

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: 210134/FUL

Address: 25 Upper Redlands Road, Reading, RG1 5JJ

Proposals: Replacing the existing timber sash and timber casement windows with white PVC double glazed windows

Case Officer: Mr David Brett

Applicant: University of Reading

Date received (valid from): 26/01/2021

Target Decision date: 01/04/2021, agreed extended decision date from 23/03/2021

1. INTRODUCTION

The proposal site is a two-storey semi-detached dwelling on Upper Redlands Road. The property is owned by the University of Reading and divided into flats. The surrounding area is predominantly residential and consists of similarly designed two storey semi-detached dwellings and Victoria terraced rows. The proposal site is not a listed building, locally listed, or within a conservation area.

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant submitted site photos within the application documents on 26/01/2021. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for replacement of the existing timber sash windows with white PVC double glazed windows.

Plans considered:

- Location Plan & Block Plan - 200117 - A01
- Ex & Prop Floor Plans - 200117 - A02
- Existing Elevations - 200117 - A03
- Proposed Elevations - 200117 - A04

Received on 26/01/2021

3. RELEVANT PLANNING HISTORY

None at 25 Upper Redlands Road. Other related planning applications along Upper Redlands Road include:

- 201053/FUL - 17 Upper Redlands Road, Reading, RG1 5JJ
 - o Replacing the existing timber sash windows with white PVC double glazed windows
 - o Application Permitted on 17/09/2020
- 201057/FUL - 27 Upper Redlands Road, Reading, RG1 5JJ
 - o Replacing the existing timber sash windows with white PVC double glazed windows
 - o Application Permitted on 17/09/2020

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

23 Upper Redlands Road, Reading, RG1 5JJ - No response received.

27 Upper Redlands Road, Reading, RG1 5JJ - No response received.

27A Upper Redlands Road, Reading, RG1 5JJ - No response received.

Reading Borough Council, Heritage - Response received on 29/03/2021

- Advised to seek double glazed timber sash windows as replacements rather than UPVC to maintain the character and appearance of the existing dwelling. Alternatively, seek heritage style, double glazed UPVC window with the retention of the existing timber 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. 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

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

7. APPRAISAL

7.1 Design

In accordance with Reading Borough Local Plan policy CC7: Design and the Public Realm, development will be assessed to ensure that they:

- *Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm.*

The proposed works to the exterior of 25 Upper Redlands Road include the replacement of existing timber frame sash windows with UPVC double glazed windows. All windows at the property are to be replaced with UPVC on the front, rear and side elevations of the property.

The surrounding area is characterised by Victorian red brick (with pebbledash render) semi-detached dwellings and grey and red brick terraced rows. While it is considered that 25 Upper Redlands Road holds some character in terms of its age and appearance, it is recognised that the proposal site is not in a conservation area, nor is the building listed or locally listed.

The agent was sought to revise the proposed UPVC frames to double glazed timber sash frames, which are considered more sympathetic to the character and appearance of the existing property. The agent provided justification for the design, stating that there are several examples of matching properties with UPVC windows in the vicinity.

In this instance, it is considered that the inherent benefits of the UPVC windows as opposed to the existing windows outweighs the disbenefits of the proposed windows not being timber sash

frames to match the existing design. Put another way, in this specific case there is not considered to be sufficient harm in the change in material to warrant a sustainable reason for refusal in the event of an appeal, and the applicant has provided a sufficient rationale in justifying the choice of material. Therefore, the proposed development is considered in accordance with policy CC7 of the Reading Borough Local Plan.

7.2 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

It is not considered that the proposals would represent a loss of privacy or overlooking to neighbouring properties. As discussed, while the proposed windows are considered a step backwards from the existing timber sash frames, the benefits of the replacement UPVC windows are considered to outweigh any harm to the character and appearance of the existing dwelling and street scene. The proposal is not considered to harm the outlook to neighbouring residents.

The proposed works are not considered to harm amenity to neighbouring properties and are considered in accordance with policy CC8 of the Reading Borough Local Plan (Adopted November 2019).

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:

Plans considered:

- Location Plan & Block Plan - 200117 - A01
- Ex & Prop Floor Plans - 200117 - A02
- Proposed Elevations - 200117 - A04

Received on 26/01/2021

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 form 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.