

DELEGATED APPLICATION REPORT

Address: Millers Court, The Causeway, Caversham

Application No: 191784

Proposal: Replacement of all rosewood single-glazed timber side, top hung casement windows and doors like for like with rosewood double-glazed PVCu

Applicant: Metropolitan Thames Valley

Date received (valid from): 18/11/19

Target Decision date: 13/01/20

Case officer: Connie Davis

1. Site description and Surrounding Area

The application site is a 4 storey block of residential flats located on the corner of Mill Green and The Causeway.

The surrounding area is residential with Listed Deans Farm located further along The Causeway.

2. The Proposal

Planning permission is sought for the replacement of all wooden windows and doors (on all elevations). The existing wooden windows/ doors are to be replaced with upvc. The colour of the windows is to be the same as the existing (rosewood).

3. Consultation

Internal Consultees

No internal consultees were consulted on this application.

External Consultation

Two site notices were displayed between 29th November 2019 - 20th December 2019.

No responses have been received.

4. Plans and Documents Considered

Drawing No:

- 1 - Location and Block Plan
- 3 - Existing Elevations Views A-D
- 2 - Existing and Proposed Layout
- 4 - Proposed Elevations Views A - D
- 5 - Existing and Proposed Window Schedule

Received 7th November 2019

5. Relevant Planning History

None.

7. Discussion with applicant/ agent

None.

8. Relevant Planning Guidance

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 Local 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) (Local Plan) 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). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

9. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm
EN18 Flooding and Drainage

10. Appraisal

a) Impact of the proposal on the surrounding area

The proposed alterations to the building are of modest scale. From the street, the appearance of the building will be largely the same due to the windows and doors being of the same colour. The only difference will be the material used. As such the proposal is not considered to conflict with Policy CC7.

Other Matters

Flooding

The site is located within flood zone 3. However, due to the nature of the proposal, it was not considered that a flood risk assessment was required as no new built form is proposed which could be susceptible to flooding. As such, the proposal is not considered to conflict with policy EN18.

11. Recommendation

Grant planning permission, subject to the following conditions:

Conditions

1. The development hereby permitted shall begin within three years from the date of this planning permission.

REASON: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan
Proposed Elevations Views A - D
Existing and Proposed Window Schedule

Received 7th November 2019

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.

3. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or 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.

Informatives

1. 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.

2. 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.

3. 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.

4. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.