

DELEGATED PLANNING APPLICATION REPORT

Ward: Katesgrove

App Ref: 231106/FUL

Address: Block 1-33 Bourne-Stevens Close, Reading, RG1 4JB

Proposals: Communal upgrade works to the existing block to include replacement of existing windows with UPVCs casement frame to all flats and to communal area.

Case Officer: Sian Hickey

Date received (valid from): 8 August 2023 **Target Decision date:** 3 October 2023

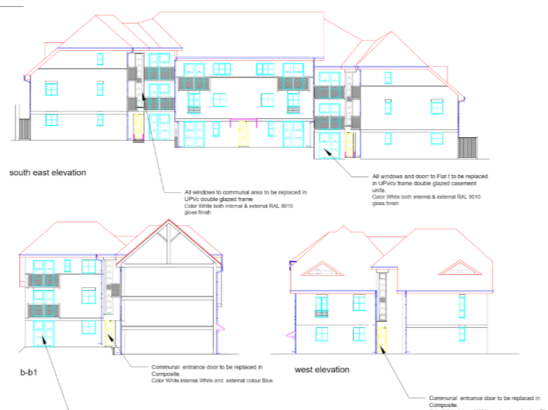
1. INTRODUCTION

Bourne-Stevens Close is a cul-de-sac located off East Street to the rear of New Century Place. The site is adjacent to Market Place/London Street Conservation Area. The site is also close to a row of listed buildings along Queens Road. The surrounding area is largely considered residential.



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the installation of replacement windows with UPVCs casement frame to all flats and to the communal area windows on the residential block 1-33 within the red outline on the plan above. The also includes replacing the front entrance door and communal doors.



Site visit date: 22nd September 2023

Site visit photos:



Plans considered:

- Drawing No. CD/C410-CD_01 - Location Plan received 7th August 2023
- Drawing No. CD/C410-CD_02 - Block Plan received 7th August 2023
- Drawing No. CD/C410-CD_03 - Landscape Plan received 7th August 2023
- Drawing No. CD/C410-CD_04 - Existing Ground and First Floor Plans received 7th August 2023
- Drawing No. CD/C410-CD_04a - Existing Roof and Second Floor Plans received 7th August 2023
- Drawing No. CD/C410-CD_05 - Existing Elevations received 7th August 2023
- Drawing No. CD/C410-CD_05a - Existing Elevations received 7th August 2023
- Drawing No. CD/C410-CD_06 - Proposed Elevations received 7th August 2023
- Drawing No. CD/C410-CD_02 - Proposed Elevations received 7th August 2023
- Drawing No. CD/C410-CD_14 - Proposed Ground and First Floor Plans received 8th August 2023
- Drawing No. CD/C410-CD_14a - Proposed Roof and Second Floor Plans received 8th August 2023

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

All the flats within the block were consulted by letter and a site notice was sent to the agent to be erected at the site for a period of 21-days. No letters of representation have been received.

The Conservation Area Advisory Committee were consulted on the application. No response has been received.

5. EQUALITY ACT 2010

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

6. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (2019). The 'National Planning Policy framework' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Reading Borough Local Plan, 2019) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC2 Sustainable Design and Construction

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN1 Protection and Enhancement of the Historic Environment

7. APPRAISAL

Design and Access

The proposed development is for the replacement of the existing timber single glazed framed casement windows and timber doors of Block 1-33 Bourne-Stevens Close. The replacement windows and doors are considered like for like and therefore the proposal is not considered to harm the character and appearance of the surrounding area. The existing windows are in poor condition and it is considered that the proposal will improve the appearance of the building. The proposed works are considered very minor and in accordance with Reading Borough Local Plan Policy CC7.

The proposed development has been assessed for its material impact on the setting of the nearby listed buildings and conservation area due to the proximity of the proposal site. The replacement windows and doors proposed are not considered to harm the character and appearance or setting of the nearby listed buildings or Market Place/London Street conservation area, in accordance with policy EN1 of the Reading Borough Local Plan.

Safeguarding Amenity

Due to the size, scale and nature of the proposal, the development proposed is not considered to harm the living conditions of the surrounding area with regards to the criteria set out in policy CC8 of the Reading Borough Local Plan.

The proposed development seeks the direct replacement of the existing openings at Block 1-33 Bourne-Stevens Close, no new openings are proposed. Therefore, the proposed development is not considered to result in additional harmful overlooking to neighbouring properties.

The proposed development is considered in accordance with policy CC8 of the Reading Borough Local Plan.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

AP1: Approved Plans

M3: Materials (As Specified)