

Planning Committee: 21 July 2015

Item Number: 14

Application No: [W 15 / 0777](#)

Town/Parish Council: Warwick

Registration Date: 22/06/15

Case Officer:

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Expiry Date: 17/08/15

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59 Albert Street, Warwick, CV34 4JX

Installation of external wall insulation with cream render finish to all elevations FOR
Orbit

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

RECOMMENDATION

Planning Committee are recommended to grant the application.

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 traditional two storey, mid-terraced dwelling of brick and tile construction. The application site is positioned to the North West of Albert Street, which is characterised by rows of traditional brick built terraces.

PLANNING HISTORY

There is no relevant planning history related 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: Object to the proposed development due to the detrimental impact on the street scene. Note that there have been over 30 objections.

Public Response: 31 objections have been received on the basis that the proposed development would appear out of keeping with the established street scene and would obscure traditional features on the principle elevation. Recommendations are made that the property is internally rendered instead of using external render.

ASSESSMENT

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

- Impact on the character and appearance of the area
- Sustainability
- The planning balance

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 which 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 should 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.

31 public objections have been received and Warwick Town Council have also objected to the proposal on the basis that it would be out of keeping with the established street scene and would obscure the traditional features of the application property.

The existing street scene is strongly characterised by rows of brick built terraces and there is a notable absence of any render within the street scene. The proposal would result in a mid-terraced brick built property being rendered in a cream finish. This would introduce an incongruous feature into the streetscene which currently has a strong uniform character. It would also result in the loss of traditional architectural features on the front elevation, although they would be referenced through the use of a contrasting white coloured render. It is therefore considered that the proposal would result in material harm to the character and appearance of the streetscene and would be contrary to 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 DP12 and emerging Local Plan CC1.

The planning balance

The positive aspects of the proposal must be carefully weighed in the planning balance. 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. These sustainability benefits are given substantial weight by the NPPF in paragraphs 65 and 95. The applicant has designed the proposal so that the

traditional features will be referenced to the principle elevation, thus satisfying the requirement of good design to help mitigate the impact which the proposed development would have on the street scene. Furthermore, the application property is not a heritage asset as it is not located within a Conservation Area, nor is it a listed building.

The harmful effects of the proposal on the character and appearance are considered to be outweighed by the benefits in relation to energy efficiency. Consequently it is considered that the balance of National Guidance supports the proposal.

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

Health and wellbeing

N/A

SUMMARY/CONCLUSION

The proposed external insulation and render will have a harmful impact on the street scene, however, this is outweighed by the benefits in relation to energy efficiency and the balance of National Guidance supports the proposal and 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-14-10-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 cambered archways above the doors and 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 streetscene, and to satisfy Policy DP1 of the Warwick District Local Plan 1996-2011.

