

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Katie Herrington
Application No.	23/00446/FUL
Date Valid	13th June 2023
Expiry date of consultations	6th July 2023
Proposal	Replacement of windows and doors on both porches and replace windows in communal landing and hallway
Address	<b>Grazley Lodge Osborne Road Farnborough Hampshire GU14 6PT</b>
Ward	St Marks
Applicant	Mr Peter Aldred
Agent	N/A
Recommendation	<b>GRANT</b> planning permission

### Description

This item is before the Planning Committee for determination as the applicant is the partner of a Council employee.

The application site, Grazley Lodge, is a three storey Victorian era building located within the South Farnborough Conservation Area. The building was converted into flats in the 1960s.

The proposal seeks to replace the windows and doors of both porches and replace the windows in the communal landing and hallway with uPVC windows. The current windows are wooden and are degrading in quality.

A number of the existing windows have already been replaced with uPVC windows<sup>1</sup>.

The proposed communal (landing/ hallway) windows would be set in the same reveal and frame size and casements will match that of the existing. The doors on both porches will be replaced with new doors of a black Victorian composite style. The porch windows will be non-opening and will match the form and detailing of the existing windows.

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<sup>1</sup> 19/00721/FUL; 15/00347/FUL; 22/0744/FULPP; 22/00563/FUL

## **Consultee Responses**

None

## **Neighbours notified**

In addition to posting a site notice and press advertisement, 35 individual letters of notification were sent to

1, 2, 3, 4 Kashmir Court, Osborne Road; 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 Neelem Court, Osborne Road; 2, 2A, 4, 6, 8, 10, 15, Osborne Road; Grazley Lodge (Flat 11, 13, 5, 7, 9), Osborne Road; 3, 5, 7, 12 Guildford Road; 6 Etrick Court Cross Street.

## **Neighbour comments**

None received.

## **Policy and determining issues**

The relevant development plan policies are; DE1 (Design in the Built Environment); HE3 (Development within or adjoining a Conservation Area).

The determining factors are; Visual impact, and impact upon residential amenity.

## **Commentary**

### **1. Visual impact**

Policy HE3 – Development within or adjoining a Conservation Area states that when considering development proposals within or adjoining a conservation area, the Council will seek to conserve, enhance or better reveal important built features.

The proposal would replace the existing windows that are degrading with uPVC windows that would be similar in appearance. This is not considered to result in harm to the character and appearance of the host building and Conservation Area, and would provide some enhancement through the use of a material less susceptible to degradation.

The proposal would not conflict with Policy HE3 in that regard.

### **2. Impact upon residential amenity**

The proposal seeks to replace windows in existing window openings and none of these windows are required to be obscure glazed to avoid overlooking.

The proposal would not conflict with policy DE1 in that regard.

### **3. Conclusion**

The proposal would not result in harm to the character and appearance of the Conservation Area and street scene and would not result in harm to neighbouring

amenity. As a result, the proposal is considered to accord with Local Plan Policies DE1, and HE3.

### **Full Recommendation**

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers:- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 (Pt1), 16 (P2), 17.

Reason - To ensure the development is implemented in accordance with the permission granted.

### **Informatives**

1. **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

PLAN 02

EXISTING PORCH 1



PORCH 1  
FRONT 1A

Tel No:  
Fax No:

PROPOSED PORCH 1

Customer Details  
TRADE QUOTE

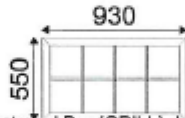
Tel:  
Fax:

Quote No: Q019441  
Ref: PETER

Date Printed: 25 May 2023 13:09

System S706 IG NS System  
Group White Internal Casement  
Outer Frame 52mm Frame White  
Transom/Mullion 69mm White  
Reinforcement WHITE WINDOW REIN  
Drainage FACE DRAINAGE  
Bead 28mm Ogee Bead Black Flipper  
Glass Type 4/20/4: Clear / Low E / Argon / Warm Edge Astragal Bar (GRILL) duplex BLACK

Location: Window 1  
Extras:  
1 - 856x476 4/20/4: Clear / Low E / Argon / Warm Edge Astragal Bar (GRILL) duplex BLACK



FRONT 1A X 2  
SIDE 1B X 1  
SIDE 1C X 1

1 - 930w x 550h (Basic Frame Size)  
1 - 930w x 550h  
Viewed Outside

Total (Exc. VAT): £121.08  
Total (Inc. VAT): £145.30

System S706 IG NS System  
Group White Internal Casement  
Outer Frame 52mm Frame White  
Transom/Mullion 69mm White  
Reinforcement WHITE WINDOW REIN  
Drainage FACE DRAINAGE  
Bead 28mm Ogee Bead Black Flipper  
Glass Type 4/20/4: Clear / Low E / Argon / Warm Edge Astragal Bar (GRILL) duplex BLACK

