

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: PL/25/1167 Lawful development: Proposed

Address: CHARLES CLORE COURT, APPLEFORD ROAD, READING

Proposal: Renewal of white uPVC windows with white uPVC windows.

Applicant: A2 Dominion

Received date: 18/08/2025

Target Decision date: 13/10/2025

Case Officer: Sian Hickey

INTRODUCTION

Charles Clore Court is an extra care Sheltered Housing facility located off Appleford Road in the ward of Southcote. The property consists a number of self-contained units, over 4 floors in a purpose built structure. The Sheltered Housing facility has its own private communal gardens and self-contained off street parking. The building is constructed from red brick and aluminium clad roof with white upvc doors and windows. The nearby area is predominately domestic housing in the form of semi-detached dwellinghouses, terraced and apartments. The building is not listed, nor does it fall within a conservation area.

The applicant has submitted an application for a lawful development certificate to confirm that the like-for-like replacement windows would be considered de-minimis and would not constitute development and, therefore, would not require planning permission.

PROPOSAL

The proposed works consist of the replacement of all windows. The application form states 'The materials, fenestrations and colour of the replacement windows are to remain the same as the existing. It is therefore a like for like replacement'.

DOCUMENTS SUBMITTED

The following plans/documents were submitted to the local planning authority on 18th August 2025:

Application form

Location Plan

Window Design Specification

Window Design Specification – Shaped Frame

Window Design Specification – Window Types

Drawing No. 1239.25.A2.CCC.08 – Proposed Elevations (side)

Drawing No. 1239.25.A2.CCC.07 – Proposed Elevation (side)

Drawing No. 1239.25.A2.CCC.06 – Proposed Elevation (rear)

Drawing No. 1239.25.A2.CCC.05 – Proposed Elevation (front)

Drawing No. 1239.25.A2.CCC.04 – Existing Elevations (side)

Drawing No. 1239.25.A2.CCC.03 – Existing Elevation (side)

Drawing No. 1239.25.A2.CCC.02 – Existing Elevation (rear)

Drawing No. 1239.25.A2.CCC.01- Existing Elevation (front)

PLANNING HISTORY

930429 - Extension and alterations to form two wardens units and three additional units for elderly – Permitted April 1993

040258 - Re-model of existing sheltered housing scheme with bedsits and self-contained flats, and provide an extra sheltered care housing scheme – Permitted March 2005

211969 - Proposed new lift shaft extension – Permitted March 2022

221296 - Extension and internal alterations to enlarge and improve kitchen facilities to care home – Permitted January 2023

230507 - Install External Lift shafts with roof alterations to suit – Permitted June 2023

231718 - Installation of external lift shafts to two elevations. Front facing Burghfield Road and rear facing Appleford Road - Permitted February 2024

CONSULTATIONS

Consultations are not required for an application of this type.

RELEVANT PLANNING POLICY AND GUIDANCE

National Planning Practice Guidance
Town and Country Planning Act 1990 (as amended)

ASSESSMENT AND CONCLUSION

Section 55(2) of the Town and Country Planning Act 1990 states that building operations which do not materially affect the external appearance of a building do not amount to ‘development’ and do not require planning permission. The term ‘materially affect’ has no statutory definition, but is linked to the significance of the change which is made to a building’s external appearance.

The proposal has been assessed to ensure that it complies with the criteria above.

Like-for-like replacement windows. COMPLIES

The proposed replacement windows are not considered to be development, and it can be confirmed that planning permission would not be required for the proposed works. Therefore, the Local Planning Authority can issue the applicant with a Certificate of Lawfulness.

DECISION

Grant



The Location Plan (not to scale)