

## COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 17/07/19

**Ward:** Redlands

**App No:** 190808/REG3

**Address:** Denton Court, Hexham Road, Reading, RG2 7UB

**Proposal:** Various external and internal refurbishments including the complete replacement of non-loadbearing elevations to the front and rear including insulation, windows and doors; the replacement of gutters, fascia and soffits; and internally, the installation of new kitchens and bathrooms

**Applicant:** Reading Borough Council

**Date validated:** 05/06/19

**Target Date:** 31/07/19

### RECOMMENDATION

**GRANT** full planning permission subject to conditions, to include:

1. Time limit for implementation
2. Approved plans
3. Materials to be used externally
4. Standard hours of construction and demolition

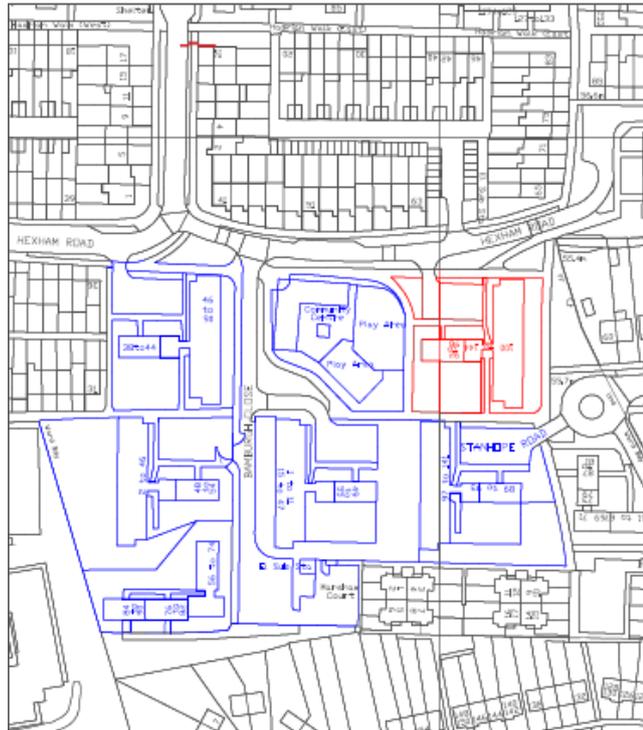
Informatives to include:

1. Terms and conditions
2. Need for Building Regulations approval
3. Construction and Demolition subject to Environmental Health law
4. No bonfires
5. Positive and proactive

## 1. INTRODUCTION

1.1 The site is located in a predominantly residential area, south of the town centre. The site is located within an area of flats and houses arranged around a typical 1960's layout of access roads, parking courts and service roads.

1.2 The site comprises a four storey block containing flats and maisonettes, with a two storey section that projects westward at a right angle to the main block. The L-shaped arrangement fronts onto a parking court. A grassed communal garden exists to the rear.



**Site Location Plan**

## **2. PROPOSALS**

- 2.1 Full planning permission is sought for external works associated with the refurbishment and upgrading of the existing building. This involves the replacement of tiles and cladding panels to the front and rear elevations and their replacement with insulated, composite wood-effect, tongue and groove weatherboard-style cladding panels in grey-brown colour. The two panel types would be arranged in an alternate chequered pattern as shown on the images at the end of this report.
- 2.2 New windows are proposed to the front and rear elevations at the ground and third floors of the four storey element, and the ground and first floors of the two storey element. The proposed windows would match the size and style of the existing.
- 2.3 Balconies at the first floor would be replaced with clear panelling, with rearward balconies at the third floor being reinstated and refurbished. New gutters, fascia and soffits are also proposed.
- 2.4 The application is being referred to Planning Applications Committee for a decision as Reading Borough Council is the applicant.

## **3. PLANNING HISTORY**

- 3.1 None relevant.

## **4. CONSULTATIONS**

- 4.1 Neighbouring owners and occupiers at 92-144 (evens) Denton Court, Hexham Road, 57, 59, 61, 63 and 65 Hexham Road and 59 and 60 Stanhope Court

were consulted by letter. Four site notices were displayed around the site. One letter of representation was received with regard to the following:

- Seeking confirmation when residents will be moved *Officer note: not a material planning consideration, it will be for the building manager to contact residents to advise of arrangements which would be necessary.*

- 4.2 RBC Environmental Protection gave standing advice with regard to the construction and demolition phases of the development. Informatives are included to advise suitable hours for noisy works, and to remind the applicant that there should be no burning of waste on site.

## 5. LEGAL AND PLANNING POLICY CONTEXT

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework, among them the 'presumption in favour of sustainable development'.

- 5.2 The application has been assessed against the following policies:

### **National Planning Policy Framework**

#### **Reading Borough Core Strategy (2008)**

Policy CS1: Sustainable Construction and Design  
Policy CS7: Design and the Public Realm

#### **Sites and Detailed Policies Document (2012)**

Policy SD1: Presumption in Favour of Sustainable Development  
Policy DM4: Safeguarding Amenity

## 6. APPRAISAL

### (i) Character and Appearance

- 6.1 The proposed works would preserve the form and proportions of the existing building and would sit comfortably within the existing frame marked by the brick flank walls and pitched tiled roof. It is considered that the proposed cladding would be appropriate in terms of its colour and texture. The chequered arrangement of panels would be a departure from the existing appearance of the building, though would reflect the appearance of the recently refurbished Kershope Court (151231/FUL) and Redesdale Court (180185/REG3), adjacent to the application site. As such, the proposal would not cause harm to the character of the area.

- 6.2 The proposed windows and alterations to existing balconies would result in a more uniform treatment, across all floors. It is considered that this would generally improve the appearance of the building.

- 6.3 The proposal would therefore accord with Policy CS7 of the Core Strategy.

### (ii) Residential Amenity

6.4 The proposed works would improve the standard of accommodation within the building generally. The proposals would not result in harm to the amenity of occupiers of the building. The works would not affect the amenity of neighbouring dwellings as the size of the building and window positions would remain the same. It is acknowledged that the proposed clear panelling would pose a slightly greater degree of overlooking than the pre-existing solid balconies, though it is not considered that significant harm would arise as a result. The amenity of neighbours would be protected during construction and demolition phases by the recommended restriction on hours of work for condition, rather than informative. The proposal is therefore in accordance with Policy DM4 of the Sites and Detailed Policies Document.

**(ii) Equality**

6.5 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age and disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

**7. CONCLUSION**

7.1 The proposed refurbishment works are considered to be acceptable in the context of national and local planning policy, and other material considerations, as set out in this report. The application is recommended for approval on this basis.

**Plans considered:**

Site Location (received 17/05/19)

Drawing No: HEX (SRB) 005 - Proposed Floor Plans (received 17/05/19)

Drawing No: 16/012/OPT2 - Proposed Elevations (received 17/05/19)

Case Officer: Tom Hughes

