

Item No 03:-

21/00617/FUL

**No. 3 & 5
Pear Tree Close
Lower Swell
Gloucestershire
GL54 1JA**

Item No 03:-

Installation of external wall insulation to No. 3 & 5 Pear Tree Close, Lower Swell at No. 3 & 5 Pear Tree Close Lower Swell Gloucestershire GL54 IJA

Full Application 21/00617/FUL	
Applicant:	Bromford Housing
Agent:	SJM Surveyors
Case Officer:	David Ditchett
Ward Member(s):	Councillor Dilys Neill
Committee Date:	9th June 2021
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Adapting to Climate Change
- (b) Design and Impact on Heritage Assets
- (c) Impact on the Cotswolds Area of Outstanding Natural Beauty (AONB)
- (d) Impact on Residential Amenity
- (e) Other Matters
- (f) Community Infrastructure Levy (CIL)
- (g) Planning Balance

Reasons for Referral:

23 objections were received. The Council's Scheme of Delegation states 'for applications where one or more objections have been received the officer will, at least one calendar week before the determination deadline (statutory or extended by agreement), consult the Ward Member prior to determining the application'.

The case officer consulted Councillor Neill, who provided the following reason for referral: "I would like this application to go to the Planning and Licensing Committee on the grounds that the proposed cladding will damage the appearance of the row of cottages within the AONB. It will present a patchwork effect which will be visible from other houses in the village, from footpaths & in particular, it is opposite the church, which is a listed building & this bizarre row of cottages will be clearly visible to visitors exiting the listed building.

Further, the information which Bromford have supplied is incorrect, they have not insulated the lofts, some of the windows are falling apart & they have done nothing to improve the heating systems in the properties. One has night storage radiators & the other a single oil fired radiator. There is a lot which can be done to improve the energy performance of these properties short of spoiling the appearance of this attractive row of cottages."

I. Site Description:

The application site is Number 3 and Number 5 Pear Tree Close Lower Swell. Pear Tree Close does not front a road and the dwellings are accessed by a path running east to west from the highway to the east.

Number 3 is a mid-terrace, two-storey dwelling with uPVC windows and doors set within Cotswold stone elevations. The property is attached to its neighbours to the east and west by single-storey sections. The two-storey and single-storey elements are both pitched and covered with plain tiles.

Number 5 is an end-terrace, two-storey dwelling with uPVC windows and doors set within Cotswold stone elevations. The dwelling forms the western 'book end' of the terrace row as the pitched roof runs north to south, rather than east to west, and two gable ends form the principal and rear elevations. A single-storey element is present on the side (western) elevation. The two-storey and single-storey elements are both pitched and covered with plain tiles.

Lower Swell Conservation Area is located 26m and 48m to the east of Number 3 and Number 5 respectively.

The grade II* listed 'Church Of St Mary' is located 59m and 80.5m to the north east of Number 3 and Number 5 respectively.

The grade II listed monument 'Cross Base 15 Yards South West Of Church Of St Mary' is located 45m and 62m to the north east of Number 3 and Number 5 respectively.

The grade II listed 'Sunnyside And Cottage Adjacent To West' is located 58m and 81m to the east of Number 3 and Number 5 respectively.

The grade II listed 'Cranmer Cottage' is located 52m and 67m to the south east of Number 3 and Number 5 respectively.

Number 3 and Number 5 are located within the Cotswolds Area of Outstanding Natural Beauty.

2. Relevant Planning History:

N/A

3. Planning Policies:

TNPPF The National Planning Policy Framework
INF10 Renewable & Low Carbon Energy Develop't
EN1 Built, Natural & Historic Environment
EN2 Design of Built & Natural Environment
EN4 The Wider Natural & Historic Landscape
EN5 Cotswolds AONB
EN10 HE: Designated Heritage Assets
EN11 HE: DHA - Conservation Areas
EN12 HE: Non-designated Heritage Assets

4. Observations of Consultees:

Historic England: 'We do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.'

Heritage Team: Views incorporated within the Officer's report.

5. View of Town/Parish Council:

Swell Parish Council: Objects relating to design, appearance, material, and how cladding would age.

6. Other Representations:

23 third party objections received relating to:

- Design;
- Damp issues;
- Impact on AONB;
- Impact on character and appearance of the area;
- Setting a precedent;
- Appear at odds with terraced row;
- Fire safety;
- Impact to conservation area;
- Devalue property;
- Uncharacteristic materials;
- How the material will weather; and
- Impact on views from nearby properties

One of the submitted objections states that they are objecting to this application in Pear Tree Close, Lower Swell, however uses the reference number for a different application (21/00616/FUL). This objection is applied to both applications, for completeness.

7. Applicant's Supporting Information:

Cover Letter

Cladding Samples

Render and Cladding Specification Documents

8. Officer's Assessment:

Proposed Development and Background

The application seeks full planning permission for the installation of external wall insulation to No. 3 & 5 Pear Tree Close.

It is proposed to clad the principal (northern) elevations of both dwellings with artificial stone slips to mimic the look of the natural stone. An insulating layer is proposed between the cladding and the original external elevation.

It is also proposed to render the rear (southern) elevations of both dwellings, the side (western) elevation of Number 5 and the side (eastern) elevation of Number 3. An insulating layer is proposed between the render and the original external elevations.

Planning permission is required as the site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB), also known as Article 2(3) land. Paragraph A.2(a) of Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) restricts permitted development rights for the 'cladding of any part of the

exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles' on Article 2(3) land. As such, planning permission is required for the proposed development.

(a) Adapting to Climate Change

Local Plan Policy INF10: Renewable and Low Carbon Energy Development states that 'proposals for the generation of energy from renewable or low carbon sources will be permitted, provided it is demonstrated that:

- a. any adverse impacts individually and/or cumulatively, including; visual amenity; landscape character; heritage assets; biodiversity; water quality and flood risk; highways; residential amenity, including shadow flicker, air quality and noise, are or can be satisfactorily mitigated;
- b. it is of an appropriate type, scale, and design for the location and setting;
- c. it is compatible with surrounding land uses, such as military activities; and
- d. it avoids using the best and most versatile agricultural land unless justified by compelling evidence.

