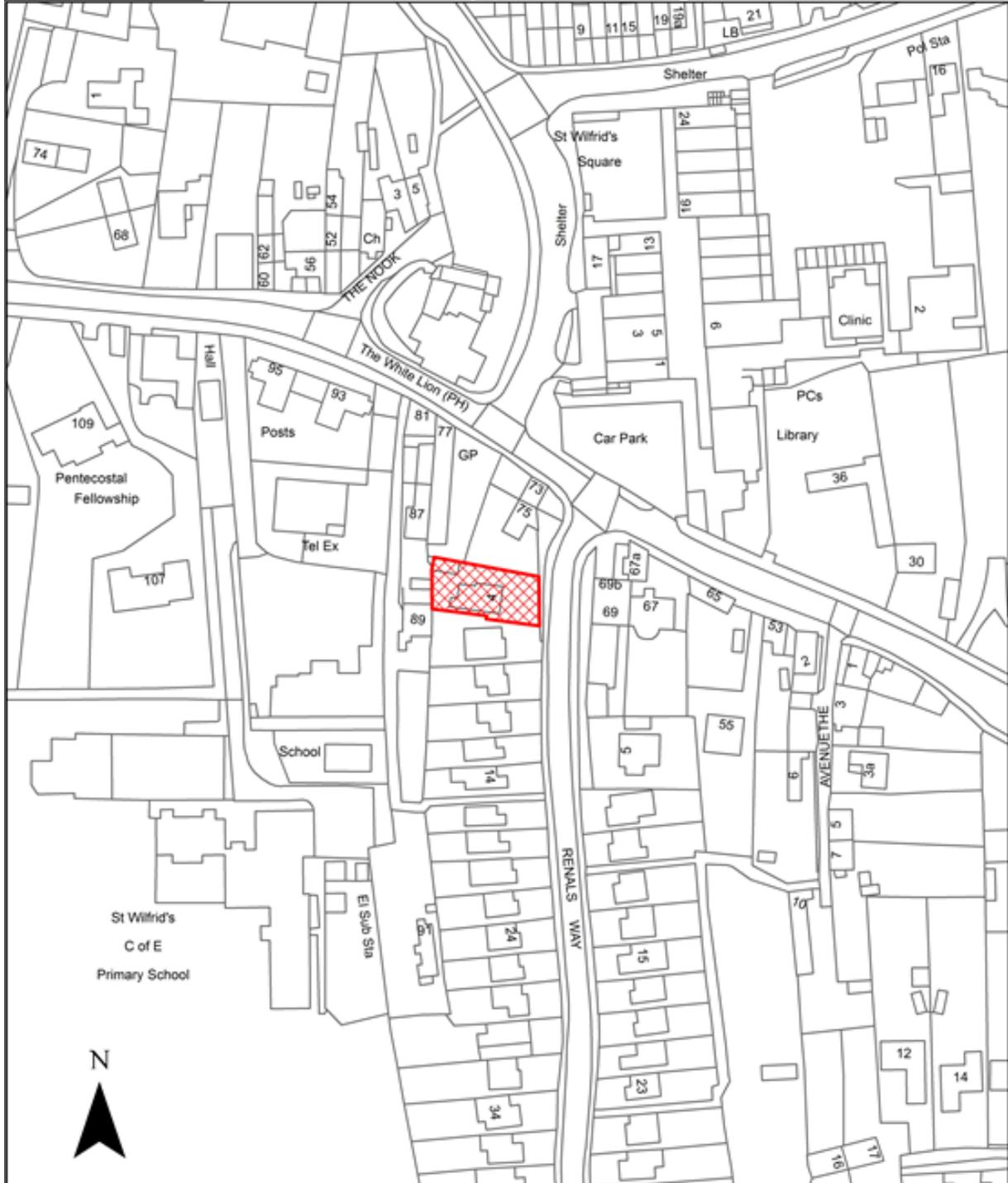


Application Number: 2016/0181

Location: 4 Renals Way, Calverton, Nottinghamshire, NG14 6PH.



NOTE:

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Report to Planning Committee

Application Number: 2016/0181

Location: 4 Renals Way, Calverton, Nottinghamshire, NG14 6PH.

