

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 22/00187/FUL

APPLICANT : Ms Annie Tindley

AGENT :

DEVELOPMENT : Replacement windows to front elevation

LOCATION: The Cottage
Teapot Street
Morebattle
Kelso
Scottish Borders
TD5 8QH

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
A Location Plan	Location Plan	Approved
1 DOOR/ TRANSOM LIGHT DIMENSIONS	Proposed Elevations	Approved
2 Image of new front door	Photos	Approved
3 IMAGES OF NEW WINDOWS	Photos	Approved
4 EPC RATING AND DESCRIPTION	Specifications	Approved

NUMBER OF REPRESENTATIONS: 1

SUMMARY OF REPRESENTATIONS:

20 neighbours were consulted and adverts placed in the Southern reporter and tellmescotland.gov.uk.
No comments were received.

Consultations:

AHSS: object.

Community Council: No objections.

PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016

PMD1 Sustainability
PMD2 Quality Standards
HD3 Protection of Residential Amenity
EP9 Conservation Areas

Supplementary Planning Guidance:

Recommendation by - Euan Calvert (Assistant Planning Officer) on 1st June 2022

Four windows are proposed to be replaced on the principal elevation in identical configuration to the present windows. The windows are proposed to be white sliding sash and case units constructed in uPVC. The "Legacy" window will feature central applied astragal with spacer in the 24mm thick double glazed units. The door and transom light is proposed to be replaced for uPVC framed composite "Solidor Door" and double glazed window with central astragal bar.

Policy

The Council's Windows and Doors SPG, October 2015 identifies this as a Prime Frontage/Core Area within the Conservation Area. The guidance therefore requires consideration of "general principles" and preference for like-for-like replacement first. Double glazing is noted to be an acceptable addition to Prime Frontages.

I am satisfied that in this circumstance use of 24mm glazing profile in uPVC sliding sash and casement windows is acceptable. This is a Prime Frontage and the applicant has acknowledged the higher standard of design being sought in this prominent location. A further drawing showing the door/ transom light dimension has now been provided. The wooden frame is to be removed and replaced for uPVC. The new door is to be 985mm (38") in width and finished in a green/ aqua colour. The current door (6x boarded timber door) is demonstrated in photographs to be beyond economic repair.

There have been no public comments and the Community Council confirm no objection. AHSS have placed an objection. They note that uPVC is not acceptable and represents an erosion of historic interest. This is not however the approach of the Replacement Windows and Doors SPG which precisely allows for; "Replacement through the use of new materials." Therefore I acknowledge the objection and share some concerns but I must find in support of the proposals which are considered to be in accordance the Policy and Guidance of today. A condition will ensure further precise measurements are provided and that the windows are installed behind the jamb.

This application has been considered primarily against the relevant policies of the Local Development Plan 2016 and, where material, also against advice contained within the Council's Supplementary Planning Guidance. Due regard has also been given to all other material planning considerations. I find the proposals to now be acceptable in design for the site.

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 Prior to the commencement of development, the following details shall be submitted for the written agreement of the Planning Authority:
 - details of the proportions and dimensions of the replacement windows, which shall closely match those existing;
 - a section drawing of the replacement windows' astragals, which shall specify astragal width, profile and method of fitting;
 - details of glazing profile;
 - details of the proportions and dimensions of the replacement door frame, transom light and door, which shall closely match those existing.

Thereafter, the replacement windows shall accord wholly with such details which have been agreed in writing by the Planning Authority. The replacement windows shall be white UPVC vertically sliding sash and case. No windows are to be installed unless recessed in the window openings and set behind the stone check to match the existing windows, unless otherwise agreed by the Planning Authority.

Reason: To safeguard the character 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”.