With regard to national guidance, Paragraph 148 of the National Planning Policy Framework (2019) states that the 'planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Paragraph 154 of the NPPF states that 'when determining planning applications for renewable and low carbon development, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- b) approve the application if its impacts are (or can be made) acceptable'.

A material consideration for this application is that in July 2019 Cotswold District Council declared a climate emergency and drafted a Climate Strategy for the period 2020-2030. The Council has committed to 'embedding climate emergency considerations in all work areas, decision-making processes, policies and strategies'.

While planning permission is required in this instance, page 32 of the Permitted development rights for householders Technical Guidance states 'the installation of solid wall insulation constitutes an improvement rather than an enlargement or alteration to the house'. Government guidance clearly considers that external wall insulation is an 'improvement' and therefore is exempt from planning permission in most instances. The Government therefore sees such works as something that people should ordinarily be able to do to their properties without the need for permission.

The application is for the installation of external wall insulation to No. 3 & 5 Pear Tree Close, Lower Swell. These properties are owned by Bromford Housing, a social housing provider. The submitted information states that the dwellings are 'of solid wall construction and are found to be thermally insufficient.' Officers have no evidence to the contrary. Furthermore, the submitted information demonstrates that the use of the external wall insulation 'systems can be designed to achieve U-values which satisfy or exceed current UK Building Regulation requirements.'

The proposed development therefore will improve the energy efficiency of the building by reducing heat loss. This would make a reduction to the carbon usage of the buildings, reduce the heating cost to the occupiers of the buildings, and will have modest wider impact towards the Council's aim of reducing carbon reliance in the District. It is evident therefore that existing national and local policy and guidance is supportive, in principle, of the proposed development.

(b) Design and Impact on Heritage Assets

As set out in the site description above, a number of listed buildings are located between 45m and 81m from the dwellings. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving the buildings, the settings, and any features of special architectural or historic interest they may possess, in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

The development may affect the setting of the Lower Swell Conservation Area. The Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the setting, character and appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Cotswold District Local Plan Policy EN10 'Historic Environment: Designated Heritage Assets' states that in considering proposals that affect a designated heritage asset or its setting, great weight should be given to the asset's conservation. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted. Proposals that lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless clear and convincing justification of public benefit can be demonstrated to outweigh that harm.

Local Plan Policy EN11 'Historic Environment: Designated Heritage Assets - Conservation Areas' states that development proposals that would affect Conservation Areas and their settings, will be permitted provided they will preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features.

Section 16 of the National Planning Policy Framework (NPPF) states that in determining applications, local planning authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. In particular, paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset - such as a Listed Building, or Conservation Area - great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (paragraph 194). Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate, securing its optimal viable use.

Local Plan Policy EN2 'Design of the Built and Natural Environment' states that development will be permitted which accords with the Cotswold Design Code (Appendix D). In particular, proposals should be of a design quality that respects the character and distinctive appearance of the locality.

Section 12 of the NPPF also seeks to achieve well-designed places, and considers good design to be a key aspect of sustainable development.

The dwellings in Pear Tree Close are a typical example of post war construction. Historical maps show the row being constructed post 1950. In that regard, they are of limited historic interest. They are constructed from natural stonework elevations under plain tiled roofs, and most appear to have uPVC windows and doors fitted. Owing to their age and construction therefore, they are not considered to meet the criteria for non-designated heritage assets as set out in Local Plan Policy EN12. In addition, they are not within the Lower Swell Conservation Area, nor are they listed in their own right. While that is the case, the terraced row does add to the character and appearance of the area owing to the use of natural stone for the external walls, and their uniformity throughout the terrace.

In terms of the wider area, the dwellings in St Marys Close to the north, Whittlestone Hollow to the west/south-west, and Whittlestone Close to the south were constructed after the dwellings in Pear Tree Close. Historical maps show these dwellings were constructed between 1960-1980. With that in mind, the immediate area is considered to be relatively modern as only the dwellings to the east are of any significant age and historical interest. This is reflected by the Lower Swell Conservation Area boundary, as St Marys Close, Whittlestone Hollow, Whittlestone Close and Pear Tree Close are all outside of the Lower Swell Conservation Area. When taking this into consideration, No. 3 & 5 Pear Tree Close are less sensitive to change.

It is proposed to clad the principal (northern) elevations of both dwellings with artificial stone slips to mimic the look of the natural stone. An insulating layer is proposed between the cladding and the original external elevation. It is also proposed to render the rear (southern) elevations of both dwellings, the side (western) elevation of Number 5 and the side (eastern) elevation of Number 3. An insulating layer is proposed between the render and the original external elevations. The resultant external elevations will be approximately 9cm deeper than the adjoining dwellings (No. 2 & 4 in the case of No. 3 Pear Tree Close; and No. 4 in the case of No. 5 Pear Tree Close).

Artificial stone cladding

Dealing with the artificial stone cladding first. The use of artificial stone covering the principal elevations of two dwellings in the row would be apparent from within Pear Tree Close itself and from the main highway and the conservation area to the east, especially as it is only proposed to clad two of the five dwellings. When considering the public vantage points within St Marys Close to the north, owing to the 30m separation distances involved, views of the cladding would be restricted, and would be further restricted owing to the large amount of vegetation to the north of Pear Tree Close. Therefore, views from St Marys Close would only be possible, albeit at some distance, when the trees and bushes are not in leaf.

It is recommended that a condition be applied to secure the exact colour and texture of the stone cladding and mortar prior to the development beginning. However, while the cladding could be close in colour and texture to the existing stone and mortar, it is unlikely to match.

As the cladding would not be an exact match, as such would likely appear artificial. It is considered that the artificiality and the break in the uniformity of the terraced row would result in some harm to the setting of the conservation area. This harm is considered to be less than substantial, but at the lower end of less than substantial. Modest harm is also attributed to the use of cladding for the dwellings themselves, and the character and appearance of the immediate area, outside of the conservation area.

