Planning Committee: 01 March 2022 **Item Number:** 8

Application No: W 22 / 0078

Registration Date: 18/01/22
Town/Parish Council: Leamington Spa **Expiry Date:** 15/03/22
Case Officer: George Whitehouse
01926 456553 george.whitehouse@warwickdc.gov.uk

1 Prospect Road, 24 & 26 Prospect Road, 59 Alexandra Road, Leamington Spa

Multi-dwelling application for whole-house retrofit measures to semi-detached dwellings [4 properties] to receive external improvements, including external wall insulation and new surface finishes, roof repairs and insulation, dormer insulation (to one of four properties) and new cladding, new high-performance windows and external doors, and mechanical extract ventilation. FOR Warwick District Council

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This application is being presented to Committee due to it being submitted by Warwick District Council

RECOMMENDATION

It is recommended that Planning Committee Grant this application for the reasons set out in this report

DETAILS OF THE DEVELOPMENT

Retrofit measures to 4 semi-detached dwellings to receive external improvements, including external wall insulation and new surface finishes, roof repairs and insulation, dormer insulation and new cladding, new high-performance windows and external doors, and mechanical extract ventilation.

THE SITE AND ITS LOCATION

The dwellings subject to this application are identically designed semi-detached dwellings all of which benefit from permitted development rights, one of the properties (59 Alexandra Road) benefits from a first floor side facing dormer.

PLANNING HISTORY

None.

RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets

- CC1 - Planning for Climate Change Adaptation
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Royal Leamington Spa Neighbourhood Plan 2019-2029
- RLS2 - Housing Design
- RLS4 - Housing Character Outside the Conservation Areas

SUMMARY OF REPRESENTATIONS

WCC Landcape: Requested confimation as to whether vegetation to the front of the dwelling will be protected or removed as part of the proposals. (Removing this vegetation isn't development and doesn't require permission)

ASSESSMENT

Policy BE1 of the Warwick District Local Plan 2011-2029 states that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design. Furthermore the Residential Design Guide SPD provides a detailed framework which should be followed in order to achieve good design.

The NPPF places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design.

Local Plan Policy CC1 requires all development to be designed to be resilient to, and adapt to the future impacts of, climate change.

Neighbourhood Plan Policy RLS2 states that Development proposals are encouraged to adopt higher environmental standards of building design and energy performance, such as the Passivhaus approach or similar. The use of 'Building for Life', or an equivalent assessment framework, should be demonstrated in the justification of proposals.

The majority of these works, including the additional render and changes to the roof materials, do not require planning permission and are therefore not under consideration as part of this application.

The tile hanging in all cases but 59 Alexandra Road requires permission. However, this could be carried out under permitted development if the tile is similar in appearance the existing tiles on the properties. As the material is not specified on the plans it is considered necessary to impose a condition to secure the details of the proposed hanging tile to ensure no harm arises to the streetscene as a result of this development following approval.

It should be noted that the colour shown on the design pack for the proposed tile hanging appears appropriate and it is important to recognise that the entire dwellings could be finished in either render or tile hanging without the need for planning permission and the proposals are more in keeping with the general street scene than this realistic permitted development fall back.

Each of the dwellings will increase in size by roughly 175mm as a result of the improvements to the thermal efficiency of the buildings. This change is not considered to unacceptably harm the street scene.

It is considered that Local Plan Policies BE1 and CC1 and Neighbourhood Plan Policy RLS2 are complied with.

Amenity

Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy.

The proposals result in no unacceptable harm to the amenity of neighbouring occupiers.

It is considered that the proposals comply with Local Plan Policy BE3

SUMMARY / CONCLUSION

The proposals do not result in an unacceptable impact on the streetscene, amenity of neighbouring occupiers nor do they unacceptably impact protected species. The proposals therefore comply with Neighbourhood Plan Policy RLS2 and Local Plan Policies BE1 and BE3. It is recommended planning permission is granted subject to conditions.

CONDITIONS

1 The development hereby permitted shall begin not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 630_02B_P100, 630_02B_P101, 630_02B_P102, 630_02B_P120, 630_02B_P121, 630_02C_P100, 630_02C_P101, 630_02C_P102, 630_02C_P120 & 630_02C_P121, and specification contained therein, submitted on 18/01/2022. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

3 No development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.