

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO THE HEAD OF PLANNING
AND REGULATORY SERVICES**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 12/00912/FUL

APPLICANT : Mr William Dootson

AGENT :

DEVELOPMENT : Replacement windows

LOCATION: Rose Cottage
Cannongate
Denholm
Scottish Borders
TD9 8NF

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status	
LOCATION PLAN	Location Plan	Approved	
PROPOSED FRONT ELEVATION		Elevations	Approved
WINDOW BROCHURE		Brochures	Approved
EXISTING WINDOWS	Photos	Approved	
WINDOW	Photos	Approved	

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

Community Council: Consultation expired 16.08.2012. No reply received.

PUBLICITY AND NOTIFICATION: The application was publicised by means of a site notice, a press notice in the Southern Reporter, advertisement on the national planning notice website, and via the direct notification of 11 neighbouring properties. No objections or representations were received to the application.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Structure Plan 2018
Policy N18 - Development Affecting Conservation Areas
Policy N20 - Design

Scottish Borders Consolidated Local Plan 2011
Policy G1 - Quality Standards for New Development
Policy BE4 - Conservation Areas

Other
Scottish Borders Council Replacement Windows SPG

Recommendation by - Andrew Evans (Planning Officer) on 14th September 2012

This application seeks full planning permission for the installation of replacement windows to "Rose Cottage", a mid terraced dwelling located in the Denholm Conservation Area. For the purposes of the adopted replacement windows policy, the site is located within the Conservation Area, but is not prime frontage. In the past, unsympathetic "picture type" windows have been installed in the property, with a centre pivot to the first floor windows, and a top hung mechanism to the ground floor units, which have been painted in a peach/orange colour scheme.

The SPG on replacement windows states that in such circumstances, the use of UPVC and Double Glazing will be acceptable. A variety of information on the proposed windows has been submitted by the applicant. A pair of planning conditions will ensure that suitable control is retained over the details of the windows to be installed in the building, which should be installed in an appropriate manner, and should feature a separate upper and lower pane as shown on the submitted elevation plan. The proposed windows will be required to be of a type of a more appropriate appearance for a conservation area than the existing windows, and on that basis this application can be supported.

REASON FOR DECISION :

Subject to the imposition of planning conditions, the proposed replacement windows will comply with Development Plan Policies on development within Conservation Areas. The proposals are also considered to comply with the adopted Supplementary Planning Guidance on Replacement Windows.

Recommendation: Approved subject to conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 2 All existing windows to be replaced shall be removed in their entirety and the replacement windows shall be set into the existing window reveals in the same manner and to the same extent as the existing windows. All glazing bars/astagals shall be externally exposed and shall not be internal or fixed to the glass.
Reason: To ensure the replacement windows safeguard the character and appearance of the Denholm Conservation Area
- 3 Unless otherwise agreed in writing in advance with the planning authority, the installed windows are to be in accordance with the following details:
 - Frame thickness and profile as shown on the approved brochure "Porters Porches and Conservatories Ltd. Multi Functional Fully Reversible"
 - Method of opening and glazing pattern as shown on the approved "proposed front elevation".Reason: To maintain effective control over the development, and in the interests of the appearance of the Denholm Conservation Area.

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