The grade II* listed 'Church Of St Mary' and the grade II listed monument 'Cross Base 15 Yards South West Of Church Of St Mary' are located 59m and 80.5m, and 45m and 62m to the north east of Number 3 and Number 5 respectively. Owing to the separation distances, topography, and existing vegetation, views between the cladding and the listed buildings are some distance, and heavily restricted. As such, it is considered that the cladding would not harm the setting or historical interest of the grade II* listed church or grade II listed monument. Similarly, as direct sight lines from the grade II listed 'Sunnyside And Cottage Adjacent To West' and 'Cranmer Cottage' to the cladding are not possible, it is considered that the proposals would not harm the settings or historical interest of these listed buildings either.

Render

Moving to the render to the rear (southern) elevations of the dwellings, the side (western) elevation of Number 5 and the side (eastern) elevation of Number 3. Views of the rendered southern elevations will be possible from Whittlestone Close to the south, a section of the highway running west out of Lower Swell to the south, and from the highway and conservation area to the south-east. Views of the side (eastern) elevation of Number 3 will be visible from the highway and conservation area to the south east and north east. Views of the side (western) elevation of Number 5 are heavily restricted by existing built form.

While the render could be viewed from various public vantage points within and without the conservation area, it can appear more natural than artificial cladding. Indeed, render often appears throughout the district in conjunction with natural stonework. Furthermore, it is possible to add a condition to secure the exact colour, finish and texture of the render prior to the development beginning. As such, a muted colour, roughcast texture and traditional finish is possible. While officers are mindful that render is not commonly used in the immediate vicinity of the site, for the reasons set out, the use of render on two of the five dwellings is not thought to be harmful to the host dwellings, the character and appearance of the area, the setting of the conservation area, or the settings or historical interest of any nearby listed buildings.

Conclusion

The use of cladding on the principal elevations of No. 3 and 5 Pear Tree Close is considered to be harmful to the setting of the Lower Swell Conservation Area and this harm is identified as being 'less than substantial', albeit at the lower end of 'less than substantial'. It is considered that there would be no harm to the settings of nearby listed buildings.

Paragraph 196 of the NPPF directs decision-makers to weigh any identified harm against the public benefits of the proposals, including, where appropriate, securing its optimum viable use. The works are to improve the energy efficiency of the dwellings. The proposed development, therefore, will result in a reduction in the carbon usage of the dwellings, reduce the heating cost to the occupiers of the dwellings, and will have a modest wider impact towards the Council's aim of reducing carbon reliance in the District. In addition, some minor economic benefits will arise during the construction phase; however, these are minor and short term. In light of the declared climate emergency, officers are satisfied, on balance, that the public benefits of the scheme outweigh the less than substantial harm caused to the setting of the Lower Swell Conservation Area.

In light of the balancing exercise as directed by Paragraph 196 of the NPPF, officers are satisfied that the works are in accordance with Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The significance of the designated heritage assets will be sustained, in accordance with Section 16 of the NPPF and Policies EN10 and EN11 of the Local Plan.

However, modest harm is found to the character and appearance of the area (outside of the conservation area), and to the dwellings themselves. The proposal therefore broadly accords with Local Plan Policy EN2 of the Local Plan and the provisions of the NPPF which seeks to achieve well-designed places.

(c) Impact on the Cotswolds Area of Outstanding Natural Beauty (AONB)

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way Act (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

Local Plan Policy EN4 (the Wider Natural and Historic Landscape) states that development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) and that proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.

Local Plan Policy EN5 'Cotswolds Area of Outstanding Natural Beauty' states that in determining development proposals within the AONB, or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

The works proposed are limited to cladding and render only, with a nominal increase in built form proposed. Furthermore, the site is located within a reasonably built up area, and the development is contained within the residential curtilage of each property, with no encroachment into open countryside. As such, the development is not considered harmful to the character or appearance of the Cotswolds AONB.

(d) Impact on Residential Amenity

Local Plan Policy EN2 (Design Code) states that development should respect the amenity of dwellings, giving due consideration to issues of garden space, privacy, daylight and overbearing effect. Similarly, paragraph 127 of the NPPF also states that planning decisions should ensure that developments create places that are safe, inclusive and accessible, with a high standard of amenity for existing and future users.

The submitted information states the render and cladding will increase the wall thickness of the dwellings by approximately 9cm. This modest increase in built form, which is restricted to cladding and render only, will not detrimentally impinge on the residential amenities of the area in regards loss of privacy, or loss of light, overbearing or overshadowing impacts, noise, pollution (including light), odours or vibration. In addition, sufficient private external amenity space is retained at the property.

(e) Other Matters

Concerns were raised regarding the fire safety performance of the materials. Information was submitted which demonstrates that the cladding and render 'contains flame retardant additives which significantly reduce the ignitability of the material, and the system also includes vertical fire barriers in non-combustible (Euroclass A1 to BS EN 13501-1) mineral fibre insulation of minimum 100 mm width and the same depth/thickness as the EPS Premium insulation, which are incorporated into the EWI system at the front and rear party wall lines: This arrangement

satisfies the requirement to resist potential fire spread laterally, from one dwelling to the adjoining dwelling'. Officers are satisfied, based on the information supplied, that the proposed materials would not increase the risk of fires at Number 3 or 5, or for the adjoining properties.

Concerns were also raised that the proposed works would devalue properties in the area. The private value of property is not a planning matter and thus, has not attracted weight as a material planning consideration in this assessment.

Several comments were received stating that the proposed development would set a 'precedent' enabling future similar applications to be approved. Each proposal is judged on its merits and therefore, any further proposals would be assessed against the relevant prevailing policies and guidance at the time.

Comments were also received questioning how the cladding would age. The submitted specification documents states the cladding 'systems can be considered to have a design working life of at least 30 years. Lifetimes significantly in excess of 30 years can be achieved with proper maintenance and repair if damaged'.

(f) Community Infrastructure Levy (CIL)

This development is not liable for CIL because it is:

Less than 100m² of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.

(g) Planning Balance

The less than substantial harm identified to the setting of the Lower Swell Conservation Area is considered to be outweighed by the public benefits of the scheme as outlined in this report. In addition, whilst harm has been identified to the character and appearance of the immediate locality, and to the dwellings being altered by virtue of the cladding being used, this harm is considered to be modest. No harm is considered to result from the proposed use of render.

