

Planning Committee: 01 March 2022

Item Number: 7

Application No: [W 21 / 2272](#)

Town/Parish Council: Leamington Spa
Case Officer: George Whitehouse
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Registration Date: 21/12/21
Expiry Date: 15/02/22

**14&16, 17&19, 22&24, 30&32, 37&39, 49&51 Offa Road, 23&25, 31&33
Prospect Road, 3&5, 112&114 Waverley Road, Leamington Spa,
Warwickshire**

Multi-dwelling application for whole-house retrofit measures. Identical semi-detached dwellings [20 properties] 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. FOR Warwick District Council

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

Planning permission for retrofit measures to 20 identical semi-detached dwellings to make 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 in order to improve the thermal efficiency of the dwelling.

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

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

Leamington Town Council: Support the application due to the positive impact the proposals have on thermal efficiency of the dwellings. Subject to confirmation the additional confirmation that residents' windows will still be able to be opened fully and without restriction following the implementation of the work. (The design statement submitted states the windows will be moved outwards to align with the new position of the external facing wall).

Councillor Ian Davison: Supports the application due to the positive impact the proposals have on thermal efficiency of the dwellings.

Public response: 4 objections citing the design being contrary to the character of the established street scene and harmful to the property style.

1 Neutral comment referencing the fact that the design package states the dwellings have cavity walls.

Officer note: The dwellings do not have cavity walls.

One comment refers to the statutory consultation period being too short. The same comment also references that the Council should have sent paper copies of the plans to all statutory consultees.

Officer note: The statutory consultation period is not set by Warwick District Council; this is set by the Government in the national planning legislation. In any case public comments are considered after the statutory minimum 21 days if they are received after this date and before a decision is made. With regard to the request for paper plans to be sent out, given there have only been four responses received, this indicates that to do so would have been a waste of resources. This being said, if there were any request from individuals for paper copies of the plans the Council would have provided these on a per request basis. However, no such requests for paper plans were made to this office.

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 proposed ground floor tile hanging could be carried out under permitted development if the tile is similar in appearance to the existing tile hung dormers. However 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_02_P100, 630_02_P101, 630_02_P102, 630_02_P120 & 630_02_P121, and specification contained therein, submitted on 21/12/2021. **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 hanging tiles to be used on the dormers and ground floor 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.
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