

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Abbey Ward

App Ref: PL/25/0090

Address: 15 PROSPECT STREET, READING

Proposals: Replacement windows on front, rear & side elevations.

Case Officer: Mishga Marshall

Applicant: Ms Sainsbury

Date received (valid from): 20/01/2025

Target Decision date: 09/06/2025

EOT Agreed date: 18/06/2025

1. SITE DESCRIPTION

The application site is a two storey mid-terrace property with pitched roof, located on the eastern side of Prospect Street. It is not a listed building, however, does it fall within the [Castle Hill/Russell Street/Oxford Road](#) conservation area. Prospect Street contributes to the architectural interest of the Oxford Road Character Area by adding to the earlier Georgian terraces and later Victorian infill. It illustrates different architectural responses to the expansion of housing by mixing larger and smaller homes, unlike elsewhere in the Conservation Area. This mix of architectural styles creates local distinctiveness and identity, separate from but connected with Oxford Road. For example: 19 Prospect Street are rare examples of Georgian artisan cottages and are of Townscape Merit; 11-23 Prospect Street are larger, Georgian terraces; and 4-26 Prospect Street are late Victorian/Edwardian properties, with distinctive architectural detailing. Architectural detailing became more important over time, evidenced by the addition of later architectural features at Number 23, directly influenced by the Victorian/Edwardian infill opposite. Prospect Street suffers from on-going degradation of property façades with the loss of historic features and detailing such as traditional doors and windows, roofing materials, and frontage treatments.

Site visit date: 24/03/2025

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the following works:

- Removal of existing windows and doors on the front and rear elevations;
- Installation of a new black composite front door;
- Installation of double glazed timber sash windows to the front and like for like timber effect windows to the rear elevations;
- General internal refurbishment (not requiring planning permission);

No proposed extensions.

The works are part of a wider scheme to refurbish the existing property, enhancing its thermal efficiency and overall appearance, whilst retaining traditional character features.

**The proposal was originally for UPVC windows at the front and rear of the property, however, given the location of the property, with a Conservation Area, timber and UPVC-timber effect was deemed to be most appropriate, this was also backed by the RBC Conservation Officer.

Plans submitted:

24125.S.PP-05 Existing Elevations Jan 2025

24130.S.BC-01 - Existing Basement Floor Plan Jan 2025

24130.S.BC-02 - Existing Ground Floor Plan Jan 2025

24130.S.BC-03 - Existing First Floor Plan Jan 2025

24130.S.BC-04 - Existing Second Floor Plan Jan 2025

24130.S.BC-06 - Existing Window Schedule Jan 2025

24130.PP-10 - Block Plan Jan 2025

24130.BC-09 - Location Plan Jan 2025

[Received by the Local Planning Authority 23 Jan 2025]

24130.BC-07 REV B - Proposed Window Schedule Jan 2025

24130.BC-08 REV B - Proposed Elevations Jan 2025

2175 Heritage Statement rev01

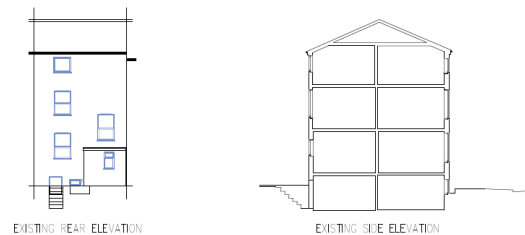
Proposed Windows & Door Materials and Design Clarification

[Received by the Local Planning Authority 14 April 2025]

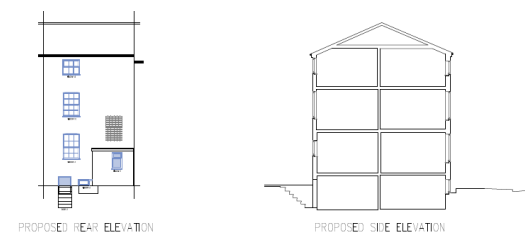
Quotation Ref. L67482 _ Q4

[Received by the Local Planning Authority 30 May 2025]

Existing Elevations:



Proposed Elevations:



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

Site notice advertised on 28/04/2025

No letters of representation have been received.

RBC Conservation was consulted as part of this application - comments on appropriate design/material for site and its setting within the Conservation Area.

CAAC - No comment.

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.

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'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework 2024

National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

EN1 (Protection and Enhancement of the Historic Environment)

EN3 (Enhancement of Conservation Areas)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPD

Design Guide to House Extensions SPG 2021

Castle Hill/Russel Street/Oxford Road Conservation Area Appraisal (2020)

6. APPRAISAL

Character and Appearance (Heritage)

Policy H9 states that an extension to a house 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 states 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 proposal was originally for replacement of windows with upvc windows. This was not considered acceptable as the design, detail, material and appearance of the traditional windows would be lost. Furthermore, they would not be suitable for the period of the host property building, forming a historic terrace of identical properties of the same architectural style. The replacement with upvc would not enhance the significance of the conservation area.

Further to the above, revised plans were received illustrating proposed replacement with timber windows on the front elevation. Upvc, like for like timber effect windows proposed at the rear of the property.

The replacement of the existing windows with timber double glazed sash units to the front and timber effect like for like windows to the rear is considered appropriate in terms of appearance and material, respecting the existing character of the dwelling. The proposed black composite front door is modern in material but traditional in style, maintaining visual coherence with the façade. The changes are modest in scale, largely replacing like-for-like openings, and do not alter the footprint or scale of the dwelling. The works are considered to improve the overall appearance and energy efficiency of the property.

The proposed replacement windows are considered to be appropriate in terms of their design, materials and detailing, and are sympathetic to the character of the host property and its setting with the Castle Hill/Russel Street/Oxford Road Conservation Area. The new windows would closely replicate the proportions and traditional appearance of the historic originals, which are characteristic of the area and contribute to its historic integrity. The use of high-quality materials and a traditional finish will ensure the windows integrate harmoniously with the existing dwelling and surrounding streetscape. Furthermore, by reinstating or preserving traditional fenestration patterns, the proposed works will preserve the special interest of the conservation area and, in doing so, make a positive contribution to its overall character and appearance.

As part of the proposed window replacement works to this dwelling within the Conservation Area, the applicant originally proposed the inclusion of external trickle vents to the front elevation windows. However, following consultation with the Council's Conservation Officer, it was advised that the addition of visible trickle vents to the front elevation would detract from the character and appearance of the building and the wider streetscene, to the detriment of the Conservation Area's significance. In response, the applicant has agreed to omit trickle vents from the front elevation windows and instead provide them to the rear elevation, where they would not be visually prominent and would have no adverse impact on the character of the area. This arrangement ensures that adequate background ventilation can still be provided in accordance with Building Regulations requirements, without compromising the historic or architectural interest of the site.

The development is therefore considered to be subservient to both the existing dwelling and surrounding area and its character and is not believed to detract from it. As such, the development is considered acceptable, in compliance with Policy H9 and CC7 and EN1 and EN3.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The works involve no new openings or extensions and will not result in any adverse impact on the amenity of neighbouring occupiers in terms of loss of light, privacy or overbearing impact.

Therefore, the development is considered to have an acceptable impact on the amenity of all adjoining neighbours and on the occupiers of the application dwelling, complying with Policies CC8 and H9.

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

Recommended Conditions:

Time Limit

Materials

Approved Plans