

| Code No. and Date Received | Name and Address of Applicant   | Description and Location of Proposed Development  |
|----------------------------|---|---|
| 15/0109/FULL<br>24.02.2015 | Mr D J Evans<br>1 Tredomen Terrace<br>Tredomen<br>Hengoed<br>CF82 7BW | Provide external wall insulation<br>1 Tredomen Terrace<br>Tredomen<br>Hengoed<br>CF82 7BW |

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: The application property is situated on the southern side of Tredomen Terrace.

House type: The application property is a semi detached dwelling with front and rear gardens. The dwelling is within the Tredomen Conservation Area and is finished in rough cast render with a slate roof. The dwelling has a single storey porch to the front and overhanging eaves.

Development: The application seeks full planning consent for the installation of an external insulation system that includes re-cladding of the building.

Dimensions: The cladding will project out from the face of the building by 100mm.

Materials: The dwelling will be clad in panels finished with pebble dash of either a white or a cream colour.

Ancillary development, e.g. parking: None.

### PLANNING HISTORY

No previous planning history.

### POLICY

#### Site Allocation

Local Development Plan: Within settlement limits.

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### Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity) and CW15 (General Locational Constraints).

Guidance Note 1 to the Adopted Supplementary Planning Guidance LDP 7 for householder development advises that the purpose of the planning system is to safeguard the existing qualities of buildings and streets and that extensions and alterations should be designed to complement the character of your street or area.

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

National Planning Guidance contained in Technical Advice Note 12 - Design.

Circular 61/96 Planning and the Historic Environment advises of the importance of judging development against its effect on the character and appearance of a conservation area.

### CONSULTATION

Conservation & Design Officer - Raises an objection to the proposal as it is considered that it would have a detrimental impact on the character of the conservation area.

Gelligaer Community Council - No objection.

### ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice, press advertisement and nine neighbour letters.

Response: None.

Summary of observations: None.

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### SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? None.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Based on current evidence, this is unlikely to be a significant issue in this case, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

Is this development Community Infrastructure Levy liable? No.

### ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. It is acknowledged that the application property is currently clad in rough cast render and that the proposed finishing materials differ from this. The Conservation and Design Officer's concerns with regard to the impact of the works on the character of the conservation area with regard to the use of materials, the projection of the cladding from the face of the host dwelling and the affect that this will have on the architectural detailing on the dwelling are also noted. However, it should be born in mind that a number of dwellings within the conservation area have already changed the finishing materials thereby diluting the overall character of the area. It is also considered that the materials used are not sufficiently far enough removed from the existing materials that the character of the area would be materially affected by the proposal.

In accordance with Section 72 of the Listed Buildings Act 1990 special regard has to be paid to the desirability of preserving or enhancing the character or appearance of that area. For the reasons stated above, the proposal is considered acceptable. Some weight also has to be given to the introduction of insulation at the property and the implications for energy efficiency and carbon reduction.

The possibility of using internal insulation has been suggested the Conservation and Design Officer but in light of the acceptability of the scheme as discussed above it would not be reasonable to make such a request. In that regard the proposal is considered to be acceptable in planning terms.

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The final colour of the finish can be controlled by condition.

Comments from consultees: No objections raised.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
  
  - 02) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
REASON: In the interests of the visual amenity of the area.
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