

DELEGATED APPLICATION REPORT

Target Date: 16/01/2020

Application No: 191865/FUL
Address: 1-6 Mullion Court, Franklin Street, Reading, RG1 7YF
Ward: Abbey
Case Officer: James Schofield
Proposal: Replace all white single-glazed top hung timber mock sash windows with like for like windows - white top hung mock sash double-glazed timber with the fenestration remaining as existing. The front and rear doors and communal doors are proposed to change like for like with timber too.

1. SITE DESCRIPTION AND CONTEXT

The development site relates to a modern two-storey block of flats within the Castle Hill/Russell Street Conservation Area.

2. PROPOSAL

The application seeks planning permission to replace single-glazed timber mock sash windows and doors with like for like double-glazed windows and doors.

3. CONSULTATION

Neighbours

A site notice was displayed December 13th, 2019 receiving no comments in relation to the application.

4. PLANS/DOCUMENTS CONSIDERED

The agent supplied the following:

- Heritage Design and Access Statement
- Project No: T1-516-1 Location & Block Plan
- Project No: T1-516-2 Existing Layout and Elevations Views A-D
- Project No: T1-516-3 Proposed Layout and Elevations Views A-D
- Project No: T1-516-4 Existing and Proposed Window Schedule

Received on 21 November 2019

5. RELEVANT PLANNING HISTORY

None relevant.

6. 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.

7. 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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019):

CC7: Design and the Public Realm

EN3: Enhancement of Conservation Areas

8. APPRAISAL

8.1 Principle of development

The application seeks planning permission to replace single-glazed timber mock sash windows and doors with like for like double-glazed windows and doors. Such works are supported in principle by policies of the Reading Borough Local Plan (2019) subject to criteria which both ensure the effects of the development are not harmful and the development contributes appropriately to the integrity of Conservation Areas of the Borough. This will be considered in more detail in the following section.

8.2 Character of the area

The Council is required under Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas. Policy EN3 'Enhancement of Conservation Areas' of the Local Plan seeks to conserve and enhance the special interest, character and architecture of Conservation Areas. Finally, Policy CC7 of the Reading Borough Local Plan (2019) requires development to be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located.

This proposal is to replace windows and doors with timber mock sash windows and doors on a like for like basis in order to introduce double-glazing. The proposal is not considered to detrimentally alter or impact upon the existing design and appearance of the building. Furthermore, given that the replacements are to be located within the existing openings on the building, no structural works that may affect the fabric of the building are to be carried out, and the existing symmetry of the openings on the building will remain. Consequently, it is not considered the proposal would detract from the character of the building and or the character of the surrounding Conservation Areas. In this regard the proposal is considered to comply with Policy EN3, CC7 of the Local Plan 2019. The Council has also discharged its duty under Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

9. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan and is therefore recommended for approval subject to conditions.

10. RECOMMENDATION

GRANT

11. CONDITIONS

1. AP1 Approved Plans
2. TL1 Standard Time Limit
3. M3 Materials (as specified)

APPENDIX

Site Photos as of the 13th of January 2020.



Classification: OFFICIAL



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