FUL to move the approved extension back by 600mm

10/01439/FUL 3_COMP

Single storey side extension to provide ground floor bedroom and shower room for a disabled occupant

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 12 Achieving well-designed places

Adopted Cheltenham Plan Policies

D1 Design

SL1 Safe and sustainable living

Adopted Joint Core Strategy Policies

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD14 Health and Environmental Quality

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

Climate Change (2022)

4. CONSULTATIONS

Building Control - 1st February 2024

This application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

5. PUBLICITY AND REPRESENTATIONS

- 5.1 The application was advertised by way of 3 site notices. No letters of representation have been received in response to this neighbour notification process.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 The main considerations in relation to this application are the design, the impact of the proposal on neighbouring amenity, and sustainability.

6.3 Design and sustainability

- 6.4 Policy SD4 of the JCS notes how development should “respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality”. Furthermore, development “should be of a scale, type, density and materials appropriate to the site and its surroundings”. This is supported through adopted Cheltenham Plan Policy D1 which requires development to ‘complement and respect neighbouring development and the character of the locality.’

- 6.5 The Cheltenham Climate Change SPD (adopted June 2022), sets out a strategy for decarbonising homes over the next decade. For residential alterations and extensions there is an opportunity to improve the environmental performance of homes through the inclusion of various technologies and features.

- 6.6 The application proposes the addition of external insulation to a number of residential properties owned by the Council in Dina’s Road. The properties that are the subject of this application are two storey semi-detached dwellings with pitched roofs and finished in red-brick. The proposed insulation has a depth of approximately 150mm and will therefore nominally increase the footprint of these properties.

- 6.7 The supporting statement explains that an external insulation system has been selected instead of an internal insulation system in order to minimise disruption to residents. It is also noted that this option will reduce the risk of potential damp and mould problems in the future. In addition, the statement highlights that these works will help Cheltenham Borough Council meet its target to be net carbon zero by 2030 and that the project is being supported by the Governments Social Housing Decarbonisation Fund.

- 6.8 In terms of design and finish, the works would result in the main elevations of the properties being finished in render, with brick slip detailing to the corners of the properties and at a lower level on the front and side elevations. It is important to note that in some instances the proposed insulation is only proposed on one half of a pair of semi-detached properties. Details of the brick slip detail/material have been confirmed

by the applicant's agent as being 'Wetherby - 752 Red Multi Waterstruck', which would have a similar visual appearance to the existing brickwork.

- 6.9 The properties in Dinas Road are finished wholly in red-brick, the introduction of the external insulation where the main material is render, will materially change the design and appearance of these properties. However, it is also noted that properties in Dinas Close, adjacent to the sites that are the subject of this application are finished in part brick and part render. Surrounding properties in Warden Hill Road also include a mix of brick and render.
- 6.10 Officers acknowledge that the works will result in a change in the design and appearance of these dwellings, and in some instances will result in an imbalance for a pair of semi-detached dwellings. However, given the sites context, the resulting design is not considered to be wholly out of character and any harm resulting from an imbalance in the design of a pair of semi-detached properties is not considered so harmful that it would warrant the refusal of planning permission.
- 6.11 Officers are also mindful of the reason for these proposed works, which is intended to improve the thermal performance of these properties and would be compliant with the aims and objectives of Cheltenham's Climate Change SPD.

6.12 Impact on neighbouring amenity

- 6.13 It is necessary to consider the impact of development on neighbouring amenity. JCS Policy SD14 and Cheltenham Plan Policy SL1 state how development should not cause unacceptable harm to the amenity of neighbouring properties. Matters such as a potential loss of light, loss of privacy, loss of outlook, noise disturbances and overbearing impact will therefore be considered.
- 6.14 The proposed external insulation has a depth of approximately 150mm and therefore will only marginally increase the projection of the external walls of the properties. This alteration will have very limited impact on neighbouring amenity and will not result in any harmful loss of light or loss of outlook. Due to the nature of the works, no concerns are raised regarding privacy.
- 6.15 No letters of objection or concerns regarding the proposed development have been received in response to the neighbour consultation process.

Other considerations

6.16 *Public Sector Equalities Duty (PSED)*

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are three main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics;
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have "regard to" and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

In the context of the above PSED duties, this proposal is considered to be acceptable.

7. CONCLUSION AND RECOMMENDATION

- 7.1 Having considered all of the above, the proposed works are considered to be acceptable in terms of design and impact on neighbouring amenity, and accords with Cheltenham's Climate Change SPD in terms of sustainability. As such, officer recommendation is to permit the application, subject to the conditions set out below;

8. CONDITIONS / INFORMATIVES

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The proposed brick slip material shall be 'Wetherby - 752 Red Multi Waterstruck', unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017).

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.