

DELEGATED APPLICATION REPORT

Ward: Coley

App Ref: PL/25/0976 Full planning permission

Address: RODNEY COURT, BERKELEY AVENUE, READING

Proposal: Replacement of existing windows for all flats

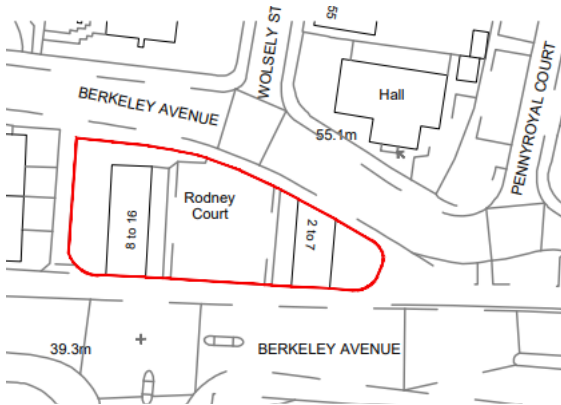
Received date: 08/07/2025

Target Decision date: 08/10/2025

Case Officer: Sian Hickey

1. INTRODUCTION

The application site consists of two blocks of flats located at Rodney Court off Berkeley Avenue in Reading. The buildings are not listed, nor do they fall within a conservation area. The surrounding area is largely considered residential.



Google earth image:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the installation of replacement windows at both blocks of flats (2-7, and 8-16).



The red hatch denotes new 'Profile22 Optima' PVC-u double glazed windows to replace the existing. The style and colour of the new windows will match the existing.

Site visit date: 19th August 2025

Site visit photos:



Plans considered:

Drawing No. 25016_P_1205 – Existing Elevations (2-7 Rodney Court)
 Drawing No. 25016_P_1205 – Proposed Elevations (2-7 Rodney Court)
 Drawing No. 25016_P_1105 – Existing Floor Plans (2-7 Rodney Court)
 Drawing No. 25016_P_1050 – Site Block Plan (2-7 Rodney Court)
 Drawing No. 25016_P_1106 – Existing Floor Plans (8-16 Rodney Court)
 Drawing No. 25016_P_1206 – Proposed Elevations (8-16 Rodney Court)
 Drawing No. 25016_P_1206 – Existing Elevations (8-16 Rodney Court)
 Drawing No. 25016_P_1051 – Site Block Plan (8-16 Rodney Court)
 Drawing No. 25016_P_1005 – Site Location Plan

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

A site notice was displayed at the front of the site by the case officer on 19th August 2025 for a period of 21 days.

No letters of objection have been received.

5. 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. 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. The Development Plan for Reading relevant to the application site comprises the Reading 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) (Reading Borough Local Plan, 2019) 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).

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC2 Sustainable Design and Construction
CC7 Design and the Public Realm
CC8 Safeguarding Amenity

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. The submission version of the Local Plan was submitted on 9th May 2025.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become "out of date" when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be 'out of date'.

7. APPRAISAL

Design and Access

The proposed development is for the replacement of the existing windows of all flats within both blocks of flats at Rodney Court. The replacement windows are considered like for like and therefore the proposal is not considered to harm the character and appearance of the buildings or the surrounding area. It was noted from the site visit carried out by the planning officer that the existing windows are in poor condition, therefore it is considered that the proposed works will improve and enhance the appearance of the buildings. The proposed works are considered minor and in accordance with Reading Borough Local Plan Policy CC7.

Safeguarding Amenity

Due to the size, scale and nature of the proposal, the development proposed is not considered to harm the living conditions of the surrounding area with regards to the criteria set out in policy CC8 of the Reading Borough Local Plan.

The proposed development seeks the direct replacement of the existing window openings for both blocks of flats at Rodney Court, no new openings are proposed. Therefore, the proposed development is not considered to result in additional harmful overlooking to neighbouring properties.

The proposed development is considered in accordance with policy CC8 of the Reading Borough Local Plan.

8. CONCLUSION

The proposed development has been assessed, and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

CONDITIONS

TL1: Time Limit

AP1: Approved Plans

M3: Materials (As Specified)