

APPLICATION NO: 24/00607/FUL	OFFICER: Mrs Victoria Harris
DATE REGISTERED: 8th May 2024	DATE OF EXPIRY: 3rd July 2024
DATE VALIDATED: 8th May 2024	DATE OF SITE VISIT:
WARD: Warden Hill	PARISH: Leckhampton With Warden Hill
APPLICANT:	Cheltenham Borough Council
AGENT:	
LOCATION:	5 Bala Road Cheltenham Gloucestershire
PROPOSAL:	External Insulation to properties numbered: 103, 109, 111, 113, 121, 125 Warden Hill Road, 5, 7, 8 Bala Road and 4, 6, 14, 16, 20, 23, 24, 28, 30, 34, 36, 38, 40 Gwernant Road. Finished with render and brick slip system to provide coins and plinth.

RECOMMENDATION:



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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 103, 109, 111, 113, 121, 125 Warden Hill Road, 5, 7, 8 Bala Road and 4, 6, 14, 16, 20, 23, 24, 28, 30, 34, 36, 38, 40 Gwernant Road.
- 1.2 The application is at planning committee as Cheltenham Borough Council is the applicant and the landowner.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Land Allocated for Mixed Use
Conservation Area
Core Commercial Area
Principal Urban Area
Smoke Control Order

Relevant Planning History:

82/00669/PF 12th October 1982 PER
Alterations and extension to existing dwelling to provide a porch, enlarged kitchen and additional living accommodation

89/01731/PF 16th January 1989 PER
Refurbishment of a Hawksley House

88/01844/PF 26th October 1988 PER
Re-instatement of pre-cast reinforced concrete houses

18/01015/PDE 25th June 2018 AEGPD
Single storey rear extension

16/00238/FUL 30th June 2016 PER
Proposed porous asphalt driveway and dropped kerb.

21/02129/FUL 25th October 2021 PER
Single storey flat roof outbuilding to rear of garden (part retrospective)

17/02518/CLPUD 19th January 2018 CERTPU
Proposed window replacement to 27 sites - see property schedule

18/00132/CLPUD 1st February 2018 CERTPU
Proposed window replacement to 32 sites - see property schedule

18/00503/CLPUD 22nd March 2018 CERTPU
Proposed window replacement to 17 sites - see property schedule

18/02539/CLPUD 5th February 2019 CERTPU
Proposed window replacement to 41 sites - see property schedule

18/02632/CLPUD 18th January 2019 CERTPU
Proposed window replacement to 34 sites - see property schedule

19/01311/CLPUD 12th August 2019 CERTPU
Proposed window replacement to 20 sites - see property schedule

20/00127/CLPUD 24th February 2020 CERTPU
Proposed window replacement to 35 sites - see Property schedule

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

See appendix at end of report

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	74
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

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

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 Warden Hill Road, Bala Road and Gwernant 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 110mm and will therefore nominally increase the footprint of these properties.

6.7 The supporting design 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 not been submitted but this can be conditioned to ensure that they have a similar visual appearance to the existing brickwork.
- 6.9** 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 the planning permission (24/00096/FUL) was recently granted for external insulation on a number of properties in Dinas Road. 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 property**
- 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 110mm 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.

6.16 Other considerations

Parish council

- 6.17** Following the parish council comments officers asked the agent if the neighbouring properties have been offered the opportunity of partaking in the insulation upgrades, on similar terms but at their own expense. No response has been received. Whilst this is disappointing, that in itself is not reason to withhold planning permission.

Environmental Impact

- 6.18** Whilst records show that important species or habitats have been sighted on or near the application site in the past, it is not considered that the proposed development will have any impact on these species.

Public Sector Equality Duty (PSED)

6.19 As set out in the Equality 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.

6.20 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.

6.21 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, 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 No external facing materials shall be applied unless in accordance with:

- a) a written specification of the materials; and
- b) physical sample(s) of the materials.

The details of which shall have first been submitted to and approved 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.

Consultations Appendix

Parish Council

30th May 2024 - The Parish Council welcomes improvement in insulation to council owned properties as described in the application, provided the execution and detailing of the upgraded insulation enhances and does not detract from the architectural integrity of the original dwellings, particularly where neighbouring semi-detached properties not owned by CBC Homes are left as it and not upgraded.

If possible, neighbouring semi-detached properties should be offered the opportunity of partaking in the insulation upgrades, on similar terms but at their own expense. This is for functional benefit and to maintain architectural consistency in the affected street scenes. This seems fair given that neighbouring semi-detached properties are likely to experience some inconvenience and nuisance during the construction phases.

Gloucestershire Centre For Environmental Records

29th May 2024 - Report available to view in documents tab.

Building Control

29th May 2024 - This application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.