Planning Committee: 21 July 2015 **Item Number: 16**

Application No: W 15 / 0779

Registration Date: 22/06/15
Town/Parish Council: Warwick **Expiry Date:** 17/08/15
Case Officer: Helena Obremski
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48 Coventry Road, Warwick, CV34 4LJ
Installation of external wall insulation with cream render finish to all elevations
FOR Orbit

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 planning permission.

DETAILS OF THE DEVELOPMENT

The proposal seeks to install external wall insulation with a cream rendered finish to all elevations of the application property. The original features will be referenced by the use of white render above the existing doors and windows.

THE SITE AND ITS LOCATION

The application property is a three storey, traditional mid-terraced dwelling. The application site is positioned to the East of Coventry Road and forms part of a row of similarly designed, brick built terraces. The wider street scene is characterised by a range of size and style of properties, including relatively modern rendered flats, brick built blocks of flats, a rendered public house and a concrete office building within the nearby vicinity.

PLANNING HISTORY

There is no relevant planning history relating to this site.

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)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: The Town Council consider that the proposed external insulation and render does not preserve or enhance the character and appearance of the area and is therefore contrary to LP Policy DP1 and would recommend refusal.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- Impact on the character and appearance of the area
- Sustainability

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 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 importance features; respecting the surrounding buildings and using the right materials.

Warwick Town Council have objected to the proposal on the basis that it does not enhance or preserve the local area, and is therefore contrary to adopted Local Plan policy DP1.

There is no dominant or uniform character within the established street scene. There is a range of style and size properties along Coventry Road, including modern, rendered blocks of flats, brick built blocks of flats, a rendered public house, a brick built public house and a concrete office building which are all visible within the context of the application site. Therefore, while the proposed external wall insulation and render would appear somewhat incongruous against the other brick built terraces in insolation, when taken in the wider context where render is an established part of the street scene, it is considered that the proposal would not result in material harm to the character and appearance of the area. Furthermore, the original features to the principle elevation which add to the character of the application property and wider street scene would be referenced in the design of the proposal through the use of a contrasting colour of render (white, rather than cream). It is acknowledged that the proposed external insulation and render will impact on the character of the row of three storey brick built terraces, however, on balance, as the application site is not located within a Conservation Area and is not a listed building, the proposal is considered to be acceptable.

A condition is recommended to ensure that the traditional features are referenced through contrasting colour.

Therefore, it is considered that the proposal complies with adopted Local Plan policy DP1, emerging Local Plan policy BE1 and the Residential Design Guide SPG.

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 insulation is proven to have sustainability benefits and will increase the thermal efficiency of the dwelling and reduce fuel bills for the occupiers. These sustainability benefits are given substantial weight by the NPPF in the aforementioned paragraphs.

Health and Wellbeing

N/A

CONCLUSION

It is considered that the proposed development will not result in material harm to the streetscene while having sustainability benefits which are given significant weight by the NPPF. The proposal is therefore considered to accord with the aforementioned policies and is recommended for approval.

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-14-10-FasteningSolution.pdf, WS1Solid-14-07-CornerDetail.pdf, WS1Solid-14-01-Basebead.pdf, WS1Solid-14-UninsulatedReveal and WolverhamptonHS-13-BB90.pdf, and specification contained therein, submitted on 19th May 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.

3 The existing segmental arches above the windows to the principle elevation shall be referenced by way of a contrasting white render finish. **REASON:** To ensure an appropriate standard of design and appearance within the street scene, and to satisfy Policy DP1 of the Warwick District Local Plan 1996-2011.

LEGEND
Works required
OLY STREET
COVENTRY ROAD