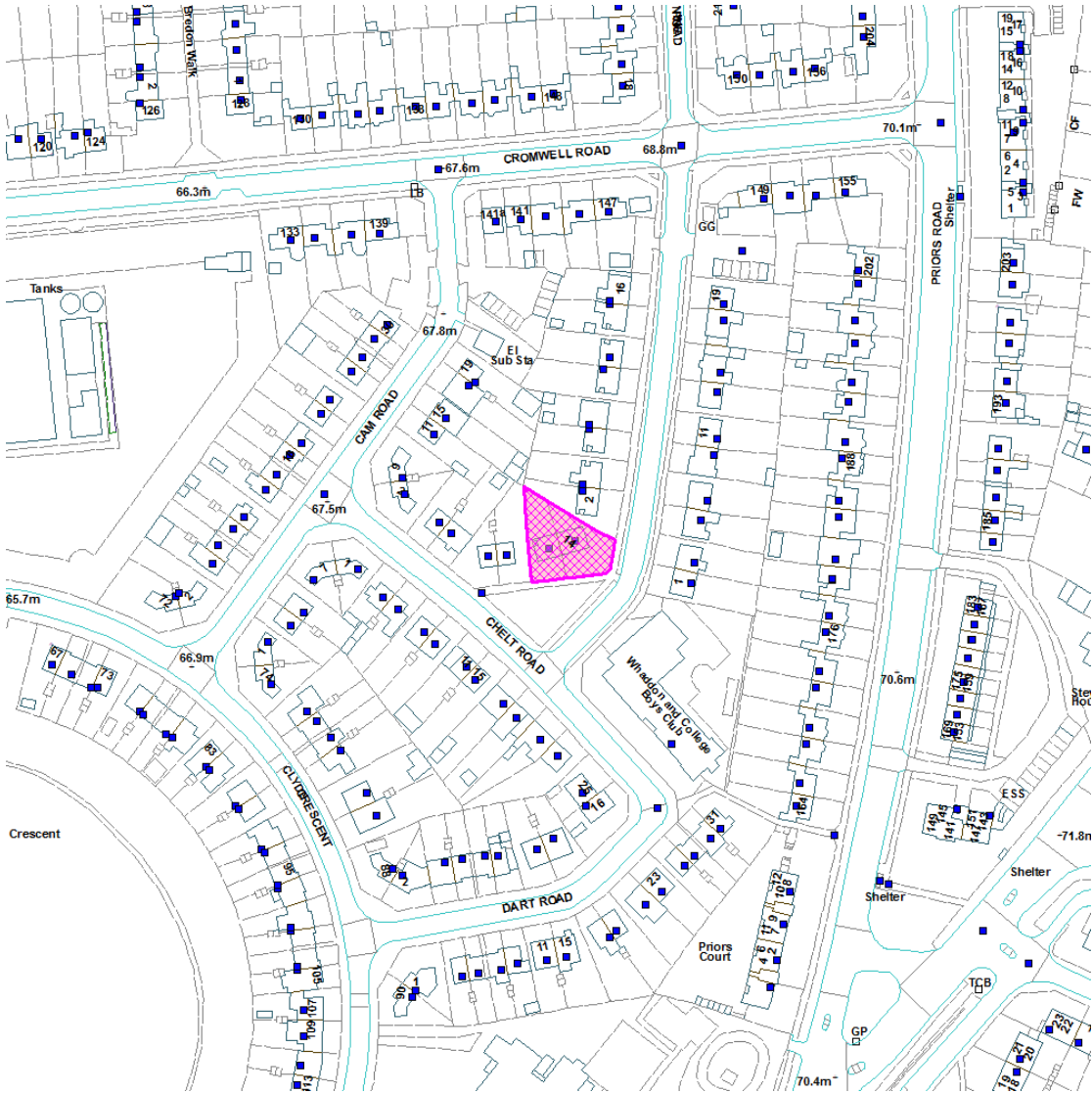


APPLICATION NO: 24/01697/FUL	OFFICER: Miss Claire Donnelly
DATE REGISTERED: 12th October 2024	DATE OF EXPIRY: 7th December 2024 extension of time agreed until 20th December 2024
DATE VALIDATED: 12th October 2024	DATE OF SITE VISIT:
WARD: Oakley Ward	PARISH:
APPLICANT:	Cheltenham Borough Homes
AGENT:	Adapt Architects Ltd
LOCATION:	12 Chelt Road Cheltenham Gloucestershire
PROPOSAL:	Retrofit works to improve energy efficiency including external insulation and smooth white render to all walls and replacement of roof finish to No. 12 and 14 Chelt Road.

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to no.'s 12 and 14 Chelt Road; a pair of semi-detached, residential dwellings located within the Oakley Ward of the Borough. The properties are two storey, and have a render and metal cladding finish, with a red corrugated metal roof. The site is located within a predominantly residential area and is not within a conservation area.
- 1.2 The applicant is seeking planning permission for the additional of external insulation to external walls with a white render finish, replacement roof finish (to main roof and side lean-to roof), replacement front canopies.
- 1.3 The application is at planning committee as the applicant is Cheltenham Borough Council.
- 1.4 Planning permission for similar works within the Borough have been recently granted planning permission.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Principal Urban Area

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

Building Control

22nd October 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 proposed development has been publicised by way of letters sent to thirteen neighbouring addresses. Following the statutory public consultation period, no responses have been received.

6. OFFICER COMMENTS

6.1 **Determining Issues**

6.2 The key considerations for this application are design and impact on the street scene and sustainable development.

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 render finish to both properties. The existing main roof covering, corrugated metal, is to be replaced to metal tiling on both properties, as well as the existing side lean-to roof.

6.7 The application of the proposed external insulation would result in a nominal increase in depth of the buildings on all elevations. The insulation would have a white render finish. The proposal of render would not be out of character with its surroundings given there is render in the vicinity of the application site. Furthermore, the properties as existing have a white finish and therefore the visual appearance of the properties would not be significantly altered.

6.8 The application also includes to replace the existing roofing material from corrugated metal sheeting to metal tiling. The applicant's agent has confirmed the proposed material would be 'Metrotile Roman Roof Tile' in colour terracotta. The replacement roof material would be of a similar visual appearance to the existing roofing material in terms of its colour, but would have a slightly differing appearance in terms of the design (individual tiles, rather than sheeting). The proposed replacement roof material is considered to be acceptable in terms of design.

6.9 The proposed installation of external insulation will improve the thermal efficiency of the two dwellings, therefore meeting the aims of Cheltenham Borough Council following the declaration of a climate emergency and targeting net carbon zero by 2030. The applicant's agent has confirmed that 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 The existing flat roof canopy and metal posts are to be replaced with a pitched roof canopy over the front door. 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.

6.11 The proposed works to no.'s 12 and 14 Chelt Road are acceptable in terms of design and are appropriate retro-fitting works which will result in a more energy efficient dwelling; meeting the aims of the Council's strategy for decarbonising homes. The proposal is therefore considered acceptable in terms of design, complying with the relevant policies and guidance.

6.12 **Impact on neighbouring property**

6.13 Given the nature of the development, there are no concerns relating to an unacceptable impact on neighbouring amenity in terms of a loss of light, loss of privacy and overbearing impact. Furthermore, no responses have been received from neighbouring land users.

6.14 **Other considerations**

6.15 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 With the above in mind, officers consider the scheme to be in accordance with relevant policies and guidance. The recommendation is to therefore permit this application subject to the suggested conditions set out 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.

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.