DELEGATED APPLICATION REPORT

Ward: Redlands
App Ref: 210623/FUL
Address: 2 Southcote Road, Reading, RG30 2AA
Proposals: Replacement windows and doors
Case Officer: Mr David Brett
Applicant: Ministry of Justice
Date received (valid from): 14/05/2021
Target Decision date: 09/07/2021

1. INTRODUCTION

The proposal site consists of a two-storey probation hostel on Southcote Road, just off Bath Road in Southcote. The surrounding area is considered largely residential, with a blocks of flats located to the north of the site, with semi-detached and detached dwellings south of the proposal site.

Several TPO trees line the west of the proposal site along Southcote Road. The proposal site is also located within the Air Quality Management Area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks to replace the existing windows and doors at the premises.

Plans considered:
- Site Location Plan – 21110-WA-PL-001
- Existing Elevations for Window & Door Replacement Works – 21110-WA-PL-002
- Proposed Elevations for Window & Door Replacement Works – 21110-WA-PL-003
- Window & Door Schedule (1 of 2) - 21110-WA-PL-004
- Window & Door Schedule (2 of 2) - 21110-WA-PL-006

Received on 14/05/2021

3. RELEVANT PLANNING HISTORY

880055/FUL - Single storey side extension to hostel – Application Permitted on 16/01/1989

950062/FUL - Extension to probation hostel. – Application Permitted on 25/04/1995

970375/FUL - Installation of pre-fabricated garage, main structure consists of steel reinforced concrete panels with apex roof supported on steel trusses. – Application Permitted – 11/08/1997

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

2A Southcote Road, Reading, RG30 2AA – No response received.
1 Lesley Court, Reading, RG30 2AT – No response received.
2 Lesley Court, Reading, RG30 2AT – No response received.
3 Lesley Court, Reading, RG30 2AT – No response received.
4 Lesley Court, Reading, RG30 2AT – No response received.
5 Lesley Court, Reading, RG30 2AT – No response received.
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26 Lesley Court, Reading, RG30 2AT – No response received.
27 Lesley Court, Reading, RG30 2AT – No response received.
28 Lesley Court, Reading, RG30 2AT – No response received.
29 Lesley Court, Reading, RG30 2AT – No response received.

8, The Palmer, Carmelite Drive, Reading, RG30 2SD – Response received on 08/07/2021

- Letter received objecting to the application. The content of the letter does not raise any direct concerns regarding the replacement windows and doors to 2 Southcote Road. The letter rather objects to the use of 2 Southcote Road as a probation hostel and discusses issues such as littering, landscape overgrowth, and the behaviour of the residents at 2 Southcote Road. The issues raised within the objection letter are considered outside the scope of this planning application for replacement windows and doors.

Reading Borough Council, Conservation & Urban Design – Response received on 05/07/2021

- The house is not a listed building, locally listed building or within a conservation area.
- However, it appears to be built in the late 19th century.
- It is likely to met the requirements of being a non-designate heritage asset. Photographs have been requested to assist assessment of the significance of the building.
- The quality of the windows schedule which, is similar to a like for like quality replacement, except using double glazing.
- The scheme is appropriate and supported, subject a condition that the exterior paint of the new frames to be an oil-based paint and colour an off white to match the existing window frames.

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'') 2018 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
CC3 Adaption to Climate Change
CC7 Design and the Public Realm
CC8 Safeguarding Amenity
EN1 Protection and Enhancement of the Historic Environment
EN4 Locally important Heritage Assets
EN15 Air Quality

7. APPRAISAL

7.1 Design and Access

The proposed development seeks the replacement of windows and doors to the main building at 2 Southcote Road, which operates as a probation hostel. As existing, the windows are a mix of single and double glazed timber casements and sash windows. The doors as existing consist of a mix of timber and uPVC part single glazed and solid panel doors.

The proposed window and door schedule submitted schedule submitted for this application proposes replacements that match the existing windows and doors. The proposed replacement windows and doors are considered to improve the living conditions at the hostel through improving energy efficiency, while suitably maintaining the character and appearance of the existing building.

Due to the age and appearance of the main building, it is considered by the Conservation & Urban Design Officer that 2 Southcote Road is a non-designated heritage asset. The Conservation & Urban Design Officer supports this scheme subject to a condition that the exterior paint of the new frames be an oil-based paint and colour an off white to match the existing frames. The standard conditions requiring the proposed development to be carried out in accordance with the approved plans and materials specified on the plans and application form are considered sufficient in this instance to ensure that the proposed replacement windows match the existing building.

Overall, the proposed development is considered minor in scale and is not considered harmful to the character and appearance of the surrounding area in accordance with policy CC7 of the Reading Borough Local Plan. The proposed development is considered to have very little impact on the street scene and public realm surrounding the proposal site.

7.2 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.

7.3 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

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)
The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans
The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Site Location Plan – 21110-WA-PL-001
- Proposed Elevations for Window & Door Replacement Works – 21110-WA-PL-003
- Window & Door Schedule (1 of 2) - 21110-WA-PL-004
- Window & Door Schedule (2 of 2) - 21110-WA-PL-006

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REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3: Materials (As Specified)
The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

IF1: Positive and Proactive Working - approval
The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target timescale for the decision to be issued.

IF5: Terms
Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control
Your attention is drawn to the possible requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction
Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with

the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment
During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall