

**SCOTTISH BORDERS COUNCIL**

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

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

**REF :** 17/00332/FUL

**APPLICANT :** Mrs Breige Harvey

**AGENT :** R Mitchell Glass Ltd

**DEVELOPMENT :** Replacement windows

**LOCATION:** Schoolhouse  
Sunny Brae  
Ancrum  
Jedburgh  
Scottish Borders  
TD8 6XQ

**TYPE :** FUL Application

**REASON FOR DELAY:** No Reason

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**DRAWING NUMBERS:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
OS EXTRACT	Location Plan	Approved
01 - DOOR AND WINDOWS DETAILS	Specifications	Approved
02 - FRONT ELEVATION	Elevations	Approved
03 - REAR ELEVATION	Elevations	Approved
04 - SIDE ELEVATION	Elevations	Approved
05 - SIDE- REAR EXTENSION	Elevations	Approved
UPVC SASH SECTION THROUGH WALL	Sections	Approved
UPVC SASH SECTION THROUGH WINDOW	Sections	Approved
UPVC CASEMENT SECTION	Sections	Approved
UPVC TILT AND TURN SECTION	Sections	Approved
AS EXISTING	Photos	Approved

**NUMBER OF REPRESENTATIONS:** 0

**SUMMARY OF REPRESENTATIONS:**

ANCRUM COMMUNITY COUNCIL: Has no objections to the application.

**PUBLICITY AND REPRESENTATIONS**

This application was publicised by means of the direct postal notification of 18 neighbouring premises. Further publicity was carried out in the form of a site notice, press notice, and an advert on the national public notices website "Tell Me Scotland". No objections or representations were received.

**PLANNING CONSIDERATIONS AND POLICIES:**

Scottish Borders Local Development Plan (Adopted 2016)  
PMD2 Quality Standards  
HD3 Protection of Residential Amenity

## EP9 Conservation Areas

Scottish Borders Council  
SPG - Replacement Windows and Doors  
SPG - Householder Development

**Recommendation by** - Andrew Evans (Planning Officer) on 4th April 2017

### SITE

This application relates to "The Schoolhouse", a detached two storey dwelling located on Sunnybrae in Ancrum. The property is located within the Ancrum Conservation Area. The site is located outwith the prime frontage / core area parts of the CA.

### PROPOSED DEVELOPMENT

The application seeks full planning permission for the replacement of all of the windows of the dwelling. The existing windows are timber sash and case units. It is proposed to install upvc replacement units in the windows of the front elevation of the dwelling featuring a sash and case mechanism. The replacement windows of the side/ rear elevations would feature casement and tilt and turn units.

### POLICY PRINCIPLE / REPLACEMENT WINDOWS AND DOORS SPG

The application requires to be assessed principally in terms of the guidance in the adopted SPG. For replacement window purposes the site is located outwith the prime frontage part of the Ancrum Conservation Area. In such locations, the adopted SPG sets out that white UPVC or white coated aluminium sash and case replacement units will be acceptable (though timber is preferred). Similarly, white coated or painted dual swing units that retain the step of a sash window will also be accepted. Replacements should be installed in the same manner as existing windows, with the frame positioned behind the window reveal.

### POLICY ISSUES AND ASSESSMENT

I can accept the use of UPVC in the replacements to this building. This is acceptable given the presence of upvc windows in the immediate surrounding area. No amenity or privacy concerns arise from the proposals in this application. Use of sash and case to the front elevation is appropriate here. The use of a combination of casement and tilt and turn units to the less visible rear and side elevations is agreeable - I note the window closest to the frontage on the side elevation will also be a sash and case unit. The use of a composite door, as set out in the plans, is acceptable here. This complies with the guidance in the adopted SPG.

As noted above, the site is located within the Ancrum Conservation Area. The proposals are therefore subject to policy EP9 of the LDP on Conservation Areas. I am satisfied that no harm would arise to the wider Ancrum conservation area, and that the proposed development, subject to a condition, would have a positive impact upon the appearance of the CA. The proposed windows, subject to the undernoted condition, are considered to comply with policy EP9 of the Scottish Borders Local Development Plan 2016.

### PROPOSED CONDITIONS

To address the above noted policy and heritage considerations, it is proposed that the application be approved subject to a single, detailed planning condition. This will cover the following matters:

- a) ensure that the window frames, are all to be white in colour;
- b) ensure that the existing windows and frames are removed in their entirety, and the new windows are to be positioned behind the reveal.
- c) ensure that details of the profiles and dimensions of the windows are to be as per the submitted and approved details.

The details of the colour finish of the proposed composite front door will also be made subject to a planning condition, as the white colour set out in the submitted specifications would not be agreeable.

Subject to the noted conditions, the proposed development is considered acceptable.

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

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

#### **Recommendation:** Approved subject to conditions

- 1 Unless otherwise agreed in writing with the planning authority, the replacement windows to be installed are to incorporate the following:
  - a) The window frames are all to be white in colour;
  - b) The existing windows and frames are removed in their entirety, and the new windows are to be positioned behind the reveal.
  - c) The details of the profiles and dimensions of the replacement windows are to be as per the submitted and approved details unless otherwise agreed in writing with the planning authority.

Reason: In the interests of the appearance of the Ancrum Conservation Area.

- 2 Notwithstanding the details of the submitted door, prior to installation, a revised colour finish for the replacement composite front door is to be submitted to and approved in writing with the planning authority. Thereafter the development is to be completed in accordance with the agreed revised colour.

Reason: In the interests of the appearance of the Ancrum Conservation Area.

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