

Application Number 20/05247/HFUL **Agenda Item**

Date Received 18th December 2020 **Officer** Phoebe Carter

Target Date 12th February 2021

Ward West Chesterton

Site 63 Gilbert Road

Proposal Re-rendering using an EWI proprietary render system and the addition of insulation to rear and side elevations.

Applicant Mike Sargeant
63 Gilbert Road

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| SUMMARY | <p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> ☐ The proposed development would not have any adverse impact on the residential amenity of the adjoining neighbours or the character of the area. |
| RECOMMENDATION | APPROVAL |

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 63 Gilbert Road is the south-eastern half of a semi-detached two storey dwelling. The application site sits within a long row of residential properties to the west of Gilbert Road, close to the junction that needs Courtney Way and the property rear

boundary adjoins Chesterton Community College. The property has previously been extended with a single storey rear extension.

- 1.2 The site does not fall within a Conservation Area, there are no listed buildings in the vicinity and the site is not within a controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application is seeking planning permission for the installation of external wall insulation installed on the ground floor side elevation and the first floor side and rear elevations.

- 2.2 The application is accompanied by the following supporting information

- a. Drawings
- b. Insulation Data Sheets and product specifications

- 2.3 The application is brought before Committee as one of the applicants is a Councillor.

3.0 SITE HISTORY

| Reference | Description | Outcome |
|------------------|--|----------------|
| 14/0253/FUL | Single storey rear extension and loft conversion to existing dwelling including rear and side dormer windows and rooflight to front elevation. | Permitted |

4.0 PUBLICITY

- | | |
|------------------------|-----|
| 4.1 Advertisement: | No |
| Adjoining Owners: | Yes |
| Site Notice Displayed: | No |

5.0 POLICY

- 5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

| PLAN | | POLICY NUMBER |
|---------------------|-------|---------------|
| Cambridge Plan 2018 | Local | 1 55 56 58 |

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

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|-----------------------------|--|
| Central Government Guidance | National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A) |
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No comment received at the time of writing the assessment.

7.0 REPRESENTATIONS

7.1 No representations received at the time of writing the assessment. The consultation period is still open and any representations made up until Committee will be reported on the amendment sheet as appropriate.

8.0 ASSESSMENT

Context of site, design and external spaces

8.1 The property is a combination of red brick and render. The insulation is proposed on the ground floor side elevation and the first floor side and rear elevation. These elevations form the original walls of the dwelling which were constructed in the 1930's with 9" brickwork. The proposal is to insulate these walls with external wall insulation which will result in an improved

energy efficiency of the property. The render is proposed in white which will match the existing rear and side elevation of the property. The render will not be visible from the street scene and will not alter the appearance of the property. It is therefore considered that the proposal adequately respects the character and appearance of the area.

The proposal complies with policies 55, 56, and 58 of the Cambridge Local Plan 2018.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.2 The development would result in the external elevations of the dwelling moving marginally closer (9-10cm) to the boundaries but it is considered that this would not affect residential amenity. As such it would comply with Policies 56 and 58 of the Cambridge Local Plan 2018.

9.0 CONCLUSION

- 9.1 The proposal is acceptable in terms of the impact on the host property and surrounding context. The Council is generally supportive of such proposals as they render existing residential dwellings more thermally efficient and help reduce carbon emissions. The application is being brought to Committee within the existing consultation period, which ends post Committee on 16 Feb 2021. A decision notice cannot be legally issued until the expiry of this period. Whilst no representations for such a minor application are anticipated, if representations are received between any resolution of the planning committee and 16 Feb 2021, if they raise material planning matters which were not considered as part of this report or during committee's debate, the application will be reported back to a following planning committee for further consideration. The application is being brought to an early planning committee because of Government funding constraints in relation to thermal rendering which are soon to expire.

10.0 RECOMMENDATION

APPROVE subject to the following conditions and on the basis that no representations are made, following any resolution of the

Planning Committee to approve the application up until and including 16 Feb 21, which raise new material planning matters which were not considered as part of this report or during the planning committee's debate of the item.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.