

**PLANNING
COMMITTEE**

16th January 2025

Planning Application 24/01179/FUL

Replacement windows at numbers 13 to 66 Winslow Close.

Land At 13 - 66, Winslow Close, Redditch, Worcestershire, B98 0NQ,

**Applicant: Mrs Penny Bevington
Ward: Winyates**

(see additional papers for site plan)

The case officer of this application is Chad Perkins, Planning Officer (DM), who can be contacted on Tel: 01527 881257 Email: chad.perkins@bromsgroveandredditch.gov.uk for more information.

Site Description

The site is located in the Winyates East area of Redditch, on the eastern side of Winslow Close. A public footpath runs along the northern boundary of the site. To the east of the site, behind a row of mature trees are the playing fields of Tenacres First School. The proposal relates to a total of 54 units, located in three connected blocks of flats comprising numbers 13-66 Winslow Close.

Proposal Description

The proposal comprises the replacement of the existing windows within each flat across all three blocks. The windows in communal areas are not part of this proposal and would remain unchanged, The replacement windows would be similar in style, colour and the way in which they open.

Notwithstanding the above, the existing flats have a projecting or 'hanging bay' window serving their living room areas. These would be removed under this permission. These window elements are proposed to be replaced by windows which are flush with the external wall. This change is proposed to be necessary as residents find the current hanging bay windows leads to extensive condensation collecting, which the Tenants and leaseholders find hard to control. This is brought about due to the cold spot and the potential lack of insulation to the box section and wall underneath the windows. The condensation then mixes with the dust particles and allows mould growth to start.

It is proposed that the works proposed would reduce this cold spot area significantly, by replacing the windows and insulating the area at the cavity openings and at the wall hidden by the boxing. The window replacement is due to be coupled with replacement of the cavity wall insulation, loft insulation top up, improved ventilation and heating controls (where needed). This is being partly funded by the SHDF Wave 2 Grant funding with 50% co-funding by RBC.

Replacement of internal doors in communal areas is also proposed, however this would be internal works and is not considered to be a planning matter.

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Relevant Policies:

Borough of Redditch Local Plan No. 4:

Policy 15: Climate Change

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

Redditch High Quality Design SPD

National Planning Policy Framework (2024)

Relevant Planning History

There are no previous relevant planning applications.

Consultations

None required in this circumstance

Public Consultation Response

A site notice was erected on site on 22.11.2024. No responses were received.

Assessment of Proposal

The information submitted has been assessed against the Borough of Redditch Local Plan No. 4 and the policies listed above.

With regard to design, the proposed windows are considered to be of a high quality, retaining the existing colour and design where appropriate. The proposed external alterations, consisting of the removal of all the existing hanging bay windows is considered to be of an acceptable design, having regard to the presence of existing flush windows on a number of other external elevations. The colour of all replacement windows would be unaltered.

The proposals would represent a benefit to occupiers of the flats within the blocks as they would increase energy-efficient and reduce energy costs. The flush windows would remove the elements which are currently contributing to cold spots, leading to damp and the growth of mould. Further, in accordance with Policy 15 regarding Climate Change, the proposals would increase the energy efficiency of the units through the combination of new double-glazed windows and the use of insulation.

No new openings are being proposed, therefore there are no neighbour amenity issues regarding overlooking to neighbouring properties in Winslow Close or towards Tenacres First School.

Officers are therefore of the view that the proposals are considered to be acceptable with regard to policies at both the Local and National level.

RECOMMENDATION:

That having regard to the development plan and to all other material

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considerations, planning permission be GRANTED subject to the following conditions:

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans and drawings:

Location Plan – dated 13th of November
Window Survey Report– dated 13th of November

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

Procedural matters

This application is being reported to the Planning Committee because the applicant is Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.