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Our Ref: 240431

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29th May 2024

Your contact is: Ms Ethne Humphreys, Planning

Dear Ms Probyn,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 240431

Application type: Approval of Conditions

Address: 2-4 Send Road, Caversham, Reading

Proposal: Application for approval of details reserved by condition 3 (External Materials) of application 211739

I refer to the above application to discharge planning permission condition 3 (External Materials) of planning permission 211739 and respond as follows:

Conditions 3 (Materials)

Information is submitted as an amendment to already approved materials under reference 230699/APC discharged 11th August 2023.

The applicant has explained that UPVC windows in anthracite (dark grey) are now proposed instead of the previously approved aluminum frames RAL 8001 (bronze/ochre brown).

The change as proposed under this application relates solely to the window material.

The material details, as shown on the following:

Planning Condition 3 External Materials V4 21/03/2024 detailing:

Send Road Elevation - Portland Cast Stone Cappings and Cills, Natural Slate Roof (Slatescape Specification - Spanish slate, Mocha 100 Received 9th August 2023), Lead Dormers, UPVC window frames anthracite dark grey, Weinerberger Marziale Facing Bricks Stretcher Bond M4 Natural Mortar,

Projecting Brick Detail around Windows Ibstock Ivanhoe Cottage Blend, Lime Render Natural/Chalk Finish, timber Garage Doors

Forge Close Elevation - To match Send Road Elevation except for the brick types which are to be Ibstock Ivanhoe Cottage Blend main brick and Weinerberger Marziale as projecting brick.

Received 4th April 2024

Window Schedule 24-03 F1

Window Type 31-01 F1

UPVC Specification - Veka Halo

Received 28th May 2024.

Are acceptable. The windows shall be side hung as per agent's email 29th May 2024.

For completeness, it is noted that the Grade II Listed Ivy Farmhouse is in relatively close proximity, to the north of the site. Concern was originally raised that the proposed use of UPVC would not be an appropriate material such to enhance the setting of the listed building and would detract from the character of the area. Upon further review, it is considered that the two terraces on Send Road and Forge Close would not be viewed in its immediate context and the surrounding area also contains examples of UPVC windows. The proposed UPVC windows are considered to be high quality with slim frames (mullions/transoms) etc and are not considered to significantly detract from the setting of the listed building.

It is noted that a neighbour objection has been received. However, this relates to the proposed dwellings themselves which have received planning permission, and concerns regarding car parking and pot holes, and not the materials proposed under this application.

The above conditions, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me via my email address or the direct line as above.

Yours sincerely

Ethne Humphreys

Ms Ethne Humphreys
Principal Planning Officer