1.0 Executive Summary

1.1 The proposal is for re-cladding and insulation with a light rendered topcoat to 14 flats and 2 bungalows.

1.2 The applicants’ submission states that the value of the existing external wall insulation on the 14 flats and 2 bungalows is inadequate and requires an additional layer of cladding/insulation.

1.3 It is considered that the proposed development would preserve the character and appearance of the area, and would not harm the openness or other purposes of the Green Belt in accordance with policies HQ/1, S/4 and NH/8 of the South Cambridgeshire Local Plan 2018.

1.4 The proposed development complies with all relevant development plan policies and there are no material considerations which indicates that a decision should be made other than in accordance with those policies. Planning officers therefore recommend approval subject to conditions.
2.0 Planning History

2.1 No relevant planning history.

3.0 Planning Policies

3.1 National Planning Policy and Guidance
   National Planning Policy Framework (NPPF) 2019
   National Planning Practice Guidance (NPPG)

3.2 South Cambridgeshire Local Plan September 2018
   S/3: Presumption in Favour of Sustainable Development
   S/4: Green Belt
   S/7: Development Frameworks
   HQ/1: Design Principles
   CC/1: Mitigation and Adaptation to Climate Change
   NH/8: Mitigating the Impact of Development in and Adjoining the Green Belt

3.3 South Cambridgeshire District Council Supplementary Planning Documents
   District Design Guide SPD – Adopted March 2010
   Sustainable Design and Construction SPD - adopted January 2020

4.0 Consultations

4.1 Teversham Parish Council - No comments received (out of time).
   Local Highway Authority – No comments
   Environmental Health Officer – No comments received (out of time)

5.0 Third Party Representations

5.1 No representations received.

6.0 Site and Surroundings

6.1 The site comprises 14 flats and 2 bungalows located along Ferndale. These properties are part of an existing residential development located approximately 300 metres to the south of the development framework of Teversham. The site is also wholly within the Green Belt.

6.2 The residential units are all currently finished in light pebble dash insulated cladding.

6.3 The site is not within a conservation area.

7.0 Proposal

7.1 The proposal is for re-cladding and insulation with a light rendered topcoat to 14 flats and 2 bungalows.

8.0 Planning Assessment
8.1 The key issues to consider in the determination of this planning application are the principle of development, impacts of the proposal on the visual amenity of the area and climate change mitigation.

**Principle of Development and Green Belt**

8.1.1 Local Plan Policy S/7 (Development Frameworks) states that only certain types of development are acceptable outside of the defined development frameworks, including development which needs a countryside location. Given that these are existing residential units located in the countryside and given that the proposals relate to insulation of the buildings it is considered to require a countryside location. Furthermore, the purposes of the policy, to protect the countryside from encroachment and to ensure development is sustainably located, would not be harmed by the proposed development.

8.1.2 Policy S/4 of the South Cambridgeshire Local Plan 2018 states that a Green Belt will be maintained around Cambridge that will define the extent of the urban area. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework. The supporting text to policy S/4 details that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and a specific function of some Green Belts, such as the one around Cambridge, is to preserve the setting and special character of historic towns.

8.1.3 Policy NH/8 states that any development proposals within Green Belt must be located and designed so that they do not have an adverse effect on the rural character and openness of the Green Belt (Criterion 1). The supporting text to this policy details that Green Belt is a key designation in the district, which protects the setting and special character of Cambridge. Inappropriate development is by definition harmful to the Green Belt and will not be approved except in very special circumstances and in accordance with the approach set out in the NPPF.

8.1.4 Chapter 13 of the NPPF seeks to protect Green Belt Land. Paragraph 133 of the NPPF states that the government attaches great importance to Green Belts. The fundamental aim of Green Belt Policy is to prevent urban Sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

8.1.5 Paragraph 134 of the NPPF states that Green Belt serves five purposes; to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns merging into one another, to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

8.1.6 Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

8.1.7 Paragraph 145 of the NPPF states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt, the exceptions to this include (cc) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'

8.1.8 The proposed development is not inappropriate development and there would be no harm to the openness or other purposes of the Green Belt as a result of the re-
cladding of the units. The proposed development therefore complies with Local Plan Policies S/4, NH/8 and the relevant provisions of the NPPF in relation to the principle of development in the Green Belt.

8.2 Visual amenity

8.2.1 The existing dwellings are externally finished with a light pebble dash insulated cladding.

8.2.2 The specification of the proposed render is:
- Alumasc Swistherm standard trowelled render system, 50mm EPS with Alumasc Silkolit 1.5mm topcoat.
- Colour is pastel acrylic through colour render finish incorporating 1.5mm aggregate

8.2.3 The proposal would change the appearance of the dwellings from a light pebble dash finish to a light rendered topcoat. Although different in texture, the proposed render would be similar in colour and appearance to the existing pebble dash cladding on the existing dwellings. The proposal would therefore be compatible with its location and appropriate in terms of materials and colour.

8.2.4 It is therefore considered that the proposal would preserve the character and appearance of the area, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

8.3 Climate change mitigation

8.3.1 Policy HQ/1 of the Local Plan requires proposals to mitigate and adapt to the impacts of climate change on development, as appropriate to the scale of the development. This is re-affirmed by Policy CC/1 of the Local Plan which states that planning permission will only be granted for proposals that demonstrate and embed the principles of climate change mitigation and adaptation into the development.

8.3.2 The applicants’ submission states that the value of the existing external wall insulation on the 14 flats and 2 bungalows is inadequate and requires an additional layer of cladding/insulation to achieve a U value of 0.3W/m2K.

8.3.3 The proposal would improve the thermal performance of the external walls and reduce the U value of the dwellings, contributing to the mitigation of climate change in accordance with policies HQ/1 and CC/1 of the South Cambridgeshire Local Plan 2018.

8.4 Other matters

8.4.1 The proposal would not create any significant impacts in respect of any other material planning considerations.

8.5 Conclusion

8.5.1 Having regard to applicable national and local planning polices, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

9.0 Recommendation
9.1 Officers recommend that the Committee APPROVES the application, subject to the following recommended conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
   (Reason – To ensure that consideration of any future application for development in the area will not be prejudiced by permission for development, which have not been acted upon).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Location Plan and Alumasc Facade Systems (South Cambridge Homes EWI Project Reference SP82090) specification document.
   (Reason – To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).

10.0 Background Papers:

10.1 The following list contains links to the documents on the Council’s website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Plan Supplementary Planning Documents (SPD’s)

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