Planning Committee: 10 November 2015 **Item Number: 16**

Application No: W 15 / 1476

Registration Date: 09/09/15
Town/Parish Council: Leamington Spa **Expiry Date:** 04/11/15
Case Officer: Sally Panayi
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121 Tachbrook Street, Leamington Spa, CV31 2BQ
Installation of external insulation and cream render to the rear elevation FOR Orbit

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This application is being presented to Committee due to an objection from the Town Council having been received.

RECOMMENDATION

Planning Committee are recommended to grant the application, subject to conditions.

DETAILS OF THE DEVELOPMENT

The proposal seeks to install external wall insulation with a cream rendered finish to the rear elevation of the property only. The original features will be referenced by the use of a contrasting white render and the original eaves detailing will be retained.

THE SITE AND ITS LOCATION

The application property is a traditional two storey mid-terraced dwelling. The house is located on the North side of Tachbrook Street, close to it's junction with Alexandra Road. The rear of the property is visible from the wide public rear access that runs East to West along the rear of the terrace. There is no existing render to the rear of any of the properties within the terrace, although the brickwork at ground floor has been painted in some cases. The application property is not situated within a Conservation Area.

PLANNING HISTORY

There is no planning history relating to this property.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC1 - Planning for Climate Change Adaptation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Leamington Spa Town Council: Object for the following reasons:-
(i) The benefits of the proposed external insulation are recognised but the proposal to cover it with render will have an adverse effect on the existing street scene of brick built houses.
(ii) Due to the age of the property it is likely that the brick mortar is lime based which requires specialised applications and subsequent specialised maintenance and the proposed render could impact adversely on the original brickwork.

Public Response: One objection has been received from the occupier of the neighbouring property at No. 119 on grounds that the application of a cream render is totally out of character and there is no reason to change the existing brickwork.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:
- Impact on the character and appearance of the area
- Sustainability
- Health and wellbeing

Impact on the Character and Appearance of the Area

The National Planning Policy Framework (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 that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's adopted Local Plan 1996 - 2011 policy DP1 and emerging Local Plan 2011 - 2029 policy BE1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing and should harmonise and enhance the existing settlement. The Local Plans call for development to be constructed using the appropriate materials and seeks to ensure that the appearance of the

development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area. Finally, the Residential Design Guide SPG sets out steps which must be followed in order to achieve good design in terms of the impact on the local area; the importance of respecting existing important features; respecting the surrounding buildings and using the right materials.
The existing street scene is characterised by a terrace of traditional houses of brick and tile construction on the North side of the street with a car park area on the South side of the street serving the adjacent two storey brick built modern apartments. There is no render on either the front or the rear elevations of the terrace that the application property forms part of. However, some of the brickwork to the rear elevation has been painted. To the East of the application site are more modern 1950's style semi-detached houses with brickwork at ground floor and cream painted render above.
The objections raised are noted, However, the proposal is for the rendering of the rear elevation only which is not considered to have a detrimental impact on the street scene and the proposal is therefore considered to be in accordance with the requirements of the aforementioned policies.

Sustainability

Paragraph 65 of the NPPF states that planning permission should not be refused for buildings which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if these concerns have been mitigated by good design, unless the concern relates to a designated heritage asset. Paragraph 95 of the NPPF goes on to state that energy efficiency improvements to existing buildings should be actively supported to encourage the move to a low carbon future.

Adopted Local Plan Policy DP12 states that design of development should be encouraged to promote energy efficient buildings and emerging Local Plan Policy CC1 states that development should use construction techniques and materials to mitigate against rising temperatures to adapt to the impacts of climate change.

The proposed external wall insulation is proven to have sustainability benefits and will increase the thermal efficiency of the dwelling and reduce fuel bills for the occupiers.

The proposal is therefore considered to comply with the NPPF, adopted Local Plan Policy DP12 and emerging Local Plan Policy CC1.

Health and Wellbeing

Improving the energy efficiency of this dwelling and reducing fuel bills will improve the general health and wellbeing of the occupants.

