

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: PL/25/1720 Full planning permission

Address: 21 Royal Court, Kings Road, Reading, RG1 4AE

Proposal: Replacement of 3 wooden windows with colour matching uPVC (retrospective)

Applicant: Mr David Livingstone

Received date: 01/12/2025

Target Decision date: 30/04/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site comprises a first floor easterly facing apartment within a block of purpose-built C3 residential apartments known as Royal Court, located off Kings Road and adjacent to the River Kennet. The apartment building is dated circa 1980's and constructed from red and grey patterned brickwork with brown timber casement windows and sliding doors which lead on to private balconies, the balconies have metal balustrades and glass infilled sections.



Northerly facing elevation



Easterly facing elevation



Westerly and southerly facing elevations

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of replacing 3 wooden windows with colour matching uPVC (retrospective). The replacement windows aim to match the existing/original windows in terms of appearance/size/scale and colour.

Plans and documents received:

Ref: PP-14410574v1-Location Plan, dated Nov 2025

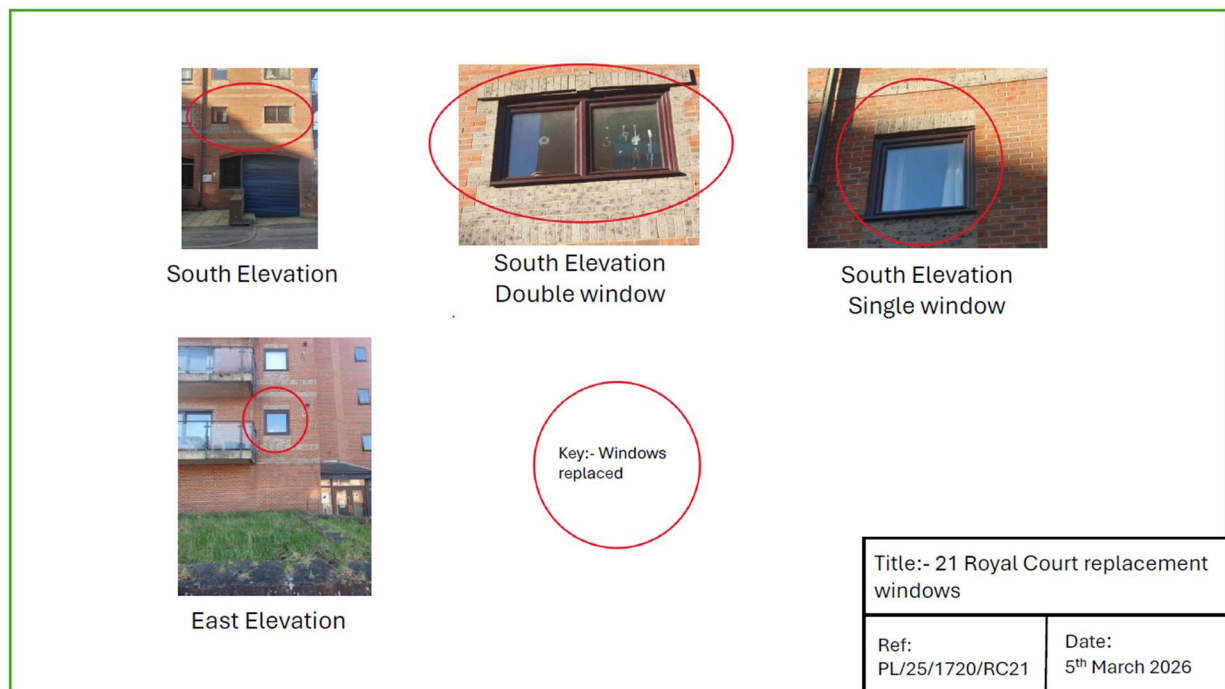
Ref: TQRm25334172942547-Block Plan, dated Nov 2025

Received by the LPA on 1st December 2025

Ref: PL/25/1720/RC21-21 Royal Court Replacement Windows (plan showing windows replaced) dated Mar 2026

Manufacturers window specification (70mm Tilt & Turn Window)

Received by the LPA on 5th March 2026





70mm Tilt & Turn Window



Features

Frame Offering

- ◀ Choice of outer frame - 68mm and 85mm height
- ◀ Choice of 3 transom widths - 63mm, 72mm and 86mm
- ◀ Dedicated 65mm sash
- ◀ All sections available featured and bevelled
- ◀ Available fully welded or mechanically jointed.

Weatherseals

- ◀ High performance Q-Lon gasket supplied in all mainframe sections with a manufacturer lifetime guarantee.

Thermal and Steel Reinforcing

- ◀ Galvanised steel range to suit topography requirements
- ◀ Aluminium range for mechanical joint requirements
- ◀ Range of thermal reinforcements (with strip steel) for higher 'U' value and ERP requirements
- ◀ All reinforcements are designed to achieve required security and weathering requirements, where required.

Finishes

- ◀ Signature white
- ◀ Range of solid colour and woodgrain foils.

Glazing

- ◀ Choice of 4 glazing thicknesses - 24mm or 28mm for double glazed units. 36mm or 44mm for triple glazed
- ◀ Georgian bars in 20mm, 28mm and 50mm Dummy Transom widths.

Ancillaries

- ◀ Comprehensive range of add-ons, couplers, corner posts, bay poles available to suit any installation.

