

**SCOTTISH BORDERS COUNCIL**

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

**PART III REPORT (INCORPORATING REPORT OF HANDLING)**

**REF :** 20/00962/FUL

**APPLICANT :** Mr John Szkudro

**AGENT :** Craig Smail

**DEVELOPMENT :** Replacement windows and door

**LOCATION:** Linden  
Causewayend  
Ancrum  
Jedburgh  
Scottish Borders  
TD8 6UZ

**TYPE :** FUL Application

**REASON FOR DELAY:**

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**DRAWING NUMBERS:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
LCA LP 1 Rev A	Photos	Refused
LCA P1 Rev A	Location Plan	Refused
	Proposed Plans	Refused
	Specifications	Refused

**NUMBER OF REPRESENTATIONS: 0**

**SUMMARY OF REPRESENTATIONS:**

No representations have been received.

**Consultations**

Ancrum Community Council - Have not responded as the time of writing this report.

**PLANNING CONSIDERATIONS AND POLICIES:**

Local Development Plan - Adopted Scottish Borders Local Development Plan (2016)

EP9: Conservation Areas

PMD1: Sustainability

PMD2: Quality Standards

Supplementary Planning Guidance

Replacement windows & doors

**Recommendation by** - Brett Taylor (Planning Officer) on 13th April 2021

## Site

The site is located on the south-west side of the village green, Ancrum and lies within the Conservation Area. The property is a two storey, stone built mid terrace house of traditional proportions. Linden Cottage is located in a particularly prominent position, in full view when approaching the centre of the village from the south west. The property is not listed. It is, however, in the conservation area and is within the prime frontage as defined in the council's supplementary planning guidance (SPG) "Replacement Windows and Doors".

## Proposal

The application is made to replace the three timber framed, single glazed windows and front door on the front (south) facing elevation with uPVC windows. The proposed front door would be a composite door and frame to be finished with a timber grain effect in a grey colour.

## Principle

The Council's Adopted SPG on Replacement Windows and Doors 2015 allows that in Core Areas or Areas of Prime Frontage, the principle of the replacement of timber units in uPVC may be acceptable where the design pattern, dimensions and method of opening are retained within the new windows and provided the proposals address the 'General Principles' set out in Section 3.7 of the same SPG. The latter requires that consideration be given to: (i) the position of the window(s) proposed for replacement, specifically whether or not these are publically visible and/or relate to more modern extensions; (ii) whether or not these windows are originals; (iii) the predominant character of surrounding properties; and (iv) whether or not the proposals maintain or improve the current position. Not satisfying these general principles, means that the SPG instead requires replacement on a like for like basis i.e including the same material.

The same Policy set out within the SPG also allows that the introduction of double glazing may be acceptable within the Area of Prime Frontage/Core Area, although it is added that any replacement unit should "generally be of the same material and have the same glazing pattern and method of opening. Although the glazing pattern and opening methods of the replacement windows are the same as the originals in this case, the material has been changed from timber to uPVC.

In terms of the replacement door, the SPG states that this should match the original design as closely as possible though in areas where original doors are no longer present reinstatement or replacement doors which better represent the period of the building or enhance the historic context of the location will be encouraged.

## Assessment

In this case the windows are single glazed, timber frame units apart from the upper floor which appears to have internal secondary glazing with the front door being of a traditional timber construction. The property in common with its nearest neighbours to the west, has timber windows at present, of traditional design, appearance and operation.

With regards to the submitted window specification submitted by the applicant, it appears that the new windows would retain white-coloured sliding sash-and-case units of the same glazing pattern as the existing. However, it has to be considered that there would be a loss of timber units from this section of the Conservation Area, indeed a 'Prime Frontage', which is characterised by the high conservation of timber-framed units. Whilst I accept there are a number of properties within the area that have uPVC windows including the property next door (although I could find no evidence of this property having the appropriate permissions), the prominent material is timber and this is the case in this part of the 'Prime Frontage' area of the Conservation Area.

Furthermore, in terms of the general principles contained within the SPG, and whilst I appreciate that the new windows would remove the secondary glazing on the upper floor, I consider the use of uPVC to be contrary to our SPG. The proposal as explained, is on a highly visible part of the conservation area and on a main route into the village of Ancrum from the south-west. The proposed use of uPVC would not enhance or maintain the character and appearance of the property and the Conservation Area in this location.

In terms of the replacement front door and taking into account our SPG, I consider the design and appearance of the door fails to respect the character of the property and upon viewing the neighbouring properties that appear to have traditional doors, this part of the Conservation Area. Overall, it departs significantly from the form and appearance of the traditional front door and as such is contrary to policy and the SPG.

I note the agent has stated a number of examples in Denholm and application 15/00864/FUL in which the use of uPVC windows was allowed within a prime frontage of the Conservation Area. Having viewed this application, I consider the circumstances are different and not compatible given there was already a mixture of uPVC and timber casement windows with uPVC being dominant numerically on that particular front elevation. This is not the case in here, where the prominent feature is timber windows. Application 17/00332/FUL was also quoted by the agent, however, upon viewing this application, it is located outwith the Prime Frontage/Core Area of the Conservation Area. As such, I consider it is not the same as the current proposals.

Taking account of the above, I am not satisfied that the current proposals to use uPVC and the replacement front door would preserve and enhance the Conservation Area. I have advised the applicant that I would be supportive of the principle of the existing units being replaced with timber-framed units, but the agent on advice from his client was unwilling to amend the application.

#### Conclusion

The introduction of uPVC units is not compatible with the predominant window material of this highly visible part of the Conservation Area and is not justified in this case. The existing traditional front door also adds to the character of the property and its replacement in a modern, composite design is not seen to reflect this and is not considered as an improvement to its historic character. Overall, I consider these factors combine to give the windows and the proposed door an unacceptable appearance which will detract from the appearance of the Conservation Area and the application should be refused on this basis.

#### **REASON FOR DECISION :**

The planning application should be refused for the following reason:

The use of uPVC for the replacement windows and the design of the door fails to comply with Policies PMD2 and EP9 of the Scottish Borders Council Local Development Plan 2016, and with the advice contained within the Replacement Windows and Doors SPG (2015), in that their appearance would result in an adverse visual impact on the character of the building and would be detrimental to the character and appearance of the Ancrum Conservation Area, including the Area of Prime Frontage.

#### **Recommendation:** Refused

- 1 The use of uPVC for the replacement windows and the design and specification of the door fail to comply with Policies PMD2 and EP9 of the Scottish Borders Council Local Development Plan 2016, and with the advice contained within the Replacement Windows and Doors SPG (2015), in that their appearance would result in an adverse visual impact on the character of the building and would be detrimental to the character and appearance of the Ancrum Conservation Area, including the Area of Prime Frontage.

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