Summary/Conclusion

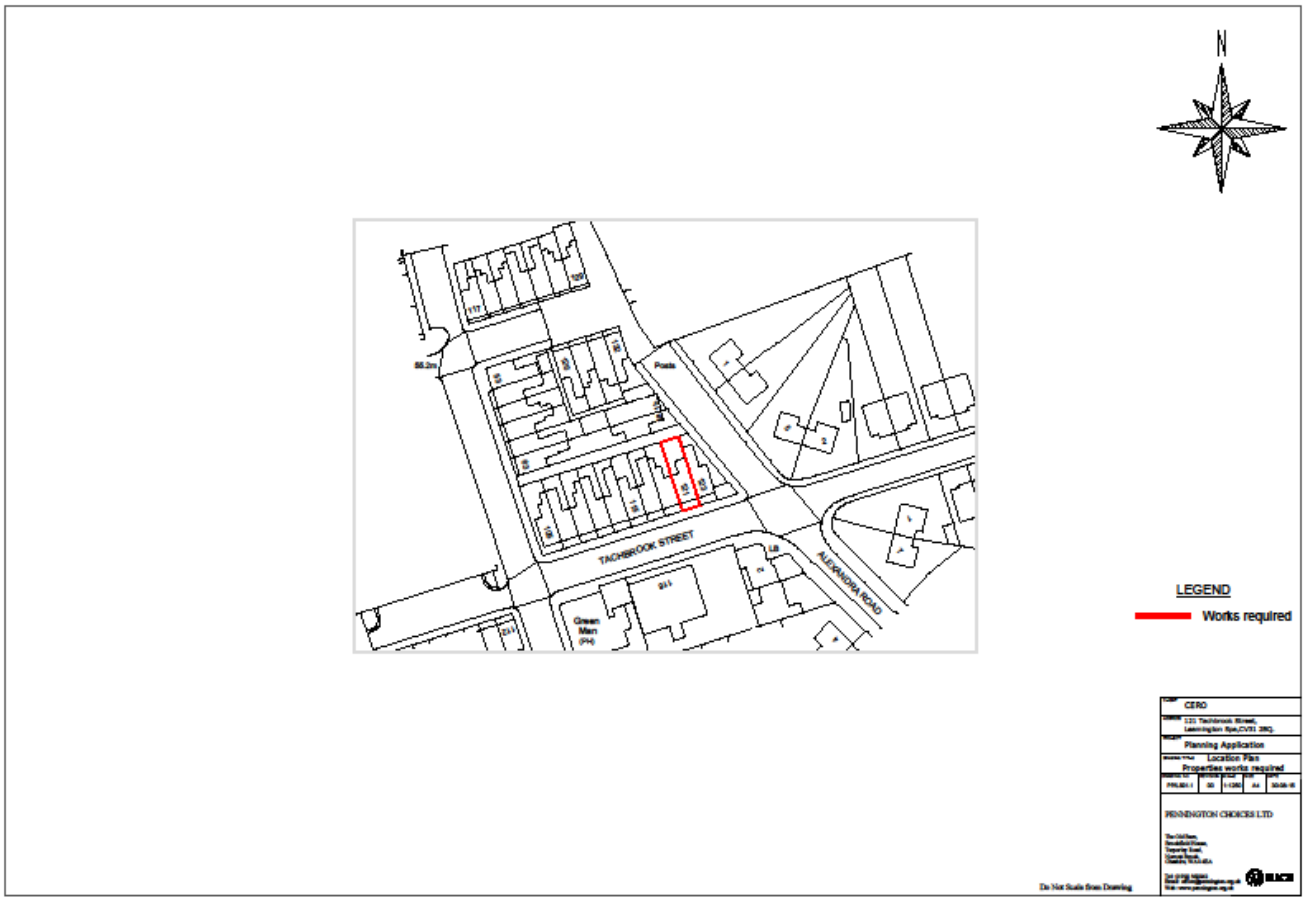
The proposed external insulation and render on the rear elevation is not considered to have a detrimental impact on the street scene. On the basis of this taken together with the benefits in relation to energy efficiency and the national

planning guidance which supports the proposal it is concluded that planning permission should be granted.

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 WS1Solid-14-Uninsulated Reveal, WolverhamptonHS-13-BB90.pdf, WS1-Solid-14-10-FasteningSolution.pdf, WS1-Solid-14-01-Basebead.pdf, WS1-Solid-14-07-Corner Detail.pdf, and specification contained therein, submitted on 15th September 2015. **REASON**: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.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TACHBROOK STREET
ALEXANDRA ROAD
Green Man (PH)
LEGEND
Works required
CERO
Planning Application
Location Plan
Properties works required
PENNINGTON CHOICES LTD
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