Hardware

- ◀ Full depth eurogroove positioned centrally, accepts a wide range of perimeter locking and concealed hardware
- ◀ Secured by Design and Part Q specification available.

Ventilation

- ◀ Proprietary ventilation devices can be used on all designs
- ◀ A range of ventilation options available including large outer frame, head extension and dedicated one piece head vent (see cavity closer for further details).

Thermal Performance

- ◀ A range of A++ to C and 0.8 to 1.6 'U' value performance are achievable with the Duraflex Diamond Suite. See separate energy performance data sheet for details.

Tested to BS 6375-1:2015

Air Permeability	Water Tightness	Wind Resistance
Class 4 600Pa	Class 9A 600Pa	Class A3 2400Pa



Performance

Security

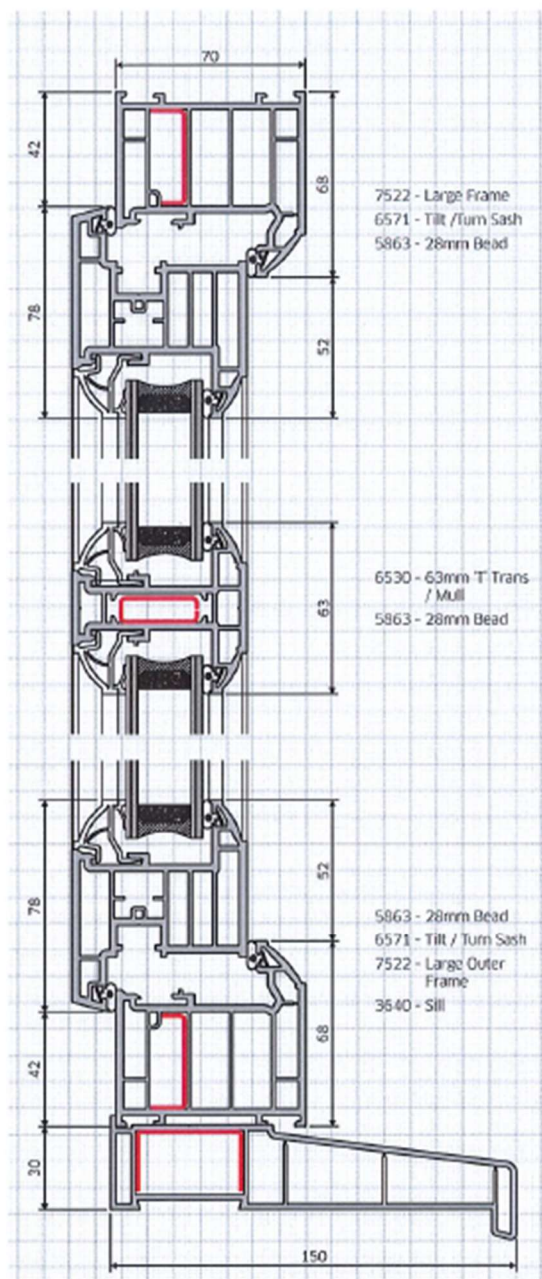
- ◀ A wide range of hardware options available
- ◀ Concealed and perimeter locking options
- ◀ Enhanced security. Secured by Design hardware also available.

Thermal

- ◀ A large number of simulations have been carried out by 'approved' simulators at Duraflex providing a comprehensive range of WER's (Window Energy Ratings) for A++, A+, A, B and C ratings and 'U' values to 0.8 - 1.6W/m²k using standard readily available components, lower 'U' values are available with the use of special glass combinations.

General Features

- ◀ **Q-Lon** - 99% compression recovery, high performance acoustic and weather sealing properties with lifetime guarantee. Operates perfectly in temperatures ranging from -20°C to 70°C
- ◀ **Lead Free** - environmentally friendly, calcium organic lead free formulation
- ◀ **Finishes** - comprehensive range of natural wood and solid colour foils
- ◀ **Structural** - comprehensive range of coupling sections to suit various applications
- ◀ **Featured and Bevelled.**



3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The planning notice was put up on 5th March 2026 and left in place for a minimum of 21 days for the statutory public consultation.

No letters of representation 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. 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 and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

Policy CC7 – Design and the Public Realm
Policy CC8 – Safeguarding Amenity

The main issues to be considered are:

- a) Principle of development
- b) Design and impact on the character of the area
- c) Impact of residential amenity.

7. APPRAISAL

a) Principle of development

In principle the replacement of 3 wooden windows with colour matching uPVC is considered acceptable as they are crucial for the amenity and the safety of the tenant and building users.

b) Design and Impact on the Character or the Area

The upvc windows are a like for like replacement with modern and more durable materials. The windows will be positioned in the same locations as existing. No new openings. The proposed changes to the

windows will enhance the overall aesthetics of the buildings and is not considered to be harmful to the host building or the wider area. The changes are subservient to the host building(s).

In terms of character and appearance, the proposal complies with Policy CC7 of the Reading Borough Local Plan 2019.

c) Impact on Residential Amenity

The proposed replacement timber windows for upvc windows are not considered to be harmful to residential amenity.

The proposal is considered compliant with Policy CC8 of the Reading Borough Local Plan 2019.

8. CONCLUSION

The proposal has been assessed and complies with all quoted policies above. The LPA can therefore grant full planning permission subject to necessary conditions and informatives.

9. RECOMMENDATION

GRANT