The proposed works are designed to improve the energy efficiency of the buildings. The proposed development, therefore, will result in a reduction in the carbon usage of the buildings, reduce the heating cost to the occupiers of the buildings, and will have a modest wider impact towards the Council's aim of reducing carbon reliance in the District. As such, it is recommended that permission be granted.

9. Conclusion:

The recommendation to grant permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

10. Proposed conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply 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 implemented in strict accordance with the following approved plans: A1.3 and A1.2.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

3. Prior to the commencement of development, a sample panel of cladding of at least one metre square in size showing the proposed colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

Reason: In light of the above details not being submitted at determination stage for consideration and approval, this condition, which is agreed with the applicant, is necessary in order to ensure that the works serve to preserve the setting of the Lower Swell Conservation Area, and the character and appearance of the dwellings being altered and the area in accordance with Policies EN1, EN2, EN10 and EN11 of the Local Plan and Section 16 of the National Planning Policy Framework.

4. Prior to the commencement of development, a sample panel of render of at least one metre square in size showing its proposed texture, finish and colour shall be erected on the site and subsequently approved in writing by the Local Planning Authority. The rendering shall be constructed only in the same way as the approved panel and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

Reason: In light of the above details not being submitted at determination stage for consideration and approval, this condition, which is agreed with the applicant, is necessary in order to ensure that the works serve to preserve the setting of the Lower Swell Conservation Area, and the character and appearance of the dwellings being altered and the area in accordance with Policies EN1, EN2, EN10 and EN11 of the Local Plan and Section 16 of the National Planning Policy Framework.

5. No bargeboards or eaves fascias shall be used in the proposed development.

Reason: To ensure that the works serve to preserve the setting of the Lower Swell Conservation Area, and the character and appearance of the dwellings being altered and the area in accordance with Policies EN1, EN2, EN10 and EN11 of the Local Plan and Section 16 of the National Planning Policy Framework.

Informatives:

1. Please note that the proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is:

Less than 100m² of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.

PEAR TREE CLOSE

NO'S 3 & 6 PEAR TREE CLOSE,
LOWER SWELL, CHELTENHAM,
GLOUCESTERSHIRE, GL54 1JA

Project No. BROMFORD



Revisions

Notes
 The designer takes no responsibility for checking any building works on site. All necessary local authority inspections must be requested at the appropriate stages of construction.
 All details and dimensions are to be confirmed on site prior to works commencing or any ordering of materials.
 All dimensions in millimeter and to structural faces. All dimensions must be checked on site and not scaled from this drawing.
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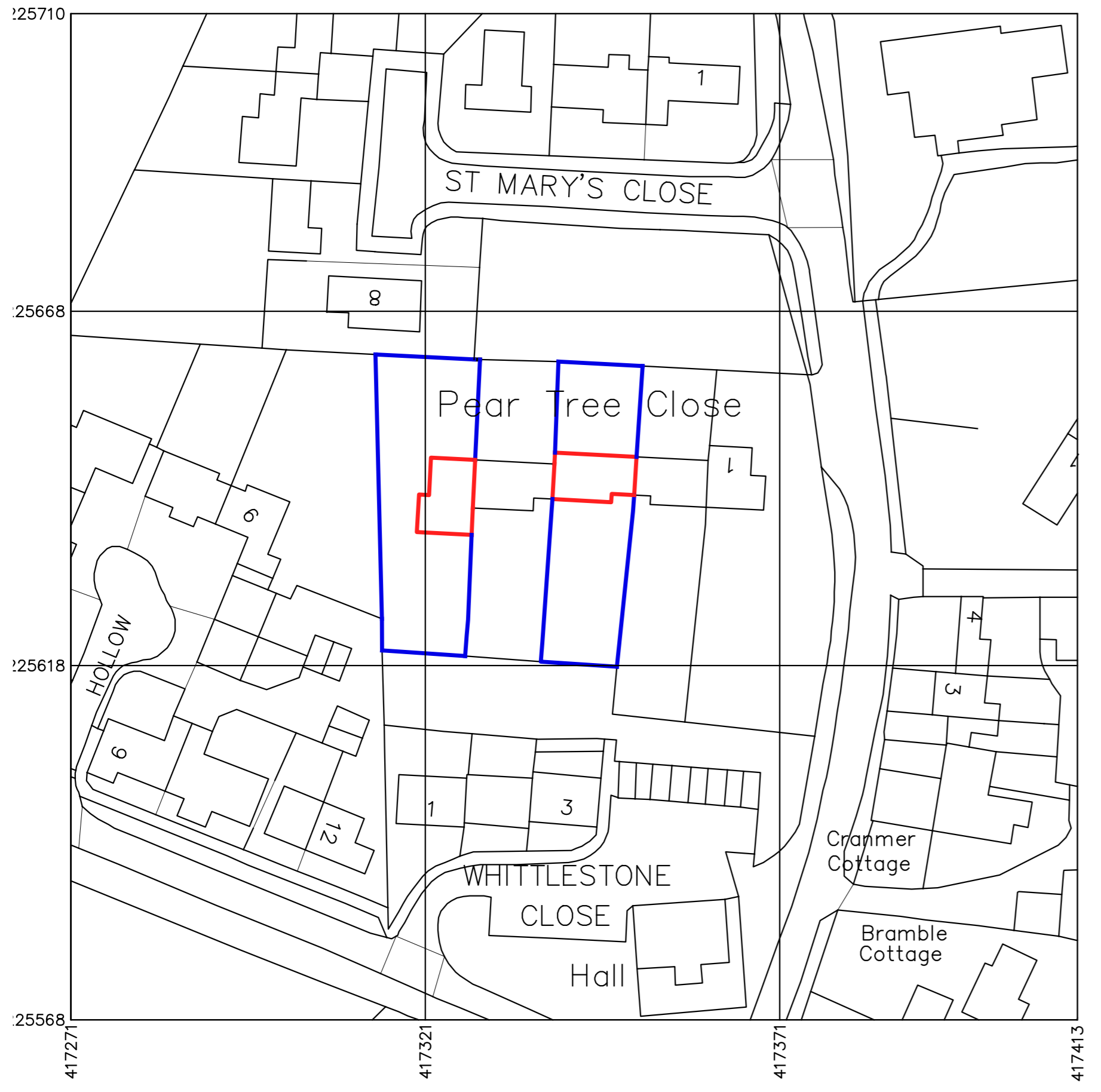
Project North



