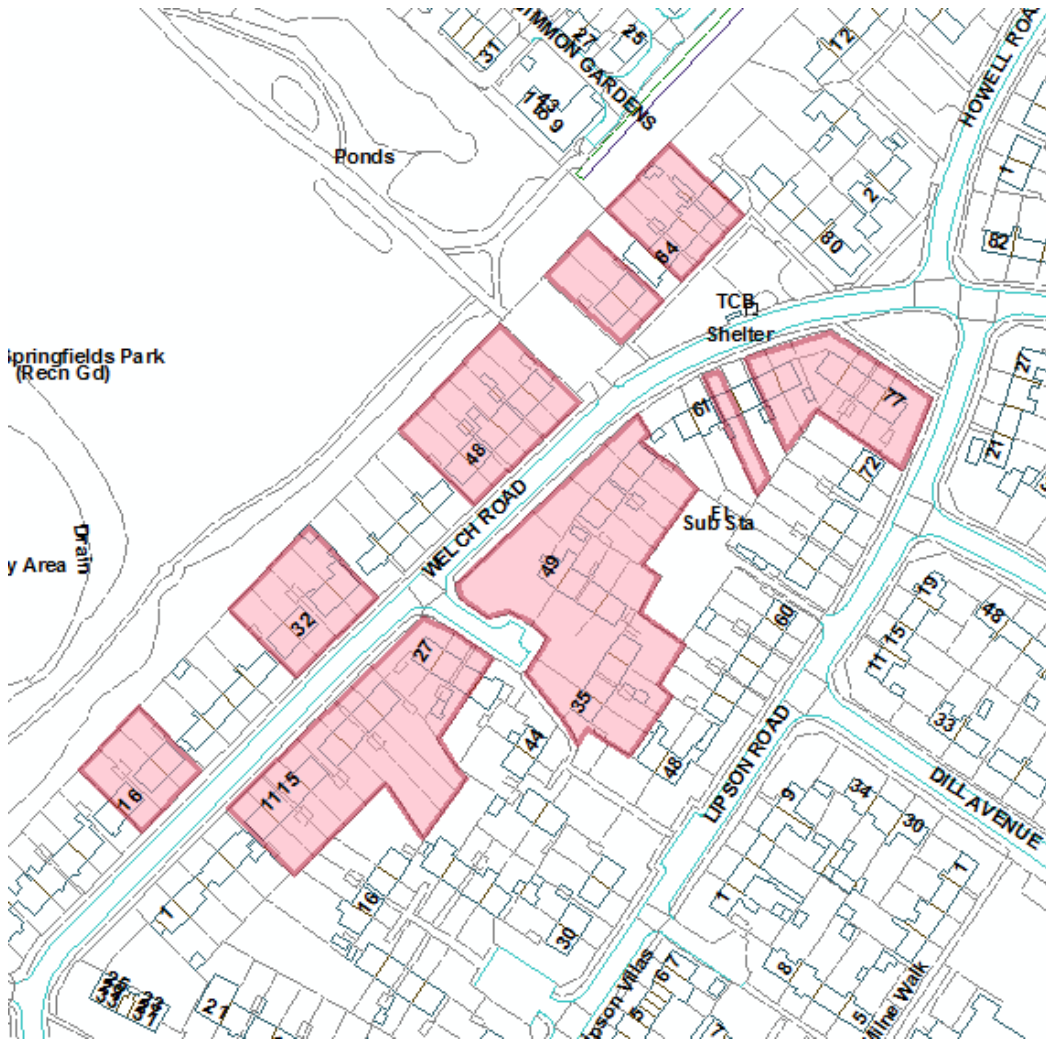


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| APPLICATION NO: 24/01859/FUL | OFFICER: Michelle Payne |
| DATE REGISTERED: 13th November 2024 | DATE OF EXPIRY: 8th January 2025 |
| DATE VALIDATED: 13th November 2024 | DATE OF SITE VISIT: |
| WARD: Hesters Way | PARISH: |
| APPLICANT: | Cheltenham Borough Council |
| AGENT: | Adapt Architects Ltd |
| LOCATION: | Welch Road Cheltenham Gloucestershire |
| PROPOSAL: | Installation of external wall insulation to 49 properties in Welch Road (nos. 16-18, 30-36, 46-60 and 64-70 (even) and 9-11, 15-31, 35-57, 63, 67-77 (odd)). |

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application proposes the installation of external wall insulation to 49 properties in Welch Road (nos. 16-18, 30-36, 46-60 and 64-70 (even) and 9-11, 15-31, 35-57, 63, 67-77 (odd)), within Hesters Way ward.
- 1.2 As existing, the properties are faced in brick; however, the proposed external wall insulation would have a rendered finish with brick slip detailing to the front corners and above the principal front windows.
- 1.3 The Design Statement that accompanies the application sets out the “*project is being supported by the Government’s Social Housing Decarbonisation Fund*”.
- 1.4 The application is before the Planning Committee as Cheltenham Borough Council is the applicant.
- 1.5 Planning permission for similar works elsewhere within the borough have been previously granted by the Planning Committee earlier this year – see details below.

