

Pre Application Advice Report

1	Council: Bath and North East Somerset	Site Address: <u>Twerton:</u> Cleeve Green, Pennard Green, Camely Green, Shaws Way, Day Crescent, Newton Road <u>Weston:</u> Eastfield Avenue, Brookfield Park, The Weal, Holcombe Green, Southlands	Ref No: 14/04698 - 4702/PREAPP and 14/04908/PREAPP, 14/04910/PREAPP, 14/04912-4914/PREAPP
2	We understand your proposal to be.... Clad the dwellings of BISF/Cornish type within the above areas with External Wall Insulation (EWI) in connection with the on-going Energy@Home programme and the new top-up grant for solid wall insulation currently available to B&NES residents.		
3	Things that you need to be aware of.... <ul style="list-style-type: none"> - Changes to the GPDO introduced in January 2013 included external solid wall insulation under Class A Permitted Development for single houses (rights for the enlargement, improvement or other alteration of a house); - Permitted development rights only apply to houses (not blocks of flats) and for EWI projects do not extend to houses within World Heritage Sites (WHS), Conservation Areas or Areas of Outstanding Natural Beauty; - The abovementioned streets are all located within the WHS and therefore planning applications would be required for any EWI; - Planning permissions have been previously granted in these areas to provide EWI to Curo properties. 		
4	Planning Policies that you need to be aware of.... The Core Strategy for Bath and North East Somerset has been formally adopted by the Council on 10th July 2014. The Core Strategy now forms part of the statutory Development Plan and will be given full weight in the determination of planning applications. The Council's Development Plan now comprises: <ul style="list-style-type: none"> o Core Strategy o Saved Policies in the B&NES Local Plan (2007) o Joint Waste Core Strategy 		

	<p>The following policies of the Core Strategy are relevant to the determination of these applications:</p> <ul style="list-style-type: none"> o CP6 - Environmental Quality o B4 - World Heritage Site and its Setting <p>The following saved policies of the Bath and North East Local Plan, including minerals and waste policies, adopted October 2007 are also relevant to the determination of these applications:</p> <p>BH.6 Conservation Area (where applicable) D.2 General Design and public realm considerations D.4 Townscape considerations</p> <p>The National Planning Policy Framework (NPPF) and the supporting National Planning Practice Guidance (2014) also represents an important material consideration.</p>
5	<p>Our initial headline views about your proposal...</p> <p>Both areas have been developed as part of post-war comprehensive housing schemes within the City and are characterised by a range of simple two storey short terraces and semi-detached pairs often arranged in loops around open green spaces.</p> <p>Upper Weston area is more mixed in character, with some later insertions that vary in design. External materials pallet is reasonably varied ranging from render to UPVC plastic cladding. A number of properties (assumedly the Curo ones) have external wall insulation and are 'pepper potted' across the estates. The EWI external finish is mostly render of different colours, however I have noted a property with brick slips.</p> <p>There is no in principle objection to provision of external wall insulation to this type of properties, and I feel that external insulation might offer a welcomed opportunity to improve the overall visual amenity of the area.</p> <p>TWERTON: We would be happy to consider various materials/producers and I feel that the colour pallet for these houses could be quite diverse - quite unusually for Bath there are many pastel colours in the street. My only adverse comment would be that brick slips look out of place and I would advise against using them in this location.</p> <p>UPPER WESTON: This area is more coherent in colour pallet and it would be more desirable to seek materials that could reflect the existing, especially with regards to Cornish type properties.</p>

	<p>CONCLUSION</p> <p>On the basis of the information submitted with this pre-application enquiry and my site visits, it is considered that the principle of proposed works is acceptable. Given the provided parameters, a scheme could be designed to satisfy the requirements of the relevant policies of the Development Plan.</p>
6	<p>Things we recommend you do...</p> <ul style="list-style-type: none"> - Research manufacturers and available range of products to advise future applicants. We would be happy to provide informal feedback on the visual appearance of the products; - Discuss 'template' materials specification pack with the manufacturers to be submitted with the application. The specs should include information on the external finish and thickness of the EWl; information on how window/door reveals and returns and roof eaves are to be treated; - The applicant will need to make decision on the desired external finish and colour prior to submitting planning application.
7	<p>Information we consider is necessary to accompany your planning application....</p> <p>We try to encourage electronic submissions of the applications and further details on how to submit your proposal online or by post could be found here:</p> <p>http://www.bathnes.gov.uk/services/planning-and-building-control/apply-planning-permission</p> <p>and the online form can be found here:</p> <p>http://www.planningportal.gov.uk/PpApplications/genpub/en/CreateApplication</p> <p>A standard Householder Application format should be used for this scheme.</p> <p>In addition to the completed form with the appropriate ownership and agricultural holdings certificates we will require to see:</p> <ul style="list-style-type: none"> - Site location plan, with the site edged in red (scale of 1:1250 or 1:2500); - A square-on photo of each elevation where the external wall insulation is to be applied. The photos should be labelled to show how each different material on each elevation is to be treated; - Product specification indicating the type (depth) and colour finish of the proposed external product; - A short written description regarding the works.

If the proposal is only for external walls insulation, no floor plans, site plans and sections would be required for validation purposes.

All submitted plans must be to a recognised scale, plans that include the words “Do Not Scale” will not be registered

- Fee of £172 (or £339 where the application relates to two or more dwellings)

These I believe are the details necessary to register the application as valid.

More details about the application process could be found on our website:
<http://www.bathnes.gov.uk/services/planning-and-building-control/planning-application-forms-and-checklists/full-planning-appli>

Case Officer: Sasha Coombs

Date: 19 December 2014