

Parish: HADLEIGH

Location: 1 – 14 Newell Court, Magdalen Road

Proposal: Installation of UPVC double glazed dark rosewood effect windows and back doors (following removal of existing softwood windows and back doors).

Applicant: Babergh District Council

Case Officer: Ben Elvin

Date for Determination: 20/03/08

This application is referred to Development Committee as the applicant is the District Council.

SITE

1. Newell Court forms a block of 14 flats (9 ground-floor and 5 first-floor) fronting Magdalen Road. It offers Sheltered Housing Accommodation and falls within the Hadleigh Conservation Area.

PROPOSAL

3. The application proposes the replacement of the existing windows and back doors with dark rosewood effect UPVC. The windows in the elevation fronting Magdalen Road are to be replaced with windows having the same profile as the existing window frames. The back doors will also be replaced as per the existing profile.
4. The windows in the west (rear) elevation will incorporate a fanlight to provide ventilation to the lounge areas and master bedrooms of each flat.

RELEVANT HISTORY

5. B83/00455 (1983) – Construction of 14 Flats and access.

NATIONAL GUIDANCE

6. PPS1: Delivering Sustainable Development

PLANNING POLICIES

7. The following Development Plan policies are applicable to the proposal:
 - **CN01** - (General Design)
 - **CN08** - (Development in Conservation Areas)

This report only includes policy references. For further details please see Page 4.

OBSERVATIONS

8. PC – Will be reported at the meeting.

REPRESENTATIONS

9. None received at the time of writing this report.

PLANNING CONSIDERATIONS

10. In considering replacement windows and back doors for this building, it is necessary to assess the impact on the building itself and on the character of the Conservation Area. The building is of its time, being around 25 years old and of red brick construction.
11. The proposed replacement windows will not significantly detract from the character of the building. The ground levels to the front of the property mean that views of the building from Magdalen Road are largely of the first-floor level and above. The building is set-back from the roadside and is accessed via walkways/ramps to the varying levels.
12. Policy CN08 requires that proposals enhance or preserve the character of the Conservation Area and encourages the use of appropriate materials and fenestration. The building lies in an area that is dominated by blocks of flat accommodation. The impact of this minor change to the façade of this building would not have a significant impact on the character of the Conservation Area and is acceptable.

REASON FOR APPROVAL

The proposed replacement windows and doors are of an appropriate form, finish and material that would not adversely impact on the character of the existing building or the Conservation Area. The proposal is therefore considered to be in accordance with policies CN01 and CN08 of the Babergh Local Plan Alteration No.2 (2006).

RECOMMENDATION

Grant planning permission subject to the following condition;

- Precise specification of replacement windows.