

APPLICATION NO: 24/01323/FUL	OFFICER: Miss Claire Donnelly
DATE REGISTERED: 7th August 2024	DATE OF EXPIRY: 2nd October 2024
DATE VALIDATED: 7th August 2024	DATE OF SITE VISIT:
WARD: Hesters Way	PARISH: n/a
APPLICANT:	Cheltenham Borough Council
AGENT:	Adapt Architects Ltd
LOCATION:	1 Howell Road Cheltenham Gloucestershire
PROPOSAL:	External wall insulation to properties, rendered finish with brick SLP to provide quoins and soldier course to front window at Howell Road, Numbers: 1,3,5,7,9,11 and 17, Lipson Road, Numbers 2,4,6,8,16,20,22,26,30,32,34,36,38,40,42,44,48, 50,52,54,56,58,60,62,64,68,70 and 72.

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to a number of addresses on Lipson Road and Howell Road, specifically twenty-eight properties on the Western side of Lipson Road and seven properties on the eastern side of Howell Road.
- 1.2 The applicant is seeking planning permission for the addition of external insulation to the identified properties with a render and brick slip finish. The submitted drawings also include the proposal of the replacement of the front canopies to all properties.
- 1.3 The application is at planning committee as Cheltenham Borough Council is the applicant and the landowner of the properties the application relates to.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Principal Urban Area
Smoke Control Order

Relevant Planning History:

There is no relevant planning history that relates to this application.

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 8 Promoting healthy and safe communities
Section 12 Achieving well-designed places

Adopted Joint Core Strategy Policies

SD3 Sustainable Design and Construction
SD4 Design Requirements
SD14 Health and Environmental Quality

Cheltenham Plan Policies

D1 Design
SL1 Safe and Sustainable Living

Supplementary Planning Guidance/Documents

The Cheltenham Climate Change SPD (adopted June 2022)
Residential Alterations and Extensions (2008)

4. CONSULTATIONS

There are no consultation responses for this application.

5. PUBLICITY AND REPRESENTATIONS

- 5.1 The application has been publicised by way of 4 no. site notices displayed on Lipson Road and Howell Road. Following the statutory consultation period, no responses have been received from the public.

6. OFFICER COMMENTS

- 6.1 **Determining Issues**

6.2 The key considerations for this application are design, impact on neighbouring amenity and sustainability.

6.3 **Design and sustainability**

6.4 Policy SD4 of the JCS and policy D1 of the Cheltenham Plan require development to be of a high standard of architectural design that responds positively to and respects the character of the site and its surroundings. This draws from paragraph 135 of the NPPF which seeks development to be visually attractive and sympathetic to local character.

6.5 Policy SD3 of the JCS requires development to demonstrate how they will contribute to the aims of sustainability and be expected to be adaptable to climate change in respect of design, layout, siting, orientation and function. 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 a home through the inclusion of technologies and features.

6.6 The application proposes the installation of external insulation with a rendered finish and brick slip detailing to the front corner and above the front ground floor window of all buildings. Details of the materials have been requested, however unfortunately specific material details have not been submitted, and therefore details of the brick slip have been requested by way of condition.

6.7 The dwellings are semi-detached, with a red-brick finish and pitched, tiled roofs and are in the ownership of Cheltenham Borough Council.

6.8 The proposed external insulation would be approximately 100mm in depth, therefore resulting in a nominal increase in depth of the buildings. A supporting statement sets out that an external insulation system has been chosen over an internal insulation as *'disruption to the residents will be limited and the external insulation systems reduce the risk of creating consequential damp and mould problems'*. Officers note that only selected addresses are to have the insulation added, and therefore in some instances one of a pair of semi-detached properties would be altered. The depth of the insulation is small, however it is likely that the addition could be noticeable. Furthermore, the properties are to have a rendered finish; again, one of a pair of semi-detached properties would be rendered with the other left as original; red brick.

6.9 The proposed installation of external insulation will improve the thermal efficiency of the properties, therefore meeting the aims of Cheltenham Borough Council following the declaration of a climate emergency and targeting net carbon zero by 2030. The project is being supported by the Government's Social Housing Decarbonisation Fund. As such, the proposed works have environmental benefits that comply with the relevant policies and guidance.

6.10 Officers acknowledge that as a result of the proposal there will be a visual change to the properties included in this application, both due to the nature of the external insulation and the use of render. However officers note that there is render and lighter colour brick used on Lipson Road, and therefore the use of render would not be out of character in the street.

6.11 Whilst there would be a visual change to the properties as part of this application due to the materials and addition of the insulation, when taking into consideration the environmental, and wider benefits of the proposal in terms of sustainability, the scheme is considered to be acceptable in this instance. As such, the proposal is considered to comply with the relevant design policies and would meet the aims of the Council in terms of sustainability and Climate Change.

6.12 The submitted drawings also include the proposal of the replacement of the front canopies to all properties. The canopies would be a 'pre-formed dual pitch with open apex'. The

design, scale and form of the canopies are considered to be acceptable and would not result in harm to the character of the main dwelling.

6.13 Impact on neighbouring property

6.14 Policy SD14 of the JCS and policy SL1 of the Cheltenham Plan require development not to cause unacceptable harm to the amenity of adjoining land users; this echoes section 12 of the NPPF which requires development to be of a high standard of amenity for existing and future users.

6.15 Following public consultation, no concerns have been raised from neighbouring residents. The impact on neighbouring amenity has been considered. The insulation would have an approximate depth of 100mm and therefore the impact on adjoining properties that are not being altered would be very limited. As such, given the nature of the proposed works, there are no concerns that there would be an unacceptable in terms of a loss of light, loss of privacy or loss of outlook as a result of the proposed works.

6.16 The proposal would therefore comply with the relevant policies in terms of protecting neighbouring amenity.

6.17 Other considerations

6.18 Public Sector Equality Duty (PSED)

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.

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 Taking the above into consideration, the proposed works are considered to be acceptable in terms of design and meeting the aims of Cheltenham’s Climate Change SPD and Council targets in terms of sustainability. Furthermore, there are no concerns relating to an impact on neighbouring residential amenity.

7.2 As such, officers’ recommendation it to permit this application subject to the suggested conditions below.

8. SUGGESTED CONDITIONS

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 brick slips shall be applied unless in accordance with:

- a) a written specification of the materials; and/or
- 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.