2. CONSTRAINTS AND RELEVANT PLANNING APPLICATIONS

Constraints:

Principal Urban Area
Smoke Control Order

Relevant Planning Applications:

24/00096/FUL

PERMIT

22nd March 2024

External Insulation to properties numbered: 01, 03, 05, 07, 10, 16, 18, 20, 21, 24, 26, 27, 28, 31, 32, 33 and 37 Dinas Road. Finished with render and brick slip system to provide coins and plinth.

24/00607/FUL

PERMIT

19th August 2024

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.

24/01323/FUL

PERMIT

20th September 2024

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.

3. POLICIES AND GUIDANCE

National Planning Policy Framework 2023 (NPPF)

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 8 Promoting healthy and safe communities

Section 12 Achieving well-designed and beautiful places

Adopted Joint Core Strategy 2017 (JCS) Policies

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD14 Health and Environmental Quality

Cheltenham Plan 2020 (CP) Policies

D1 Design

SL1 Safe and Sustainable Living

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

Cheltenham Climate Change SPD (2022)

4. CONSULTATIONS

None

5. PUBLICITY AND REPRESENTATIONS

- 5.1 In this instance, individual letters of notification were not sent, but four site notices were posted; two on either side of the road.
- 5.2 No representations have been received in response to the publicity.

6. OFFICER COMMENTS

6.1 Determining issues

6.1.1 The main considerations when determining this application relate to design, in terms of the impact on the character and appearance of the existing properties and wider street scene; and climate change.

6.2 Design

6.2.1 CP policy D1 requires development proposals to complement and respect neighbouring development and the locality. The policy is generally consistent with JCS policy SD4 and advice set out within Section 12 of the NPPF. Additional design guidance for domestic properties is set out within Council's adopted 'Residential alterations and extensions' SPD.

6.2.2 As previously noted in the introduction, the existing properties included in this application are all currently faced in brick and the proposed external wall insulation would have a rendered finish with brick slip detailing to the front corners and above the principal front windows.

6.2.3 As such, officers acknowledge that the character and appearance of the properties would undoubtedly be altered as a result of the works; albeit, the general form and proportions of the dwellings would remain unaltered. That said, the changes to the street scene are not considered to be harmful. There is already some variation in house types and styles within the street, and there are a relatively small number of properties that are already rendered; the roofing materials would not change.

6.2.4 Where external insulation would be installed on semi-detached properties or terraces, which are only to be clad in part, the junction between existing brickwork and the nominal projection of the render system (approximately 100mm) would largely be hidden by existing downpipes.

6.2.5 It is accepted that the use of a full brick slip finish would better retain the existing character and appearance of the properties but the Design Statement submitted in support of the application sets out that this would be "*significantly more expensive*" and that the render finish proposed "*will allow for more homes to benefit from the available budget*". The

statement also highlights that the use of external insulation rather than internal insulation would limit disruption to existing residents whilst the works are carried out.

6.2.6 As such, as a whole, the proposals are supported from a design perspective. As previously noted, similar retrofit works have recently been permitted elsewhere within the borough; some of which are now complete.

6.3 Climate change

6.3.1 JCS policy SD3 and the adopted Cheltenham Climate Change SPD seek to ensure that developments maximise the principles of sustainability, with reference to the climate emergency declared by the Council in 2019 and its target for Cheltenham to be net carbon zero by 2030.

6.3.2 The SPD provides guidance on how a best-practice approach towards climate change can be successfully integrated into all development proposals and, in relation to the refurbishment of existing buildings, advises that whilst buildings can be retrofitted to improve thermal performance, it is important that the right materials are selected.

6.3.3 In this regard, the Design Statement in support of the application explains that an external insulation system has been chosen to “*reduce the risk of creating consequential damp and mould problems*”.

6.3.4 Officers are therefore satisfied that the proposed works are a welcome and suitable intervention that will greatly improve the thermal performance of the properties; and the works are therefore fully supported.

6.4 Other considerations

Amenity

6.4.1 Given the nature of the proposals, there are no amenity concerns arising from the proposed development.

Biodiversity Net Gain (BNG)

6.4.2 This application is exempt from the statutory BNG requirements.

Public Sector Equality Duty (PSED)

6.4.3 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.

6.4.4 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.

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

7. CONCLUSION AND RECOMMENDATION

- 7.1 For the reasons set out in the report above, the officer recommendation is to grant planning permission subject to the following standard conditions:

8. 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.

INFORMATIVE

- 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.