

DELEGATED APPLICATION REPORT

Target Date: 29/01/20

Application No: 191514/FUL

Address: Flat C, 3 Christchurch Gardens

Proposal: Replacement of windows

Case Officer: Tom Hughes

Site Description and Surrounding Area

The application site comprises a flat, located across the first and second floors of 3 Christchurch Gardens; a villa dating to the 1890s. The ground floor of the building comprises two further flats. The building is located within Christchurch Conservation Area. The Conservation Area Appraisal notes the building's fine, patterned brickwork; slate roof with red ridge tiles and finials on the front gables; and chimneys which have the same brickwork pattern in grey and red, as 4-14 Christchurch Road.

Proposal

The proposal is for the replacement of six timber framed sash windows, to the front, side and rear of the building at the first floor, with uPVC equivalents.

Plans Considered

Health and Safety Report, by Everest (received 19/09/19)

Installer Instructions, by Everest (received 19/09/19)

Surveyor Report, by Everest (received 19/09/19)

Risk Assessment, by Everest (received 19/09/19)

Site Location (received 09/10/19)

Drawing No: 000781/20 - Existing Site Plan, Floor Plans and Elevations (received 09/10/19)

Drawing No: 000781/21 - Proposed Floor Plans and Elevations (received 09/10/19)

Window Specifications, by Everest (received 09/10/19)

Heritage Statement ref: P19-2944 by Pegasus Group (received 04/12/19)

Relevant Planning History

161869/FUL - Conversion of loft space to 1x2 bed and 1x3 bed duplex flats - Withdrawn 05/12/16

171460/HOU - Loft conversion with installation of four rear roof lights - Permitted 09/11/17

Consultation Responses

Neighbouring owners and occupiers were consulted by letter. A site notice was sent to the applicant to display. Two letters of representation were received, with regard to the following:

- Concerns relating to access, rubbish and safety
- Concerns relating to scaffolding

Reading Borough Ecology

Raised no objection to proposals.

Reading Borough Conservation and Urban Design Officer

Raised objection to the proposals.

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.

Relevant Planning Policy and Guidance

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework

Reading Borough Local Plan (2019)

Policy CC1 - Presumption in Favour of Sustainable Development

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy EN1 - Protection and Enhancement of the Historic Environment

Policy EN3 - Enhancement of Conservation Areas

Policy EN6 - New Development in a Historic Context

Policy EN12 - Biodiversity and the Green Network

Policy H9 - House Extensions and Ancillary Accommodation

Design Guide to House Extensions SPD (2021)

Appraisal

Policy CC7 states that all development must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Policy EN3 states that the special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas. Policy EN6 requires the in areas characterised by heritage assets, the historic environment will inform and shape new development. New development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities and considering how heritage considerations can influence the design of new development.

The proposed development would fail to preserve or enhance the character and appearance of the street scene and wider Christchurch Conservation Area by virtue of the use of non-traditional materials and unsympathetic design. The proposal is therefore contrary to Policies CC7, EN1, EN3, and EN6 of the Reading Borough Local Plan 2019.

Conclusion

On the basis of the above, and in light of material planning considerations, the proposal is not considered to be in accordance with the development plan. Accordingly, the recommendation is to refuse full planning permission.

RECOMMENDATION

REFUSE