

13th NOVEMBER 2018 PLANNING COMMITTEE

6g	18/0948	Reg'd:	24.08.18	Expires:	19.10.18	Ward:	HV
Nei.	20.09.18	BVPI	Household	Number of	8/12	On	No
Con.		Target		Weeks on		Target?	
Exp:				Cttee' Day:			

LOCATION: 5 Trentham Crescent, Old Woking, Woking, Surrey, GU22 9EW

PROPOSAL: Proposed replacement of windows from white pvc to black pvc.

TYPE: HOUSEHOLDER

APPLICANT: Mr Vincenzo Russo

OFFICER: Barry Curran

REASON FOR REFERRAL TO COMMITTEE

The application has been called to the Planning Committee at the request of Councillor Eastwood.

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks permission to replace the existing white PVC.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone B (400M – 5KM)

RECOMMENDATION

That planning permission be REFUSED.

SITE DESCRIPTION

The application site is located on the southern side of Trentham Crescent, an area characterised by two storey semi-detached dwellings all of an identical appearance of post-war 1960s dwellings with white coloured uPVC framing. The application site forms a mid-dwelling on a row of semi-detached dwellings along a linear grain of development.

PLANNING HISTORY

No recent relevant planning history

PROPOSED DEVELOPMENT

Planning consent is sought to replace the existing white uPVC framed windows on the front and rear elevations with black uPVC framed windows.

CONSULTATIONS

None

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2018
Section 12 – Achieving well-designed places

Core Strategy Publication Document 2012
CS21 – Design

Supplementary Planning Guidance
Supplementary Planning Document 'Design' 2015

Woking Borough Council - Community Infrastructure Levy Charging Schedule

PLANNING ISSUES

1. The main planning issue that need to be addressed in the determination of this application is whether the proposal will be of detriment to the character of the host dwelling or character of the surrounding area and impact on neighbour amenities.

Impact on Existing Dwelling/Character of Area

2. The National Planning Policy Framework attaches great importance to the design of the built environment throughout Section 12 with emphasis being placed on planning positively for the achievement of high quality and inclusive design for all development. Policy CS21 of the Woking Core Strategy 2012 is consistent with this in so far as it expects development proposals to have regard to the general character and quality of the surrounding area.
3. Trentham Crescent is a residential cul-de-sac of 16no two storey semi-detached properties all of a post-war 1960s design constructed of buff coloured brick with white uPVC framing and cladding on the principal elevations under concrete tiled roofs. No.3 Trentham Crescent is the only variation to this consistent character, which has installed timber cladding (without planning permission) in place of the original white cladding on the principal elevation. It is proposed to replace the front and rear white uPVC windows on the application dwelling with black uPVC windows.
4. Paragraph 55 of The Town and Country Planning Act 1990 states that 'development' is *"the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land"*. It goes on to say that the carrying out for the maintenance, improvement or other alteration of any building of works which— affect only the interior of the building, or do not materially affect the external appearance of the building, would not be taken, for the purposes of the Act, to involve development. It is clear, therefore, that the replacement window frames would constitute development as per The Town and Country

13th NOVEMBER 2018 PLANNING COMMITTEE

Planning Act 1990 by virtue of having a material effect on the external appearance of the dwelling and as such needs to be assessed against material planning issues.

5. Paragraph 130 of National Planning Policy Framework states that *"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards"*. It is acknowledged that the proposed windows would have comparable proportions to those of the existing windows but they would adopt a complete contrasting appearance to those on the existing dwelling and those of surrounding dwellings. The black uPVC windows would have a more pronounced appearance against the buff coloured brickwork and appear at odds with the prevailing characteristic of the white uPVC window framing in Trentham Crescent. The difference in appearance will be further emphasised by the fact that all of the properties within Trentham Crescent contain white uPVC windows frames along with white uPVC cladding on the principal elevation.
6. Dwellings with Trentham Crescent are of a particular design and contain emulating characteristics which are of their time. Policy CS21 of the Woking Core Strategy 2012 states that new development should *"respect and make a positive contribution to the street-scene and character of the area in which they are situated"* paying due regard to materials amongst other characteristics. The installation of black uPVC windows would result in a dwelling with an appearance at that fails to respect or make a positive contribution to the street-scene. The Council's Supplementary Planning Document 'Design' 2015 notes that *"using contrasting materials for the new element can also be effective but they must compliment those used on the existing building"*. The proposed windows bear no relation to any materials on the existing dwelling nor on any other dwelling within the enclosure and while only relating to the colour of the window frames, the proposed appearance of the dwelling would shift significantly and appear singular and at odds with the prevailing street-scene.
7. The replacement windows are considered to be contrary to provisions outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Design' 2015.

Impact on Neighbouring Amenity

8. The application relates to replacement windows and is therefore not considered to materially affect the amenities enjoyed by neighbours.

Local Finance Considerations

9. CIL is a mechanism adopted by Woking Borough Council which came into force on 1st April 2015, as a primary means of securing developer contributions towards infrastructure provisions in the Borough. Given that there is no increase in floor-space, the application is not CIL liable.

Conclusion

10. Considering the points discussed above, it is considered that the proposed replacement windows would result in an unacceptable impact upon the character of the host property and the street-scene of Trentham Crescent. Introduction of black uPVC windows would be at odds with the prevalent white uPVC evident throughout the residential cul-de-sac and fail to respect or make a positive contribution to the street-scene. The proposal is therefore contrary to guidance outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Design' 2015 and is accordingly recommended for refusal.

BACKGROUND PAPERS

1. Site visit photographs.

RECOMMENDATION

It is recommended that planning permission be refused for the following reasons:-

1. The proposed replacement windows, by reason of their stark contrasting material would result in a discordant appearance detrimental to the visual amenity which would be at odds with the street-scene of Trentham Crescent. The development is, therefore, contrary to provisions outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and guidance outlined in the Council's Supplementary Planning Document 'Design' 2015.

Informatives:

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 38-39 of the National Planning Policy Framework 2018.
2. The plans/details relating to the development hereby refused are numbered / titled:
Location Plan (Received 21.08.18)
Block Plan (Received 21.08.18)
Addendum (Widow details) (Received 11.10.18)