

DELEGATED APPLICATION REPORT

App Ref: PL/24/0930 Full planning permission

Address: FLAT B, 3 ALEXANDRA ROAD, READING, RG1 5PE

Proposal: Replacement of existing wooden front door. Replacement of living room and kitchen windows. Replacement of hallway window (above front door). Replacement of bathroom window.

Applicant: Mr James Blakeley

Received date: 23/07/2024

Target Decision date: 24/09/2024

Case Officer: Sian Hickey

Site Description and Surrounding Area

The site comprises a semi-detached three storey building serving flats located on the eastern side of Alexandra Road. This application relates to Flat B which lies wholly on the ground floor. The surrounding area is characterised as predominantly residential, consisting of two and three-storey properties. The building is in the Alexandra Road Conservation Area and an Air Quality Management Area (AQMA).

Site visit date: **06/08/2024**

Site visit photos:



Proposal

This is an application to replace the existing entrance door and existing windows with new ones.

The proposal does not involve enlarging the existing building or amending the internal layout. Design changes only relate to replacement of windows and the door only.

The proposed living room and kitchen windows will be double glazed sash windows with the same visual forms as the existing, with white wooden frames.

The hallway window will be replaced with UPVC plastic with a white frame. This will be a double glazed, frosted window with a trickle vent.

The bathroom window will be replaced with UPVC plastic with a white frame. This will be a double glazed, frosted window with a trickle vent. Two size options were provided on the planning statement for the bathroom window, however, the agent has confirmed via email that the proposed window will be the same size as the existing.

The front door will be replaced with an energy rated composite door in cottage style in anthracite grey with matching frame and threshold. The door accessories are to be black.



The existing glazing pattern shown on the lower panes for the kitchen and living rooms windows is a temporary film.

Documents/Plans Considered

Design and access statement

Planning statement

Photo indicating windows to be changed – as shown above for elevation

Proposed block plan

Location plan

As received 29th July 2024

Relevant Planning History

None

Consultation Responses

Conservation and Urban Design Officer: No comments received.

A site notice was displayed on 7th August 2024 and no neighbour letters of representation have been received.

No pre-application advice was sought prior to the submission of this application.

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.

Relevant Planning Policy and Guidance

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.

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).

Reading Borough Local Plan 2019

CS1 Sustainable Construction and Design

CC7 Design and the Public Realm

EN1 Protection and Enhancement of the Historic Environment

EN3 Enhancement of Conservation Areas

CC8 Safeguarding Amenity

Other Documents

Alexandra Road Conservation Area Appraisal (2005)

Appraisal

The main issues are:

Design, Impact on Character of Area, Street Scene and Conservation Area

Policy CC7 states that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.

Policy EN1 states that all proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located.

Policy EN3 states that the special interest, character and architecture of Conservation Areas will be conserved and enhanced.

The front door and windows for flat B are located on the side elevation of the main building, significantly set back from the front elevation of the dwelling and not visible from the street scene.

It is proposed to replace the living room and kitchen windows with double glazed sash windows with the same visual forms as the existing, with white wooden frames.

Two uPVC windows are proposed for the hallway and bathroom, timber windows would be preferable, however, other existing windows to the building are also uPVC and based on the specifications provided by the applicant the external changes to the building would be minimal and would not adversely harm the character of the building or the character or appearance of the conservation area.

The proposed door and replacement windows as shown on the documents provided and in the context of their position in relation to the site would not look out of keeping in terms of design and would not harm the character and appearance of the building and the conservation area.

As such the proposal is considered to be in accordance with policies CC7, EN1 and EN3 of the Reading Borough Local Plan (2019).

RECOMMENDATION:

GRANT subject to conditions and informatives

Conditions

1. Time limit
2. Approved plans/documents and email from applicant
3. Materials