Application Number: 20/01005/FUL
Parish(es): Fen Ditton
Proposal: Re-cladding and insulation from a pebble dash finish to a light rendered topcoat
Site address: 1-3 And 2-28 Musgrave Way Fen Ditton CB58TD
Applicant(s): South Cambridgeshire District Council
Recommendation: Approval
Key material considerations: Visual amenity
Climate change mitigation
Committee Site Visit: None
Departure Application: No
Presenting Officer: Richard Fitzjohn, Senior Planning Officer
Application brought to Committee because: The applicant is South Cambridgeshire District Council
Date by which decision due: 30th June 2020

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 (No’s 1-3 [odds] and 2-28 [evens] Musgrave Way, Fen Ditton).

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 to be better energy efficient.

1.3 It is considered that the proposed development would preserve the character and appearance of the area, in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

1.4 In accordance with the Council’s Constitution, the application comes before Planning Committee for determination as the applicant is South Cambridgeshire District Council.
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
   HQ/1: Design Principles
   CC/1: Mitigation and Adaptation to Climate Change

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 Fen Ditton Parish Council - No comments received.

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 Musgrave Way. The existing dwellings are externally finished with a light pebble dash insulated cladding. The site is located within the established development framework for Fen Ditton.

7.0 Proposal

7.1 The proposal is for re-cladding and insulation with a light rendered topcoat to 14 flats and 2 bungalows (No’s 1-3 [odds] and 2-28 [evens] Musgrave Way, Fen Ditton).

8.0 Planning Assessment

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

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 and the light colour render finish of nearby dwellings located on Horningsea Road. 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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