

**Application Ref:** 24/01062/HHFUL

**Proposal:** Existing dwelling with externally applied wall insulation with render finish similar to existing building

**Site:** 1 Silvester Road, Castor, Peterborough, PE5 7BA

**Applicant:** Cross Keys Homes

**Agent:** Mr James Boyes  
Fineline Architectural Design Ltd

**Referred by:** Castor Parish Council

**Reason:** Adverse effect on the street scene.

**Site visit:** 24.09.2024

**Case officer:** Sophie Hutchinson

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**Recommendation:** **GRANT**

## **1 Description of the site and surroundings and Summary of the proposal**

### **Site and Surroundings**

The site is located in a late 20<sup>th</sup> century residential cul-de-sac, outside of the Castor Conservation Area, characterised by two and single storey semi-detached properties, set back from the road by driveways and front gardens. Predominantly properties are partially rendered in varying colours.

The site itself comprises of a two-storey semi-detached dwelling which is constructed using pale peach render and buff brick, with brown concrete interlocking roof tiles and white UPVC windows and doors.

### **Proposal**

Permission is sought to apply 110mm thick externally wall insulation with render finish in colour white (RAL9010).

The proposal is one of a series of applications by Cross Keys Homes, aiming to improve the energy efficiency of their housing stock, in line with government initiatives. In each case the applicant has advised that an evaluation of the building's envelope has been conducted, which concluded that externally insulating is the most viable solution to reduce the energy consumption of the properties.

## **2 Planning History**

No relevant planning history

## **3 Planning Policy**

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

## **National Planning Policy Framework (2023)**

12. Achieving well-designed and beautiful places

14. Meeting the challenge of climate change, flooding and coastal change

## **Peterborough Local Plan 2016 to 2036 (2019)**

### **LP16 - Urban Design and the Public Realm**

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

### **LP31 - Renewable and Low Carbon Energy**

Development proposals will be considered more favourably where they include measures to reduce energy demand and consumption, incorporate sustainable materials, incorporate decentralised or renewable energy or carbon off setting. Proposals for non wind renewable energy will be considered taking account of the impact of the landscape including heritage assets, amenity, highways and aviation. Wind proposals will also only be considered if in addition to these factors the site is in an adoptable Neighbourhood Plan and the proposal has local support.

## **Castor Neighbourhood Plan (2017-2036) (December 2017)**

CAS01 - CH1 - Criteria for All Building Development Within the Parish

## **Design and Development in Selected Villages SPD (Castor) (2011)**

## **4 Consultations/Representations**

### **Castor Parish Council (06.09.24)**

Parish Council are strongly and unanimously opposed to this application. In the opinion of the parish council, were the proposed works to be completed, the building would stick out like a sore thumb. It would dramatically and detrimentally affect the street scene.

The insulation would not save energy used on lighting and cooking and harm done to the street scene is considered not to be commensurate to the small amount of saving on heating.

Parish council feel so strongly that it requires that; IF officers are minded to approve the application, then and ONLY then, the application should be referred to the Planning & Environmental Protection Committee.

### **Local Residents/Interested Parties**

Initial consultations: 7

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

The application was advertised in accordance with the development procedure order and the Councils statement of community involvement, but no public comments were received.

## 5 Assessment of the planning issues

The main considerations are:

- **The Need for Planning Permission**
- **Design, Character and Context**
- **Energy Efficiency**

### a) The need for Planning Permission

Approximately half of the host dwelling's principal elevation, is currently rendered in pale peach colour. The proposed render colour would be white (RAL9010), which is a warm-toned white similar to the colour of render employed within the immediate area. Officers note that under part 1 class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, external insulation constitutes an improvement rather than an enlargement or extension to the house and is not caught by the provisions of (e), (f), (g), (h) and (j), and where improvements such as render are similar in appearance to existing materials on the property in accordance with condition A.3 (a) it is permitted development.

Therefore, while the council has a statutory duty to determine any planning application received, it is considered that the proposal would be permitted development under Part 1 Class A Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Officers also note that under part 2 class C of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 painting the exterior of any building is permitted, and the colour of paint is not restricted. Therefore, the applicant could paint the dwelling in order to achieve a similar material finish.

### b) Design, Character and Context

Notwithstanding the above, the proposal has been assessed against relevant national and local policy.

The application site is not located within a Conservation Area or Special Character Area, and the surrounding estate is not considered to have a particularly unique or locally distinctive appearance, due to its similarity to adjacent housing estates. The materials are broadly similar across the estate, and render is a common material within the immediate area, with the majority of properties being partially rendered in varying colours, which has introduced a varied material pallet. Whilst there is a patterned design across the front of the properties, the deviance from this is not considered to detract from the character of the area or undermine the original design of the dwellings.

Details have been provided regarding the thickness of the proposed external insulation, which will measure 110mm thick. It's noted that the property is a semi-detached dwelling, and therefore the external insulation will project beyond the neighbouring dwellings walls. However, it is considered the thickness of 110mm when read against the scale of the wider dwelling will not be significant and is not considered to result in unacceptable harm to the property's appearance.

The plans also state that the windowsills, roof and rainwater goods will be extended forward in order to reduce the thermal bridge and accommodate the external insulation. These other adjustments are considered to be minor and are not deemed to materially impact the property's appearance.

It is accepted the proposal will change the appearance of no.1 Silvester Road within the street scene, but due to the variation and quality of materials in the surrounding area, the proposal is not considered to not cause significant harm to the character and appearance of the immediate area, and weighed against the environmental benefits is on balance acceptable.

Taking the above into account, the proposal complies with Local Plan policy LP16, CH1 of the Castor Neighbourhood Plan (2017) and the NPPF.

### **c) Energy Efficiency**

Policy LP31 of the Peterborough local plan states that development proposals will be considered more favourably if the scheme would make a positive and significant contribution towards one or more of the following (which are listed in order of preference):

- Reducing Demand
- Resource Efficiency
- Energy production
- Carbon off-setting

In addition, paragraph 164 of the NPPF states that *'In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic...'*

The proposed external insulation would improve the energy efficiency of the dwelling and therefore contribute to reducing its energy demand.

It's noted that Castor Parish Council have raised an objection regarding the detrimental effect to the street scene. However, paragraph CH1(d) within the Castor Neighbourhood Plan (2017) encourages all development to improve environmental performance, such as through high standards of insulation, subject to no significant visual or other harm which arises from such installation'. As outlined in the previous section, officers do not consider that the proposal results in significant visual harm and therefore accords with paragraph CH1 (d) of the Castor Neighbourhood Plan (2017)

Therefore, Officers consider that the environmental benefits significantly weigh in favour of the proposal. in accordance with LP31, paragraph CH1 (d) of the Castor Neighbourhood Plan (2017) and NPPF paragraph 164

## **6 Conclusions**

The proposal would be permitted development under Part 1 Class A Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, and in this instance conditions are not deemed to be necessary or enforceable and therefore would not meet paragraph 56 of the NPPF.

Notwithstanding the above, the proposal is acceptable having been assessed in the light of all relevant national and local policies and material considerations. The proposal in accordance with Policies LP16 and LP31 of the Peterborough Local Plan (2019), sections 12 and 14 of the NPPF (2023) and paragraph CH1 (d) of the Castor Neighbourhood Plan (2017).

## **7 Recommendation**

The case officer recommends that Planning Permission is **GRANTED**.

Copies to Councillors – Councillor Neil Boyce  
Councillor Peter Hiller