

Officer Report

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| APPLICATION NO: 25/00315/FUL | OFFICER: Mr Ben Warren |
| DATE REGISTERED: 13th March 2025 | DATE OF EXPIRY: Eot 27 th May 2025 |
| DATE VALIDATED: 13th March 2025 | DATE OF SITE VISIT: |
| WARD: Oakley Ward | PARISH: Prestbury |
| APPLICANT: | Cheltenham Borough Council |
| AGENT: | Adapt Architects Ltd |
| LOCATION: | 5 Cheviot Road Prestbury Cheltenham |
| PROPOSAL: | External wall insulation to properties with rendered finish, at 5 and 6 Cheviot Road, 2,13,14,15,16,23,25,27,31,32,42,50,51,55,56, Pennine Road. |

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 number 5 and 6 Cheviot Road and numbers 2,13,14,15,16,23,25,27,31,32,42,50,51,55,56, Pennine Road.
- 1.2 The application is at planning committee as Cheltenham Borough Council is the applicant and the landowner.
- 1.3 Members will likely recall applications for these same works to other properties in the town that have been at planning committee recently. This application is a continuation of the councils upgrading works to the housing stock across the town.
- 1.4 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:

None

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

Parish Council – 5th May 2025

No Concerns

Building Control – 24th April 2025

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 4 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 Cheviot Road and Pennine Road. The properties that are the subject of this application are two storey semi-detached dwellings with pitched roofs and are finished in render and metal cladding. 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. 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.
- 6.9 Properties of a similar form and design in the local area have already been refurbished and modernised and are now fully rendered, as such, the proposed change in design as a result of the addition of insulation and rendered finish will be in keeping with the design and character of properties in the area.
- 6.10 In terms of sustainability, officers welcome the introduction of external insulation which will improve the thermal performance of the properties and therefore complies with the aims and objectives of Cheltenham’s Climate Change SPD.

6.11 Impact on neighbouring amenity

- 6.12 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.
- 6.13 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.
- 6.14 No letters of objection or concerns regarding the proposed development have been received in response to the neighbour consultation process.

Other considerations

6.15 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.