

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Battle

App Ref: 201868

Address: Marsh Court, Wilton Road, Reading, RG30 2ST

Proposals: Installation of replacement windows.

Case Officer: Mr David Brett

Applicant: Southern Housing Group

Date received (valid from): 23/12/2020

Target Decision date: 17/02/2021

1. INTRODUCTION

Marsh Court is located off Wilton Road to the rear of a St. Andrew's House, which is a listed building (reference: 1113616). Kensington Road Recreation Ground is immediately south of Marsh Court. The surrounding area is largely considered residential, consisting of mostly Victoria terraced rows.



1. Aerial photo of proposal site (retrieved from Google Maps on 15/02/2021). Proposal Site highlighted in red.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the installation of replacement windows and doors to Marsh Court.

Plans considered:

- Existing Block & Site Location Plan - T3-0978-01
- Existing Elevations - T3-0978-02
- Existing Window & Door Schedule - T3-0978-01
- Proposed Elevations - T3-0978-04
- Proposed Window & Door Schedule - T3-0978-05

Received on 23/12/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

Flat 1, St Andrews House, 28A Wilton Road, Reading, RG30 2GR - No Response Received.

Flat 2, St Andrews House, 28A Wilton Road, Reading, RG30 2GR - No Response Received.

Flat 3, St Andrews House, 28A Wilton Road, Reading, RG30 2GR - Response received on 27/01/2021

- *I would like you to consider replacing the current windows to Frosted glass or such.*
- *The reason for that is my bedroom, garden and the living room is overlooked by corridor windows at Marsh court which has given us a very little privacy.*

Flat 4, St Andrews House, 28A Wilton Road, Reading, RG30 2GR - Response received on 27/01/2021

- *Our bedroom and garden is quite heavily overlooked by Marsh Court - may I suggest replacing corridor windows with privacy (bathroom glass)? That way there is still light getting into the corridor, but giving us some privacy too.*

Flat 5, St Andrews House, 28A Wilton Road, Reading, RG30 2GR - No Response Received.

Flat 6, St Andrews House, 28A Wilton Road, Reading, RG30 2GR - No Response Received.

Flat 7, St Andrews House, 28A Wilton Road, Reading, RG30 2GR - No Response Received.

Flat 8, St Andrews House, 28A Wilton Road, Reading, RG30 2GR - No Response Received.

Flat 9, St Andrews House, 28A Wilton Road, Reading, RG30 2GR - No Response Received.

Flat 10, St Andrews House, 28A Wilton Road, Reading, RG30 2GR - No Response Received.

Flat 11, St Andrews House, 28A Wilton Road, Reading, RG30 2GR - No Response Received.

Flat 12, St Andrews House, 28A Wilton Road, Reading, RG30 2GR - No Response Received.

11 Canford Court, Reading, RG30 2SQ - No Response Received.

14 Canford Court, Reading, RG30 2SQ - No Response Received.

16 Canford Court, Reading, RG30 2SQ - No Response Received.

5 Brocksett Close, Reading, RG40 2SU - No Response Received.

6 Brocksett Close, Reading, RG40 2SU - No Response Received.

7 Brocksett Close, Reading, RG40 2SU - No Response Received.

8 Brocksett Close, Reading, RG40 2SU - No Response Received.

9 Brocksett Close, Reading, RG40 2SU - No Response Received.

11 Brocksett Close, Reading, RG40 2SU - No Response Received.

28b Wilton Road, Reading, RG30 2SS - No Response Received.

Reading Borough Council, Conservation & Urban Design - Response received on 09/02/2021

- *The building is behind a listed heritage building Elm Lodge (UID: 1113616).*
- *The application involves replacing existing windows, essentially like for like replacement but replacing single windows with double glazing. The building is a modern block of flats. The windows are already UPVC frames, but so are the remainder of the windows in the block of flats.*
- *The proposed works are considered neutral and would not harm the setting of the nearby listed building.*

The Council erected a site notice on Tuesday 19th January 2021, enabling consultation for a period of 21 days and which expired on Tuesday 9th February 2021.

No consultation responses have been received for this application.

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

7.1 Design and Access

The proposed development is for the replacement of the existing windows and doors at Marsh Court. The replacement windows and doors are considered like for like for existing uPVC openings. The proposed replacement windows are considered not to harm the character and appearance of the surrounding area. The proposed works to Marsh Court are considered very minor and in accordance with Reading Borough Local Plan Policy CC7.

St. Andrews House is immediately north of the proposal site. St. Andrews House is a listed building (reference: 1113616). The proposed development has been assessed for its material impact on the setting and appearance St. Andrews House due to the proximity of the proposal site to the listed building. The replacement windows proposed are not considered to harm the character and appearance or setting of the nearby listed building, in accordance with policy EN1 of the Reading Borough Local Plan.

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.

Two comments were received from neighbours on the proposals regarding potential harm to privacy as a result of overlooking. The proposed development seeks the direct replacement of existing openings at Marsh Court, no new openings are proposed. Therefore, the proposed development is not considered to result in additional harmful overlooking to neighbouring properties. The applicant has been informed of the comments raised on the proposal and asked to consider obscure glazing to non-habitable rooms. Revised plans demonstrating obscure glazing were not forthcoming. The non-commitment to insert obscure glazing to non-habitable rooms is not considered a basis for the refusal of this application, given that the replacement windows are only to existing openings.

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)

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:

- Existing Block & Site Location Plan - T3-0978-01
- Proposed Elevations - T3-0978-04
- Proposed Window & Door Schedule

Received on 23/12/2020

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 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