

Delegated Item

Ward:	Old Swan
Site:	18 Doric Road Liverpool L13 3DS
Proposal:	Installation of external wall insulation with silicone render finish
Applicant:	Ms Pauline Agnew
Application No.:	22H/0990
D.C. Team:	North
Recommendation:	Approve with Conditions
Contact Officer:	Alex Reah

Any supporting or background documentation referenced within the Case Officer Report may be available for inspection at the City Council offices by prior appointment in accordance with the provisions of Section 100D of the Local Government Act 1972. Note that the right to inspect such materials is contingent on the provisions of both Schedule 12A Local Government Act 1972 (as amended) and the Data Protection Act 2018

Case Officer Report



Site description

This application relates to the mid-terrace dwelling at 18 Doric Road in Old Swan.

The dwelling comprises two storeys, is brick-built with green painted finish below bay window level on the frontage and an existing cream rendered finish to the rest of the frontage. The rear elevation is unpainted brick. The dwelling has a tiled pitched roof and white upvc fenestration.

The proposal

Planning permission is sought for the installation of an insulated render system to the front, side and rear elevations of the main dwelling. The render would not cover the attached single storey side garage at the property. The system comprises 100mm insulated render to include for a 90mm graphite insulation, meshed reinforced basecoat and finished with a self coloured silicone topcoat. Material to be used STO.

This is part of a city-wide initiative by the applicant to improve the energy efficiency of their estate of properties.

Relevant site history

None.

Consultation responses

Neighbours – 5 neighbours consulted. No representations received.

Highways Authority – No highway objections. See below report for full comments.

Planning Policy

The National Planning Policy Framework (NPPF) confirms the status of the Development Plan (i.e the Local Plan) as the starting point for decision making. Section 38(6) of the Planning and Compulsory Purchase Act 2004 also requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, and the determination shall be made in accordance with the plan unless material considerations indicate otherwise.” As such, the NPPF is a material consideration, but does not change the statutory status of the development plan.

Revised National Planning Policy Framework 2021 (NPPF)

The Revised National Planning Policy Framework (2021) (NPPF) sets out a presumption in favour of sustainable development. Paragraph 7 of the Framework states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 9 of the Framework states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Liverpool Local Plan 2013 - 2033 (LLP)

The following policies are considered to be applicable:

- H8 - House Extensions
- UD1 – Local Character and Distinctiveness
- UD7 - Alterations and Extensions to Existing Buildings

Supplementary Planning Guidance (SPG)

- SPG1 – House Extensions
- SPG10 – New Residential Development

Whilst the UDP has now been superseded through the adoption of the local plan, the guidance contained within SPG1 and SPG10 from the UDP are still considered to be relevant and provide guidance in terms of informing how LLP policy H8 should be applied in terms of impact on amenity.

Issues

- 1. Principle of Development**
- 2. Visual Amenity**

Assessment

- 1. Principle of Development**

The site is located within a primarily residential area and therefore the principle of the proposal would be acceptable. There is no change proposed to the use of the property.

The NPPF advises that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

The proposal would improve the environmental efficiency of the property. The proposal would therefore be acceptable in principle subject to the development maintaining an acceptable impact on the visual amenity of the street scene and character of the area.

- 2. Visual Amenity**

Policies H8, UD1 and UD7 of the LLP as well as guidance contained within SPG1 require that development should be of a high quality design and make a positive contribution to the character and distinctiveness of the location.

The proposed insulated render system would cover the front and rear elevations of the main dwelling. The render would not cover the existing single storey rear extension at the property. The colour of the render indicated on submitted plans is white.

The frontage of the application dwelling currently has a cream render finish above the bay window cill. The application dwelling is also located within a street comprising predominantly rendered dwellings of various colours including whites, creams and greys. The proposed white render to the application dwelling is not considered to be out of keeping with the existing visual appearance of the application dwelling, nor the character of the street scene and would therefore be acceptable.

Overall it is considered that the proposed render would not have an unacceptable adverse impact on the visual amenity of the area and would be acceptable in its design.

Highways

Highways Authority have been consulted on this application and have raised no objection. Comments are as follows:-

“I refer to your memo requesting highway comments.

Response:

No Highways objection.

Comments:

The development does not intrude the highways, and there are no highway implications. Highways have no objections.

Informative:

1. Scaffolding and Hoarding on the Highway:

The grant of planning permission shall not be construed as authority to erect scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority. The applicant is advised to contact the Council's Highways Team at lcchighwayskipsscaffold@liverpool.gov.uk for further advice. It should be noted that there is a fee associated with this process.

James Lau

Highway Development Control”

No significant highway safety issues are raised by the proposed development. As such the proposal would be acceptable in terms of highways safety. The above informative relating to scaffolding and hoarding on the highway is added to any permission granted in the interest of highways safety.

Conclusion

In light of the above, it is considered that the proposal would not negatively impact on the visual amenity of the surrounding residential streets or detract from the appearance or character of the locality. The proposal is in accordance with LLP policies H8, UD1 and UD7 as well as guidance contained within SPG1. The proposal is therefore recommended for approval.

Recommendation

It is recommended that planning permission be granted, subject to the stated conditions.

Conditions

1. The development hereby permitted shall begin before the expiration of 3 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2.

The development hereby approved shall be carried out in accordance with the following drawings and documents:

(i) Drawing Numbers

Proposed Front and Rear Elevations; Date on Plan 16.03.2022

Existing Front and Rear Elevations; Date on Plan 16.03.2022

Site Plan 1:500

Location Plan 1:1250

REASON: For the avoidance of doubt.

Informatives

1. The decision to grant permission and impose any conditions has been taken having regard to relevant policies and proposals in the Development Plan. The local planning authority has worked proactively with the applicant to seek solutions to any problems arising during the course of the application and by granting planning permission for sustainable development has implemented the requirements of the NPPF.
2. The City Council expects strict compliance with all planning conditions and requests that particular attention is drawn to conditions that are required to be formally discharged by way of an application. Adequate information to discharge pre-commencement planning conditions should be submitted to, and approved in writing by the local planning authority before any works start on site. Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. A fee is payable for each application made to discharge planning conditions.
3. The permission hereby granted does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by the applicant, including party boundaries. Applicants should satisfy themselves that the agreement of any adjoining land owners has been given prior to works commencing on site.
4. During the site works the contractor shall pay full regard to the best practicable means available in respect of the control of noise and dust from the site. In addition, no operations which are audible at the site boundary shall be carried out: (i) outside the hours of 0800 to 1800 weekdays (ii) outside the hours of 0800 to 1300 Saturdays, and (iii) at any time on Sundays or Bank Holidays.

5. The applicant is advised that they may find it useful to have a discussion with the council's in house Building Control Service in relation to various parts of the Building Regulations at an early stage, including Parts B (Fire Safety), H (Drainage/Waste Disposal) and M (Access) prior to making an application to them. . The council's in house Building Control Service will not charge you for an initial discussion regarding these matters. They can be contacted on 0151 233 0339 or via email philip.smith1@liverpool.gov.uk .

6. The grant of planning permission shall not be construed as authority to erect scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority. The applicant is advised to contact the Council's Highway Development Control Team by email: lcchighwayskipsscaffold@liverpool.gov.uk for further advice. It should be noted that there is a fee associated with this process.