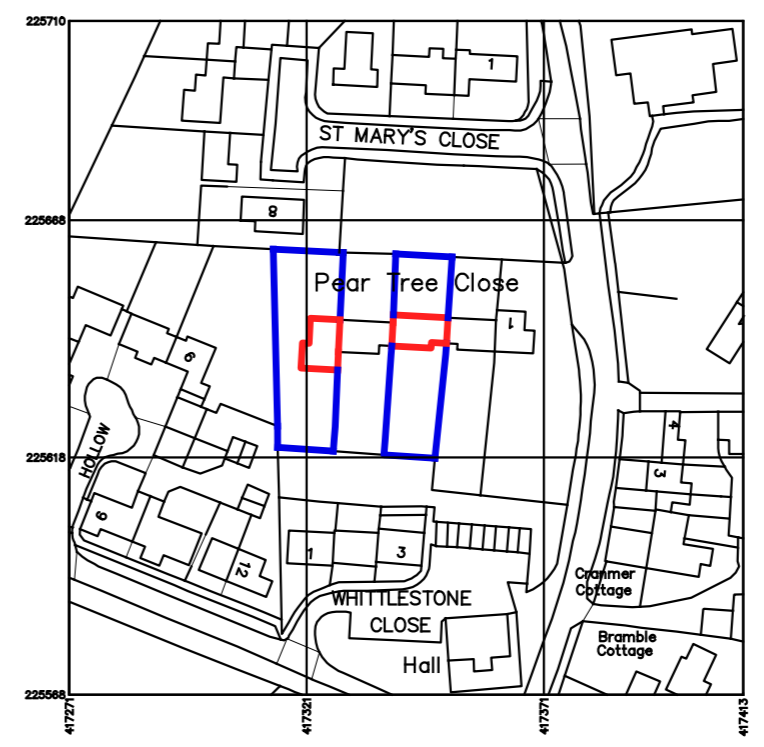
Scale 1:500 & 1:250 @A2

PROPOSED
EWI SYSTEM

A1.3

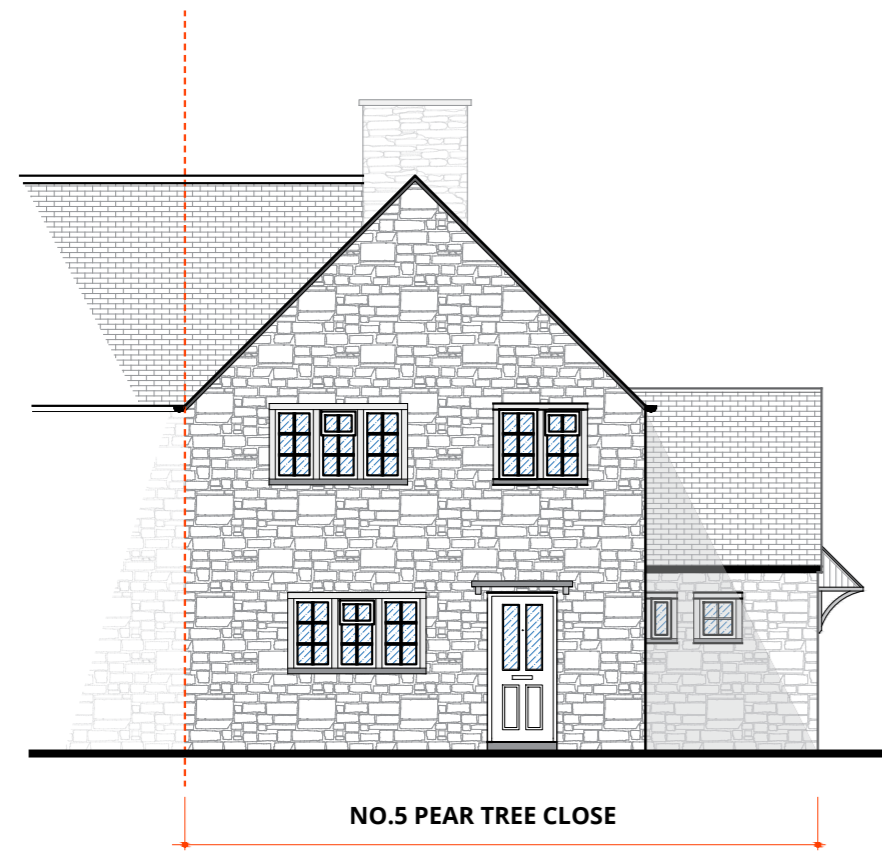


1 BLOCK PLAN
SCALE: 1/500 @A2



2 SITE PLAN
SCALE: 1/1250 @A2

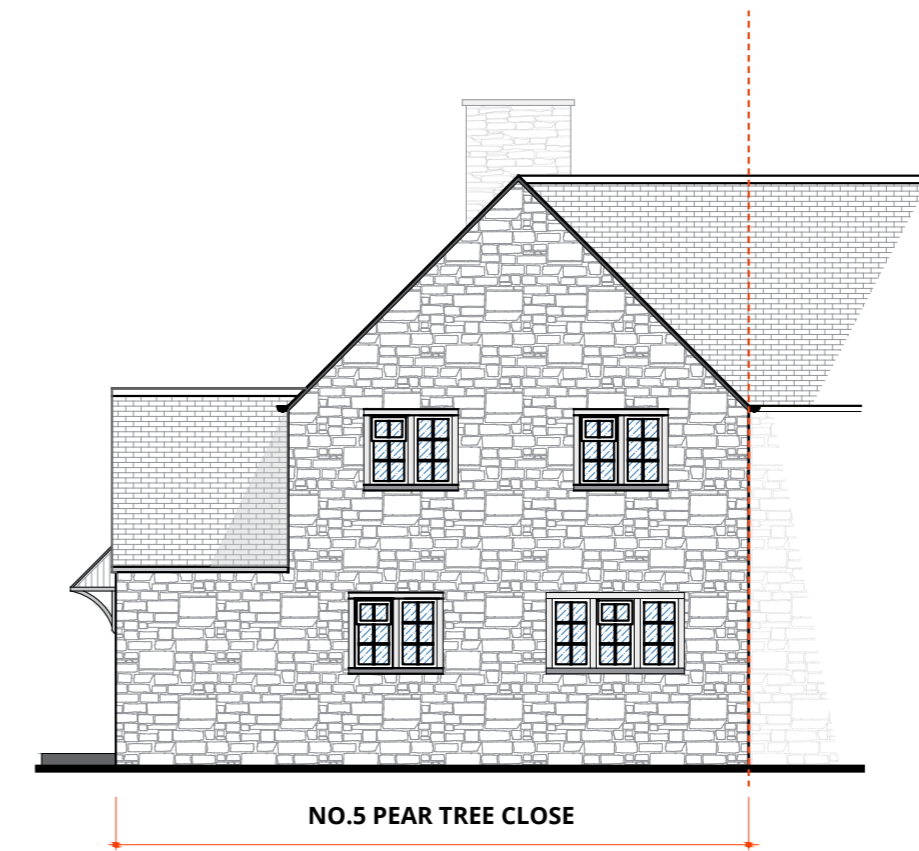
NO.5 PEAR TREE CLOSE EXISTING ELEVATIONS



1 EXISTING NORTH (FRONT) ELEVATION
SCALE: 1/100



2 EXISTING WEST (SIDE) ELEVATION
SCALE: 1/100



3 EXISTING SOUTH (REAR) ELEVATION
SCALE: 1/100

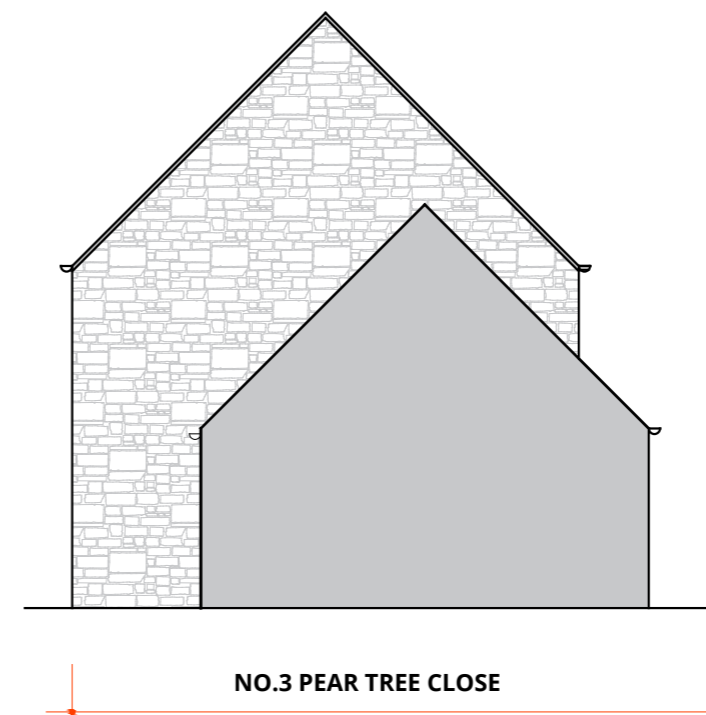
NO.3 PEAR TREE CLOSE EXISTING ELEVATIONS



4 EXISTING NORTH (FRONT) ELEVATION
SCALE: 1/100



5 EXISTING SOUTH (REAR) ELEVATION
SCALE: 1/100



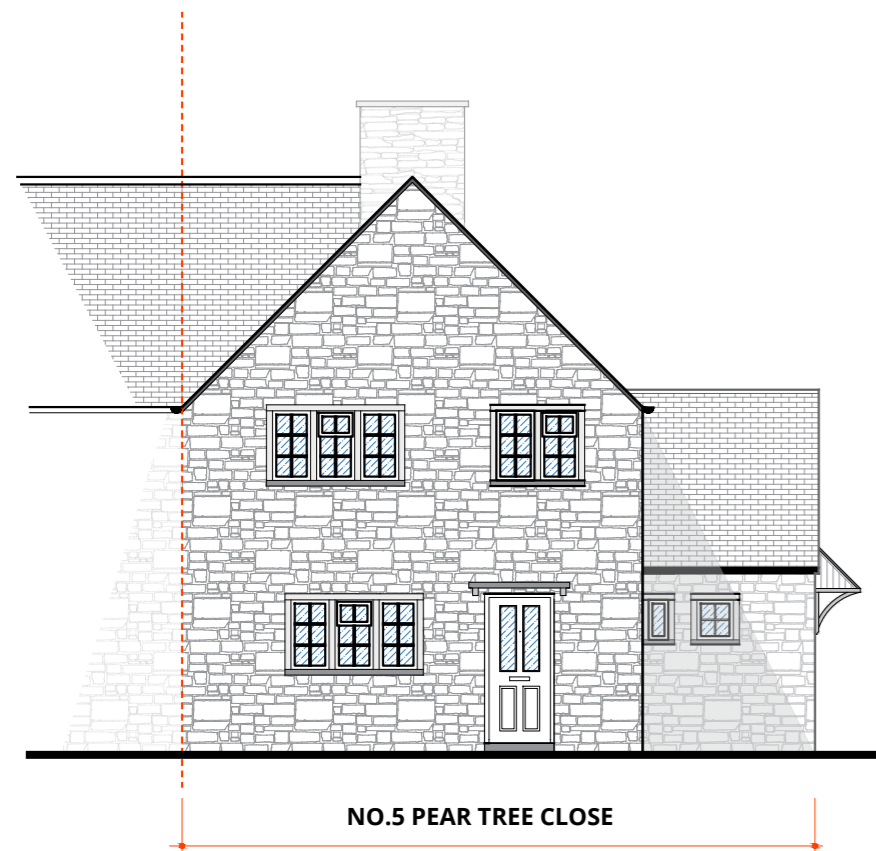
6 EXISTING EAST ELEVATION
SCALE: 1/100



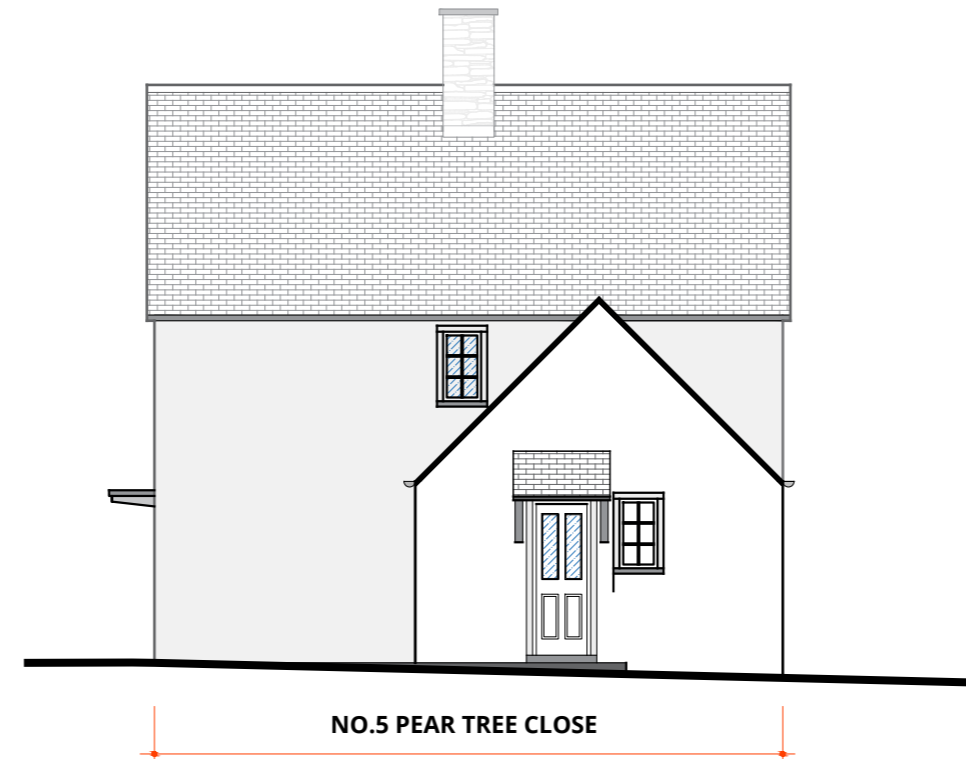
7 EXISTING WEST ELEVATION
SCALE: 1/100



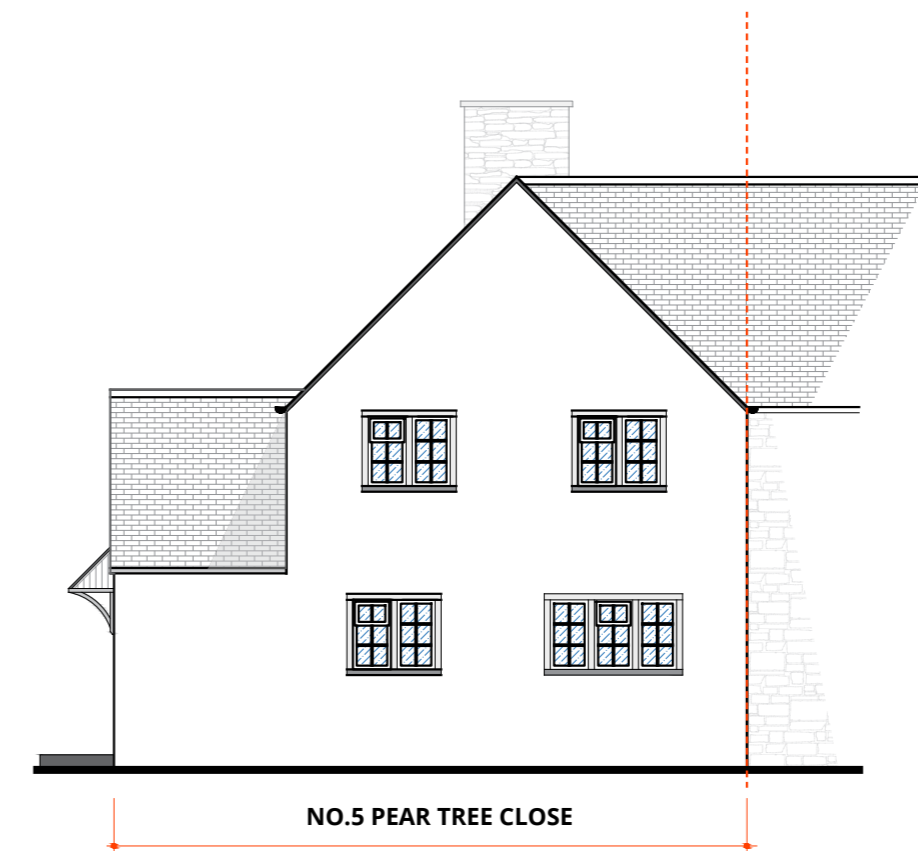
NO.5 PEAR TREE CLOSE PROPOSED ELEVATIONS



1 PROPOSED NORTH (FRONT) ELEVATION
SCALE: 1/100



2 PROPOSED WEST (SIDE) ELEVATION
SCALE: 1/100



3 PROPOSED SOUTH (REAR) ELEVATION
SCALE: 1/100

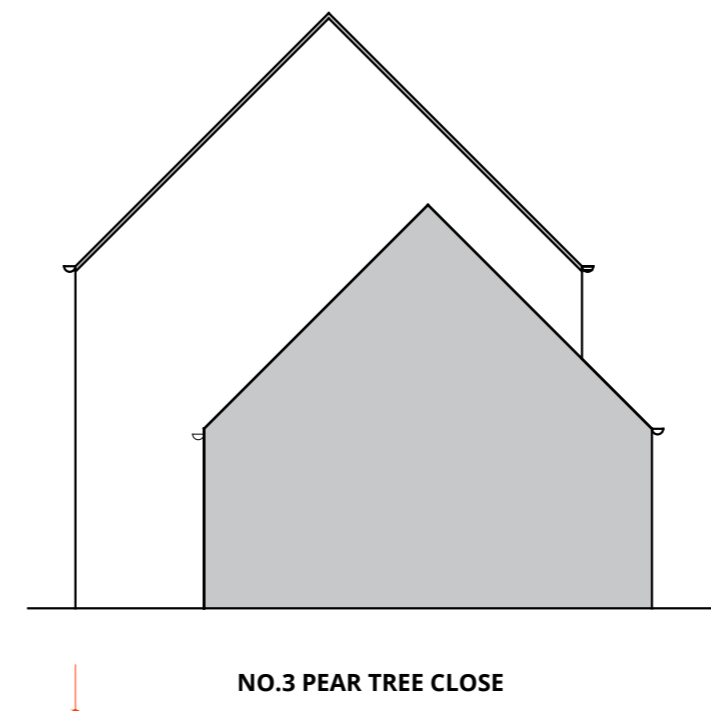
NO.3 PEAR TREE CLOSE PROPOSED ELEVATIONS



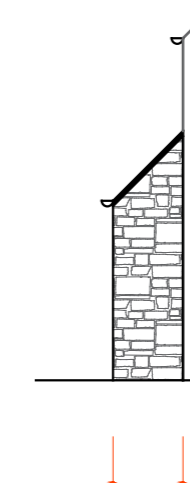
4 PROPOSED NORTH (FRONT) ELEVATION
SCALE: 1/100



5 PROPOSED SOUTH (REAR) ELEVATION
SCALE: 1/100



6 PROPOSED EAST ELEVATION
SCALE: 1/100



7 PROPOSED WEST ELEVATION
SCALE: 1/100



Revisions

Notes

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All dimensions in millimeter and to structural faces. All dimensions must be checked on site and not scaled from this drawing.

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Project North



Scale 1:100

PROPOSED
EWI SYSTEM

