

Parish: HADLEIGH

Location: Sydney Brown Court, Tayler Road

Proposal: Replacement of original windows and doors with woodgrain-effect UPVC windows and doors

Applicant: Babergh District Council

Case Officer: Lucy Mondon **Date for Determination:** 8 September 2009

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

THE SITE

1. Sydney Brown Court is a large two-storey building sited on a corner plot between Magdalen Road and Tayler Road in Hadleigh. The property offers Sheltered Housing Accommodation and lies just outside the Hadleigh Conservation Area which is to the south-west of the site.

THE PROPOSAL

2. The application seeks planning permission for the insertion of replacement windows and doors. All the replacement windows and doors are proposed to be rosewood coloured UPVC with the exception of 4 small windows to the south-west elevation of the building and the double entrance doors which are to be powder-coated aluminium. The windows and doors are currently dark stained timber.
3. The windows and doors are to be replaced, in the main, with windows and doors of the same profile and design as the existing. A small number of windows will have a different design in order to match the design and appearance of the remaining windows of the building.

RELEVANT HISTORY

4. Planning Permission was granted for the erection of a two-storey sheltered housing building comprising of 35 residential units and warden accommodation in 1979 (B/79/01012/FUL).
5. Alterations to the front of the property, comprising of an entrance canopy, as well as a single-storey side extension and additional car parking spaces were approved in 1994 (B/94/01196/FUL).

NATIONAL GUIDANCE

6. **PPS1** (Delivering Sustainable Development)

PLANNING POLICIES

7. The Development Plan comprises the East of England Plan, adopted 2008, saved policies in the Suffolk Structure Plan, adopted 2001, and the Babergh Local Plan (Alteration No. 2) adopted 2006. The following policies are relevant to this proposal:

East of England Plan - 2008

- **SS1** (Achieving Sustainable Development)

Babergh Local Plan (Alteration No.2) 2006

- **CN01** (Design Standards)
- **CN08** (Development in or near Conservation Areas)

The relevant documents can be viewed via the internet. Please see Page 4 for details.

CONSULTATIONS

8. TC – Approve.

REPRESENTATIONS

9. None received at time of writing.

PLANNING CONSIDERATIONS

10. In the consideration of replacement windows and doors for the building, it is necessary to assess their impact on the building itself, as well as their impact on the surrounding area, including the nearby Conservation Area. Saved policy CN01 of the Babergh Local Plan Alteration No. 2 (2006) is particularly relevant in this case, stating that all new development proposals are required to be of an appropriate scale, form, detailed design and construction materials for the location.
11. Sydney Brown Court has a distinctly modern appearance, being built in 1982, and is constructed of pale red brick with a slate roof. The property is situated in a prominent position alongside Magdalen Road, with the front elevation of the building being in full public view. The surrounding development includes blocks of flats (Newell Court and Gayford Court) and two-storey properties (Tayler Road) which are also of modern construction. These properties already incorporate UPVC windows and doors, including Newell Court which is situated within the Hadleigh Conservation Area.
12. Due to the character of the surrounding development and the appearance of the building as a whole, it is concluded that the proposed replacement windows and doors will not significantly detract from the character of the building or the surrounding area. Although the property is in a prominent location and close to the Hadleigh Conservation Area, the windows and doors are of a design and material that respect the modern character of the building and reflect its surroundings appropriately.

REASONS FOR APPROVAL

13. The proposal, for the insertion of replacement windows and doors, is considered to be in accordance with saved policies CN01 and CN08 of the Babergh Local Plan Alteration No. 2 (2006) by virtue of their design and material. The replacement windows and doors would not adversely impact on the character and appearance of the existing building or the nearby Conservation Area.

RECOMMENDATION

Grant Planning Permission.