

DELEGATED PLANNING APPLICATION REPORT

Ward: Thames

App Ref: 230522/FUL

Address: Blandford Court, 108 Queens Road, Reading, RG4 8DL

Proposals: Replacement of timber windows and one front door with PVC.

Case Officer: Ryan Allen

Date received (valid from): 2 May 2023 Target Decision date: 27 June 2023

1. SITE DESCRIPTION

The application site is a two-storey detached block of flats, comprising of four, two-bedroom, self-contained flats. The surrounding streetscene comprises of properties that vary in character and design. The building is not listed, nor is it situated within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the replacement of timber windows and one front door with PVC.

Plans considered:

Received 19/04/23

Drawing No: 1 - Location & Block Plan - dated 06/02/23

Drawing No: 2 - Existing Layout and Elevations - dated 06/02/23

Drawing No: 3 - Proposed Layout and Elevations - dated 06/02/23

Received 02/05/23

Planning Statement

Received 11/05/23

Drawing No: 3 rev. A - Proposed Layout and Elevations - dated 10/05/23

Drawing No: 4 rev. A - Existing & Proposed Window & Door Schedule - dated 10/05/23

3. RELEVANT PLANNING HISTORY

10/08/93 - 930554/FUL - 4 No. 2 Bedroom Flats - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

Flat 2, Blandford Court, 108 Queens Road, Caversham, Reading, Berkshire, RG4 8DL
106 Queens Road, Reading, Berkshire, RG1 4DG

Flat 4, Blandford Court, 108 Queens Road, Caversham, Reading, Berkshire, RG4 8DL

Flat 3, Blandford Court, 108 Queens Road, Caversham, Reading, RG4 8DL

Flat 1, Blandford Court, 108 Queens Road, Caversham, Reading, RG4 8DL

Letters of representation have been received as follows:

None.

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.

5. 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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7: DESIGN AND THE PUBLIC REALM

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.

APPRAISAL

The proposal is considered minimal in scale and appropriate for the area. UPVC windows and doors are a common occurrence on the streetecene and the proposal would not deter from any established pattern on the street. As such, the proposal is compliant with policy CC7 of the Reading Borough Council Local Plan (2019).

RECOMMENDATION**GRANT**

Subject to the following conditions:

TL1

AP1

M3