A1.2

Oswestry

The Fort Offices
Artillery Business Park
Oswestry
SY11 4AD

Tel: 01691 898560



Email: info@sjmsurveyors.co.uk

22nd January 2021

Dear Sirs,

**Ref: No. 3 & 5, Pear Tree Close, Lower Swell,
Cheltenham, Gloucestershire, GL54 1JA**

On behalf of our client, Bromford Housing, we seek full planning permission for the installation of External Wall Insulation to two properties located at No. 3 & 5 Pear Tree Close, Lower Swell.

These properties are of solid wall construction and are found to be thermally insufficient. As part of 'The Domestic Minimum Energy Efficiency Standard (MEES) Regulations 2018', my client, a social housing provider, seeks to substantially upgrade the thermal efficiency of these properties by installing external wall insulation to each exterior elevation. These works will not only have a positive impact on the individual properties but will also help reduce fuel poverty.

The EWI system proposed to be installed is a low-profile system. It will project nominally forward approximately 90mm from the original wall face. This will, therefore reduce the visual impact of the properties. The proposed external wall finish has been carefully considered by our client to satisfy Policy CE3 by minimising the original stone appearance on the front elevations. A stone colour rendering will then be applied to the remaining elevations, where they are not exposed and visible from the street.

External wall insulation is installed by adding a weatherproof insulating layer to the outside of the wall. The proposed system has a protective weatherproof render with stone slips applied to the external face. As part of the submitted documentation, my client has provided a photographic record of a similar scheme previously undertaken.

