

2.2 Policies:

CYGP1
Design

3.0 CONSULTATIONS

INTERNAL:

3.1 Hull Road Planning Panel - no comments received at the time of writing
21.02.13

EXTERNAL:

Adjacent neighbours to the front, side and rear of the property have been consulted on the proposal by letter dated 11.02.13. The 21 day time scale for consultation responses expires on 04.03.13 and any responses will be reported verbally.

4.0 APPRAISAL

4.1 KEY ISSUES:

Impact on street scene
Renewable Energy

The relevant policies and guidance:

4.2 PLANNING POLICY FRAMEWORK (2012) sets out the Government's overarching planning policies. As one of 12 core planning principles, it states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17). It states that to support the move to a low carbon future, local planning authorities should actively support energy efficiency improvements to existing buildings (paragraph 95).

4.3 DRAFT LOCAL PLAN POLICY CYGP1 - "Design" sets out a series of criteria that the design of development proposals would be expected to meet. These include requirements to (i) respect or enhance the local environment, (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials, (iii) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures, and (iv) accord with sustainable design principles.

BACKGROUND INFORMATION:

4.4 The external wall insulation is a thermally insulated protective exterior cladding system which comprises of an insulation layer applied to all exterior walls which is then protected with a smooth cream water proof finish over insulation boards. The overall aim of the insulation is to maximise thermal efficiency and to reduce CO2 emissions, thus reducing energy bills for the householder and, in terms of climate change, contributing towards carbon reduction. In addition, whilst the thickness of the insulation would extend the property forward by 90mm, the Government has clarified that external cladding is classed as an improvement rather than an enlargement of a dwelling, and thus in such cases the additional forward projection is permitted development and does not fall within planning controls.

IMPACT ON THE STREET SCENE:

4.5 The application site is a two storey mid terraced property of brick construction with slate roof, incorporating two windows facing on to the public highway with decorative brick inserts. The rear of the dwelling incorporates a single storey flat roof extension screened from the rear access lane by traditional boundary walls. In terms of visual appearance the introduction of a cream smooth render covering the red brick walls would be a departure from the traditional red brick appearance of the terraced row. However, it is noted that there are two other properties in this location which incorporate coloured render cladding and painted brick elevations. Therefore, on balance it is not considered that the proposal would alter the traditional appearance of the street scene to an unacceptable degree.

4.6 Furthermore, in addressing the importance of climate change the National Planning Policy Framework (2012) states that local planning authorities should actively support energy efficiency improvements to existing buildings. It also states that even small scale schemes make a valuable contribution to cutting greenhouse gas emissions. Solid wall insulation is a way of cutting down the cost of fuel bills by preventing energy waste and reduces carbon dioxide emissions causing pollution and climate change.

4.7 Therefore, provided that the external render is finished in a cream colour to be agreed in writing by the planning authority (which can be conditioned), it is considered that any harm to the appearance of the surrounding area, which would be minimal, is significantly outweighed by the public benefits in terms of mitigating climate change.

5.0 CONCLUSION

5.1 Subject to a condition relating to the colour of the rendered finish, approval is recommended.

6.0 RECOMMENDATION: Householder Approval

1 TIME2 Development start within three years -

2 PLANS1 Approved plans - Supporting information received on 5th Feb 2013

3 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, the colour of the external render to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out in accordance with the approved details.

Reason: So as to achieve a visually cohesive appearance.

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the effect on residential amenity and the impact on the streetscene. As such the proposal complies with Policy GP1 (Design) and Government advice in relation to climate change contained within the National Planning Policy Framework.

2. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, The Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) and having taken account of all relevant national guidance and local policies, considers the proposal to be satisfactory. For this reason, no amendments were sought during the processing of the application, and it was not necessary to work with the applicant/agent in order to achieve a positive outcome.

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