

Planning Committee Report	
Planning Ref:	PL/2024/0002137/HHA
Site:	12 Broadway
Ward:	Earlsdon
Proposal:	Replacement of existing windows with uPVC sliding sash windows and new roof light
Case Officer:	Nikki Radwanska

SUMMARY

The purpose of this report is to consider the above Householder application which proposes the replacement of existing windows with uPVC sliding sash windows a new roof light, within the Earlsdon Conservation Area. The proposals are considered to have an acceptable appearance on the character and appearance of the Conservation Area.

BACKGROUND

The application site lies within the Earlsdon Conservation Area where an Article 4 Direction has removed permitted development rights for any alterations fronting the public realm.

The applicants are seeking to replace the existing single glazed wooden sash windows with double glazed woodgrain effect units which are composed of uPVC.

The application has been referred to planning committee due to the number of objections having been received.

KEY FACTS

Reason for report to committee:	The application has been referred to committee due to more than five objections having been received
Current use of site:	Residential Dwelling
Proposed use of site:	Residential Dwelling
Conservation Area:	Earlsdon

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon the character or appearance of the conservation area.
- The proposal accords with Policies: HE2, DE1 and H5 of the Coventry Local Plan 2017, together with the aims of the NPPF.

SITE DESCRIPTION

The application site relates to a traditionally styled dwelling forming the end part of a terrace, prominently located on the corner of Broadway and Berkley Road North. It benefits from a front garden with street parking to the front. It is noted that the site lies in a residential area within the Earlsdon Conservation Area, where permitted development rights are restricted through an Article 4 Direction. The surrounding houses are largely similar in age and style, but not necessarily in appearance. It is noted that the windows in the area are mixed in style and materials, many of which are uPVC.

APPLICATION PROPOSAL

The application seeks planning permission for the replacement of the existing windows with uPVC sliding sash windows and new roof light. The replacement windows will replicate the design of the existing windows.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision
S/2005/3533	Proposed extension to garage	Approved

POLICY

Legislation

Section 72 (Conservation Areas) – Planning (Listed Buildings and Conservation Areas) Act 1990

National Policy Guidance

National Planning Policy Framework (NPPF) December 2023. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

Consultation was recently carried out seeking views on the Government's proposed approach to revising the NPPF. It also sought views on a series of wider national planning policy reforms. The consultation closed on 24th September 2024.

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2017, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS3: Sustainable Development Policy
Policy H5: Managing Existing Housing Stock
Policy DE1 Ensuring High Quality Design
Policy HE2: Conservation and Heritage Assets
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development
SPD Householder Design Guide
Earlsdon Conservation Area appraisal and management plan

CONSULTATION

Non-statutory

Conservation: Objection

Neighbour consultation

Immediate neighbours and local councillors have been notified; a site notice was posted on 5/11/2024. A press notice was displayed in the Coventry Telegraph on 14/11/2024.

6 letters of objection have been received, raising the following material planning considerations:

- a) uPVC windows would affect the character of the area and the existing windows should be repaired
- b) the application site lays in a Conservation Area which seeks to preserve the Victorian and Edwardian character of Earlsdon

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are the impact on the character and appearance of the dwelling and the impact on the Earlsdon Conservation Area.

Impact on the character and appearance of the dwelling and the Earlsdon Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act (1990) requires in the exercise, with respect to any buildings or other land in a conservation area, that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'. This is re-affirmed within Section 16 of the National Planning Policy Framework (2023), part c of paragraph 203 specifically states that in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

Local Plan Policy HE2 reflects NPPF policy and states that development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

The Earlsdon Conservation Area management plan recognises that the character of many buildings of historic and architectural interest have suffered from the removal of historic architectural features and replacement such as with inappropriate uPVC windows and doors. However, Conservation Areas are not intended to stop change or development, but to ensure that any changes preserve or enhance the character of the buildings and the area as a whole. In this case the proposed development seeks to imitate the original windows through the use of uPVC sliding sash windows with a woodgrain finish and as such the design of the windows is not considered to be inappropriate, but of a replica design which reflects the character of the property. Furthermore, it can be seen throughout the area that the windows on the streetscape are a mix of uPVC and original wood windows. As such, the proposed alterations would not have a great impact on the appearance of the dwelling or the character of the area.

The Conservation Officer has raised objections to the application, indicating there is a moderate level of harm and wants the wooden windows to be repaired and refurbished and then secondary glazing can be used internally if necessary. Officers do not consider this to be a reasonable request. This is not a Statutory or even Locally Listed Building. Several neighbouring properties have replaced their original windows with uPVC windows and where they have retained the style of windows the materials are not considered harmful in the street scene. Not only are the windows being replaced with sash sliding windows, but they are incorporating a woodgrain finish. The replacement windows will have the benefit of energy efficiency for the occupiers.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

Conclusion

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon the character and appearance of the dwelling or the Earlsdon Conservation Area. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DE1, HE2 and H5 of the Coventry Local Plan 2017, together with the aims of the NPPF.

CONDITIONS/REASONS

1.	The development hereby permitted shall begin not later than 3 years from the date of this decision.
Reason	<i>To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)</i>
2.	The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Side Elevation DWG 12B/04 Proposed Front Elevation DWG 12B/03 Materials
Reason	<i>For the avoidance of doubt and in the interests of proper planning</i>