This group of properties are located outside of the Lower Swell Conservation Area and are not individually listed. Additionally, they are not registered as buildings of significant historical interest. As these buildings are located within the Cotswolds Area of Outstanding Natural Beauty (AONB), the proposed works are considered under the provision of Article 2(3)a

"... it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles would require planning permission."

We have inspected the adopted 'Cotswolds AONB Management Plan 2018-2023' as well as the National Planning Policy Framework. Based on our findings, it is our opinion that this scheme satisfies various identified local and national planning policies. Further Government documents have also been cited.

In the Heath and Energy Saving Strategy, the government has set out a long-term vision for the continuous delivery of carbon savings within the domestic sector using some form of obligations. Energy efficiency is one of the most cost-effective ways of achieving desired reductions in carbon emissions. Reducing energy consumption can also improve productivity and contribute to improved security of supply.

In our opinion, our client will have satisfied NPPF 14; Para.148 and Policy CC7: Climate Change - Mitigation 1 by minimising the vulnerability of occupants by reducing fuel poverty. This will be achieved by retrofitting the existing building stock with external wall insulation.

NPPF 14; Para.148

The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Policy CC7: Climate Change - Mitigation 1.

"Greenhouse gas emissions should be reduced through a range of measures, including:

- improving energy efficiency, including ... retrofitting existing buildings; "*

The principle of installing external installation on the façade of these properties has been considered carefully by our client to ensure that it achieves compliance with Policy CE3. The additional cost implication of installing stone slips to those identified elevations in the application has ensured that the properties remain visually in keeping with the local characteristics. In undertaking the installation of EWI we consider the appropriateness of this design and the practical requirement for the building's continued sustainability have been appropriately considered. The proposal is not considered a significant material change.

Policy CE3: Local Distinctiveness

- 1. Proposals that are likely to impact on the local distinctiveness of the Cotswolds AONB should have regard to, be compatible with and reinforce this local distinctiveness. This should include:*
 - being compatible with the Cotswolds Conservation Board's Landscape Character Assessment, Landscape Strategy and Guidelines and Local Distinctiveness and Landscape Change;*
 - being designed and, where relevant, landscaped to respect local settlement patterns, building styles, scale and materials;*
 - using an appropriate colour of limestone to reflect local distinctiveness.*
- 2. Innovative designs - which are informed by local distinctiveness, character and scale - should be welcomed.*