



DELEGATED APPLICATION REPORT

Ward:

App Ref: PL/24/0795 Householder planning permission

Address: 31 Kendrick Road Reading RG1 5DU

Proposal: Replace windows with bespoke made like for like replacements

Applicant: Mr Jason Davis

Received date: 2024-06-20

Target Decision date: 2024-08-15

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site comprises a two-storey semi-detached dwelling on the east side of Kendrick Road. The property is within the Kendrick Road Conservation Area. The existing fenestration comprises single-pane timber casement windows with a characteristic glazing bar detail, also seen on the adjacent property. The property is not listed.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought to replace windows with bespoke made replacement timber casement windows.

2.1. Information submitted:

Location Plan, dated 20 June 2024, received 20 June 2024

Timber Windows Quotation and Technical Specification, dated 30 April 2024, received 20 June 2024

24005-PL-01 Existing Elevations, dated 17 July 2024, received 17 July 2024

24005-PL-02 Proposed Elevations, dated 17 July 2024, received 17 July 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following were consulted:

- Reading Conservation Area Advisory Committee – No comments received
- RBC Conservation Officer – Ideally the wider glazing bar should not be lost.

The following addresses were consulted by letter:

- 33 Kendrick Road, Reading, RG1 5DU
- 29a Kendrick Road, Reading, RG1 5DU
- 29 Kendrick Road, Reading, RG1 5DU

No letters of representation received.

5. 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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
EN3: ENHANCEMENT OF CONSERVATION AREAS
H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

SPD

Design Guide to House Extensions 202

Other documents

Kendrick Conservation Area Appraisal 2005

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. APPRAISAL

Character and Appearance

Policy H9 states that householder development will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design. Policy EN1 also states "The special interest, character and architecture of Conservation Areas will be conserved and enhanced."

The proposed replacement fenestration is of a closely similar appearance; however, the applicant and manufacturer have confirmed that the characteristic wide glazing bars could not be replicated. It is a shame to lose this feature, but this is not considered harmful enough to recommend the proposal for refusal.

Residential Amenity

Policy CC8 states development will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The replacement fenestration does not raise any residential amenity concerns as it relates to existing window openings and therefore no new views are created.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

Approve

Recommended Conditions:

1. Time Limit
2. Approved Plans