Location: Window 2  
Extras:  
1 - 366x956 4/20/4: Clear / Low E / Argon / Warm Edge Astragal Bar (GRILL) duplex BLACK



FRONT 1A X 4  
SIDE 1B X 2  
SIDE 1C X 2

1 - 440w x 1030h (Basic Frame Size)  
1 - 440w x 1030h  
Viewed Outside

Total (Exc. VAT): £121.08  
Total (Inc. VAT): £145.30

6/9/23, 1:34 PM

Porch - Peter Aldred - Outlook

PLAN Ø8



Sent from my iPhone

PORCH 2

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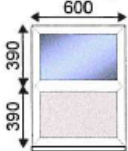
Customer Details  
RECTORY GLASS LTD  
93 RECTORY ROAD  
FARNBOROUGH

HANTS  
GU14 7HY  
Tel: 01252 516614  
Fax: 01252 515183

Quote No: Q193338

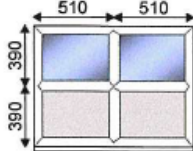
# PROPOSED PORCH 2

Conservatory 1:1:



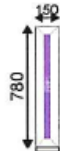
1-600x810

Conservatory 1:2:1



1-1020x810

Conserva



1-150x810

FRONT - 2A x 1

Please sign here if you accept the above window design/styles, which may be different from existing styles/designs.....

Print Name.....

Dated.....

SIDE 2B x 1

SIDE 2C x 1

PLAN 12



EXISTING COMMUNAL HALL

CH-1



6/9/23, 1:30 PM

PLAN 13

Win

EXISTING COMMUNAL

LANDING WINDOW

CL-1



SUN TRADE WINDOWS  
 DUNRAVEN HOUSE  
 STORMY DOWN  
 PYLE, MID GLAM, CF33 4AH  
 Tel No: 01656 746650  
 Fax No: 01656 746786

PROPOSED HALLWAY + LANDING

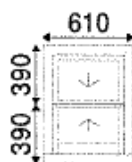
Customer Details  
 COUNTER SALES  
 SUPPLY ONLY

Tel:  
 Fax:

Quote No: Q140339  
 Ref:

Date Printed: 09 June 2023 15:37

**System** EVOLVE VS  
**Group** Slim/Intermediate M/J DBR White  
**Outer Frame** VS O/Frame M/J 149mm Cill W  
**D/Sliding Sash** V/S Down Slim Sash W  
**Transom/Mullion** Dummy Trans 1 White  
**Reinforcement** Reinforcing White  
**Drainage** FACE DRAINAGE  
**Bead** 28mm Scul Bead (All Round) WF  
**Gasket** Fomasil Universal Gasket W  
**Glass Type** 4/20/4 Clear Softcoat



← HALLWAY  
 CH-1

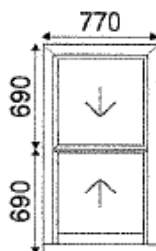
1 - 610w x 780h (Basic Frame Size)  
 1 - 610w x 780h  
 Viewed Outside

Location: Window 1  
 Extras:

Total (Exc. VAT): £455.00  
 Total (Inc. VAT): £546.00

Special Instructions:  
 ECOSLIDE VS / RT HORNS / SATIN / TV

**System** EVOLVE VS  
**Group** Slim/Intermediate M/J DBR White  
**Outer Frame** VS O/Frame M/J 149mm Cill W  
**D/Sliding Sash** V/S Down Slim Sash W  
**Transom/Mullion** Dummy Trans 1 White  
**Reinforcement** Reinforcing White  
**Drainage** FACE DRAINAGE  
**Bead** 28mm Scul Bead (All Round) WF  
**Gasket** Fomasil Universal Gasket W  
**Glass Type** 4/20/4 Clear Softcoat



LANDING  
 CH-1

1 - 770w x 1380h (Basic Frame Size)  
 1 - 770w x 1380h  
 Viewed Outside

Location: Window 2  
 Extras:

Total (Exc. VAT): £455.00  
 Total (Inc. VAT): £546.00

Special Instructions:  
 ECOSLIDE VS / RT HORNS / SATIN / TV

Job Price

Job Total (Excl. VAT): £910.00