

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO
CHIEF PLANNING OFFICER**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 18/01010/FUL
APPLICANT : Mr Abbay Lazim
AGENT : Hunter Architecture
DEVELOPMENT : Replacement of shop front windows and door screens
LOCATION: Scotts View Take-Away
Main Street
St Boswells
Scottish Borders
TD6 0AP
TYPE : FUL Application
REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
1349.PI.1	Location Plan	Refused
1349.PI.2 REV A	Elevations	Refused

NUMBER OF REPRESENTATIONS: 0
SUMMARY OF REPRESENTATIONS:

There are no representations.

CONSULTATIONS:

Community Council: No response.

Principal Officer (Heritage and Design): No response.

PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016

PMD2: Quality Standards
HD3: Protection of Residential Amenity
EP9: Conservation Areas

Supplementary Planning Guidance:

Shop Fronts and Shop Signs 2011
Replacement Windows and Doors 2015

Recommendation by - Julie Hayward (Lead Planning Officer) on 17th October 2018

Site and Proposal

The property is a single storey building situated on the northern side of Main Street within the St Boswells Conservation Area. It currently has a UPVC framed shop front which has been installed without Planning Permission and is the subject of enforcement action. The shop front has top hung windows, panels below the windows advertising the take away and a half UPVC and half glazed door.

The proposal is for a replacement white painted timber shop front with vertical timber lining below and the retention of the UPVC door and side panel.

Planning History

97/00430/COU: Change of use to hot food takeaway and erection of chimney. Approved 12th February 1998.

99/00102/ADV: Erection of illuminated signs. Approved 25th June 2001.

15/00049/UNDEV: Replacement windows (enforcement case).

18/00212/PREAPP: Replacement windows and screens.

Planning Policy

Policy PMD2 requires all development to be of high quality in accordance with sustainability principles, designed to fit in with Borders townscapes and to integrate with its landscape surroundings. The policy contains a number of standards that would apply to all development.

Policy EP9 states that the Council will support development proposals within or adjacent to Conservation Areas which are located and designed to preserve and enhance the special architectural or historic character and appearance of the Conservation Area, respecting the scale, proportions, alignment, density, materials and boundary treatments of nearby buildings and open spaces.

Policy HD3 states that development that is judged to have an adverse impact on the amenity of residential areas will not be permitted. The Supplementary Planning Guidance on Household Developments provides advice on light and privacy.

The Council's Supplementary Planning Guidance on Shop Fronts and Shop Signs advises that transom lights and the clerestory should be retained and display windows should be subdivided by mullions. Materials, colours and finishes should be compatible with the surrounding area.

The site is within the Prime Frontage/Core Area of the Conservation Area. The Council's Supplementary Planning Guidance on Replacement Windows and Doors states that in such areas where the original doors are no longer present replacement doors that better represent the period of the building or enhance the historic location of the building will be encouraged. Composite or timber doors in a style that better reflects the historical character of the building will be acceptable but standard white UPVC doors will not be acceptable on public elevations in such areas. Doors should be painted a dark or muted colour and bright glosses should be avoided.

Design, material and the Impact on the Conservation Area

The Main Street of St Boswells is characterised by predominantly timber shop fronts and the original shop front for this premises had a timber frame (painted white and then black).

The previous shop front was white painted timber divided into two large windows and with a fully glazed door. There were no top hung windows or panels above the stall riser. This was replaced by the current shop front that does not benefit from Planning Permission.

The current proposal seeks to replace the shop front with a timber frame painted white. The division of the window with mullions is acceptable as this avoids an excessive expanse of glazing. The panels below the windows would be white painted timber.

The door and side panel would remain UPVC. This is contrary to the advice within the Supplementary Planning Guidance on replacement doors within prime Frontages and Core Areas of the Conservation Area.

The preference would be for the whole of the shop front to be timber with a matt painted finish. A more traditional timber door with a solid lower panel and glazed upper half would also be more appropriate and in keeping with the character of the Conservation Area.

The agent has been requested to reconsider the proposal and replace the UPVC door with a more traditional timber door. He advises that there are many examples of recent replacement windows within Conservation Areas which do not conform with the Council's guidance and the applicant feels that insisting on the less visible recess door and side screen to be changed to timber is unreasonable.

The Core Area of the Conservation Area in St Boswells retains many of the traditional timber doors and window frames. The UPVC door detracts from the character of the Conservation Area and so this element of the proposal cannot be supported. Approving this door would set an undesirable precedent for similar doors within the Conservation Area that would further erode its character.

Impact on Residential Amenities

The proposal is for a replacement shop front and would not harm the light or privacy of neighbouring properties.

REASON FOR DECISION :

The UPVC door and side panels, by reason of their design and material, are contrary to policies PMD2 and EP9 of the Scottish Borders Local Development Plan 2016 and Supplementary Planning Guidance: Replacement Windows and Doors 2015 in that they are harmful to the character and appearance of the Conservation Area and would set an undesirable precedent for similar doors which would further erode the character and appearance of the Conservation Area.

Recommendation: Refused

- 1 The UPVC door and side panels, by reason of their design and material, are contrary to policies PMD2 and EP9 of the Scottish Borders Local Development Plan 2016 and Supplementary Planning Guidance: Replacement Windows and Doors 2015 in that they are harmful to the character and appearance of the Conservation Area and would set an undesirable precedent for similar doors which would further erode the character and appearance of the Conservation Area.

“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.

