

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO
SERVICE DIRECTOR REGULATORY SERVICES**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 15/00009/FUL

APPLICANT : Mr & Mrs R Woof

AGENT : Stuart Patterson Building & Timber Frame Design

DEVELOPMENT : Replacement windows

LOCATION: Craigard
Cannongate
Denholm
Scottish Borders
TD9 8NF

TYPE : FUL Application

REASON FOR DELAY: No Reason

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
14-490-1001	Location Plan	Refused
14-490-2001	PROPOSED DETAILS 1	Specifications Refused
14-490-2002	PROPOSED DETAILS 2	Specifications Refused
INLITEN WINDOWS	Brochures	Refused

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

DENHOLM COMMUNITY COUNCIL: No response received. Consultation expired on 06.02.2015.

PUBLICITY AND REPRESENTATIONS

This application was publicised by means of a site notice, press notice, and the direct postal notification of 9 neighbouring premises. No objections or representations were received.

PLANNING CONSIDERATIONS AND POLICIES:

Consolidated Scottish Borders Local Plan 2011
G1, H2, BE4

Other
Supplementary Planning Guidance - Replacement Windows

Recommendation by - Andrew Evans (Planning Officer) on 25th February 2015

This application seeks full planning permission for the installation of replacement windows to this detached dwelling within the Denholm Conservation Area. The existing dwelling has modern painted timber windows. The existing windows feature a step in the plane of the upper and lower panes, similar to that of a sash and

case window. The windows however have a different mechanism, with tilting panes. When closed the windows have a general appearance very similar to a sash and case window. The existing windows are white painted timber.

PROPOSED WINDOWS

It is proposed now to insert UPVC windows. The proposed windows would be UPVC double glazed units. The replacement units proposed would be of mechanisms as follows:

- Lounge GF Front; Bedroom FF Front; Bedroom FF Rear windows.
These would be replaced on the basis of new casement tilt and turn units with solid mid-height transoms.

- Bathroom FF Rear
This would be a top hung casement window. It would have a fixed, non opening lower pane, and an opening upper pane.

- Kitchen GF Rear
This would be an adjoining pair of casement units, with non opening upper panes.

ASSESSMENT

The proposals require assessment against the relevant provisions of the adopted SPG on Replacement Windows. This sets out that in cases such as this, for unlisted buildings, outwith the "core" part of the Conservation Area, UPVC can potentially be accepted, though timber is preferred. Windows which retain the distinct step of sash and case windows can be supported.

In this case, for the majority of proposed replacement windows, the proposed windows would be casement units, with no step between upper and lower panes. Whilst a degree of flexibility would be possible in terms of the much more concealed rear windows, in the case of the front facing windows, there is a conflict between what is proposed in this planning application in terms of window mechanism, and what is set out as acceptable in terms of the adopted SPG on replacement windows. The loss of the step in plane between panes cannot be supported. The design of the windows, therefore, does not justify the use of Upvc. Policy BE4 of the Consolidated Scottish Borders Local Plan (2011) sets out the Council position in terms of development within the Conservation Area. Development resulting in an unacceptable adverse impact on the character and appearance of the CA will be refused.

The supporting design statement accompanying the application sets out the applicant position that there is a mixture of window materials and styles in the immediate area. This is true, however there remain multiple examples of timber sash and case and timber casement units still present. The previous neighbouring UPVC replacements do not justify the loss of sash units in this specific case, as each application has to be determined upon its own merits. The supporting statement itself sets out that the existing timber units are serviceable, albeit inefficient in their current condition.

The current application must therefore be refused. The applicants were afforded an opportunity to revise the window details; however the agent confirms that the application should be determined on the basis of its current details.

REASON FOR DECISION :

The design of the replacement windows fail to comply with Policies G1 and BE4 of the Consolidated Scottish Borders Local Plan (2011) and with the advice contained within the Scottish Borders Council "Replacement Windows" Supplementary Planning Guidance (April 2012) and their visual appearance would result in an adverse impact on the character of the building and would be detrimental to the character and appearance of the Denholm Conservation Area.

Recommendation: Refused

- 1 The design of the replacement windows fail to comply with Policies G1 and BE4 of the Consolidated Scottish Borders Local Plan (2011) and with the advice contained within the Scottish Borders Council "Replacement Windows" Supplementary Planning Guidance (April 2012) and their visual appearance would result in an adverse impact on the character of the building and would be detrimental to the character and 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”.