Proposal: Application for the removal of a condition to change wooden window frames to UPVC (white).

Applicant: Mr Keith Watson

Agent:

Case Officer: Alison Jackson

The application is being reported to the Planning Committee as the applicant is married to a Gedling Borough Council employee.

Site Description

4, Renals Way, Calverton is a two storey detached property which is set back from the road and within the Calverton Conservation Area.

Relevant Planning History

Planning permission was granted in 1991, reference 91/0324, for the erection of a detached dwelling and garage on the site. A condition was attached to this permission requiring all the window frames to be of a timber construction.

Proposed Development

Permission is sought for the removal of the above condition in order to allow for the replacement of the existing timber windows at the property with upvc windows.

Consultations

Calverton Parish Council – no objections.

Nottinghamshire Building Preservation Trust – no comments received.

Local residents have been notified, a site notice has been posted and the application has been advertised within the local press – I have received one letter of representation as a result, the contents of which are summarised below:

- The windows will dramatically change the view to neighbouring properties and will be out of keeping with neighbouring properties.
- Concerns are raised in regard to what style of windows are proposed and if the windows could affect privacy to neighbouring dwellings.

- Consideration could be given to brown upvc and a number of panes per window.

Planning Considerations

The main planning issues involved with this application are whether the proposed replacement doors and windows to the property in upvc would have a material impact on the character and appearance of the site and wider Conservation Area and whether it would have an adverse impact on the amenities of neighbouring properties.

Paragraph 137 of the NPPF is particularly relevant to this application and relates to 'Conserving and enhancing the historic environment'.

Gedling Borough adopted the Gedling Borough Aligned Core Strategy (GBACS) on 10th September 2014 and this now form part of the Development Plan along with certain policies saved contained within the Gedling Borough Council Replacement Local Plan referred to in Appendix E of the GBACS.

In this instance, Policy 10: Designing and Enhancing Local Identity is relevant.

Appendix E of the ACS refers to Saved Policies from the Adopted Local Plan. The following policies are considered to be relevant in this instance:

At the local level the following policy of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014) is relevant:

- Policy ENV15 (New Development Within The Conservation Area)
- Policy ENV1 (Development Criteria)

As the proposal relates to the replacement of windows with upvc and no additional windows and doors are proposed I am satisfied that the development results in no undue impact on neighbouring properties.

In respect to the use of upvc within a conservation area, whilst it is preferable that traditional materials such as wood are used for the windows to properties in these locations, I am satisfied in this instance that the replacement of the wooden windows with upvc is acceptable given that the site is located on the edge of the Conservation Area and neighbouring properties adjacent to the site have upvc windows.

I am also mindful that properties located within a conservation area which do not have a specific condition restricting the replacement of their wooden windows with upvc can automatically replace their windows without having to seek the permission of the Borough Council.

I am satisfied that the use of upvc to this property will not adversely affect the Conservation Area or the wider area in general.

Accordingly, I recommend that planning permission be granted for the removal of the condition as stated above.

Recommendation:

GRANT PLANNING PERMISSION, subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be undertaken in accordance with the details as set out within the application forms received on the 3rd February 2016.
3. Notwithstanding the provisions of the Town & Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order) no further extensions shall be built without the prior written permission of the Borough Council as Local Planning Authority.
4. No additional windows to those shown on the submitted plans shall be inserted in the elevations of the proposed dwelling at any time.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. In order to protect the amenity of neighbouring properties, in accordance with the aims of policy ENV1 of the Replacement Local Plan (Certain Policies Saved 2014).
4. In order to protect the privacy of neighbouring dwellings, in accordance with the aims of policy ENV1 of the Replacement Local Plan (Certain Policies Saved 2014).

Reasons for Decision

The proposal is visually acceptable, results in no undue impact on neighbouring properties or the Calverton Conservation Area. The proposal therefore accords with the National Planning Policy Framework 2012, the Aligned Core Strategy and the Gedling Borough Council Replacement Local plan (Certain Policies Saved 2014).

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

You are advised that the remaining conditions attached to planning permission 91/0324 remain applicable.