

DELEGATED APPLICATION REPORT

Ward: Kentwood Ward

App Ref: PL/25/0884 Full planning permission

Address: 19, to 26, Beatty Drive, Reading, RG30 6NE

Proposal: Replacement of flat windows and doors with new uPVC, replacement of entrance screen and doors with new powder coated aluminium and replacement of fascias with new uPVC.

Applicant: Mr Jason Till

Received date: 18/06/2025

Target Decision date: 14/11/2025 (EOT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a two-storey block of eight residential flats at 19–26 Beatty Drive, Reading, located within the built-up area of Tilehurst. The block is of late 20th century construction with brick elevations and a hipped roof, forming part of a uniform group of similar buildings on a short cul-de-sac accessed from Kentwood Hill.

The principal elevation faces a shared forecourt and features a centrally positioned communal entrance, set within a white, tall, arched glazed screen incorporating multiple panes. Fenestration on the front elevation consists of dark-stained timber casement windows arranged in a regular pattern across both floors, with paired openings and horizontal emphasis, complemented by brick detailing around the openings. The rear elevation is consistent in appearance, incorporating a secondary entrance door at ground level and a similar arrangement of dark-stained timber casement windows in paired and single openings, overlooking a communal grassed area enclosed by boundary fencing. The two side elevations are plain brick walls with minimal detailing, and each contains four windows arranged across both floors.

The existing fascias are formed in dark-stained timber, matching the finish of the casement windows and contributing to the uniform appearance of the block. They run beneath the eaves of the hipped roof and provide a simple, functional edge detail without decorative features.

The site is not within a conservation area, and the building is not listed.



Fig 1: View from the front of 19–26 Beatty Drive, Reading, taken 17/10/25

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks the replacement of all existing flat windows and doors with new uPVC units, the replacement of the communal entrance screen and doors on the east elevation with white powder-coated aluminium double-glazed units, and the renewal of fascias and soffits. The proposed materials include:

- Windows: Mahogany (RAL 8016) uPVC, double-glazed, white internal finish.
- Entrance screen and door: White powder-coated aluminium, double-glazed.
- Fascias: Mahogany (RAL 8016) uPVC.
- Soffits: White uPVC.

Plans considered:

- Location Plan, received 18th June 2025
- Drawing No. E2801 – 001- Block Plan, received 18th June 2025
- Drawing No. E2801 – 004 - Existing and Proposed Elevations, received 11th November 2025



Fig 2: Existing and Proposed Plans

Planning history:

None.

3. CONSULTATIONS

A site notice was displayed on 17th October 2025 in front of the application site. The 21-day consultation period ended on 6th November 2025. No letters of representatives have been received.



Fig 3: Site Notice photo

4. 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)

CC7 (Design and the Public Realm)

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. A submission draft 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 remains 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'.

5. APPRAISAL

Character and Appearance

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. Architectural detail and materials will be assessed to ensure that the development proposed makes a positive contribution to the continuity and enclosure.

The proposal seeks to replace the existing dark-stained timber casement windows and fascias with uPVC units finished in Mahogany (RAL 8016), a deep brown shade designed to replicate the appearance of stained timber. Also, the existing white timber entrance door would be replaced with a white, powder-coated aluminium door with double glazed. In addition, the works include the replacement of soffits, which would be finished in a white colour to maintain consistency with the existing roofline. Although the material changes from timber to uPVC, which is generally considered less traditional, the building is not listed and does not lie within a conservation area, so the proposal is considered acceptable.

The proposed colour is visually similar to the existing finish, ensuring continuity in appearance. The replacement units would maintain the existing arrangement of openings and proportions, preserving the established rhythm and design of the elevations. Given the modest scale of the works, the use of a colour that closely matches the current finish, and the absence of heritage constraints, the proposal would not result in harm to the character or appearance of the building or the wider street scene.

6. 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.

7. RECOMMENDATION

Approve with Conditions

Recommended Conditions:

1. Time Limit
2. Approved Plans
3. Materials (As Specified)