

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 22/00396/FUL

APPLICANT : Mr Robert Muir

AGENT :

DEVELOPMENT : Replacment windows and door (retrospective)

LOCATION: Caddie 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	Refused
PHOTO OF NEW FRONT DOOR		Photos Refused
PHOTOS OF NEW CASEMENT WINDOWS		Photos Refused
PHOTOS OF NEW SASH AND CASE WINDOWS		Photos Refused
DETAILS OF REPLACEMENT WINDOWS	Specifications	Refused
DETAILS OF REPLACEMENT FRONT DOOR	Specifications	Refused
ORIGINAL CASEMENT WINDOWS AND FRONT DOOR		Photos Refused
ORIGINAL SASH AND CASE WINDOWS	Photos	Refused

NUMBER OF REPRESENTATIONS: 1

SUMMARY OF REPRESENTATIONS:

19 neighbours were notified and adverts placed in the Southern Reporter and tellmescotland.gov.uk.

One representation was received from the AHSS, who object to the application:

- o Caddie Cottage is an attractive, one-and-a-half storey house, which remains relatively unaltered externally, and therefore contributes significantly to the Conservation Area.
- o The uPVC windows and composite door are incompatible with the traditional building, out of character with the house's characteristic style and represent an erosion of historic interest of the property and wider streetscape.
- o UPVC requires ongoing complete replacement, typically every twenty years, and is not recyclable so the environmental footprint increases indefinitely, which conflicts with Local Development Plan policy PMD1 on sustainability.

o The windows do not enhance or retain the present character of the Conservation Area and are therefore contrary to policy EP9 in the Local Development Plan. The windows should be reinstated in timber.

Consultations:

Community Council: No response.

PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016

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

Supplementary Planning Guidance:

Placemaking and Design, 2010
Replacement Windows and Doors, 2015

Recommendation by - Euan Calvert (Assistant Planning Officer) on 27th June 2022

This report considers retrospective planning permission for replacement windows and door at Caddie (Caddy) Cottage, Morebattle.

Site

Teapot Street leads north from the Main Street of Morebattle, the B6401. Caddie Cottage is the first house on the eastern side of the street, located between Hillside and Rambler Cottage. The site is within the Morebattle Conservation area.

Planning History

There is no planning history on this site.

Development

1. Three dark green coloured timber sash and cash windows (6-over-6) have been replaced with white uPVC. The replacements have a vertical sliding method of opening, feature applied astragal details in a 6-over-6 configuration (with internal grid) and feature trickle ventilators and horns.
2. Both first floor casement windows (painted green) have been replaced with white uPVC casements. The one in the wallhead dormer has been replaced in a similar configuration and appears as a tilt and turn external unit for $\frac{3}{4}$ of the height; the top $\frac{1}{4}$ is a fixed light. The second dormer window has been replaced with an internal opening single window with applied astragals giving a 9-pane appearance.
3. A green coloured composite door has been installed under a single transom light. The frame is white coloured uPVC within the existing timber standards. This door replaces a 9-pane Alicante door.
4. A green coloured timber bay window with curved timber cill has been replaced with a white coloured uPVC unit featuring a pair of side hung casements flanking a central fixed light. All have an 8-pane configuration.

Planning Policy

Policy PMD2: Quality Standards and SPG: Placemaking and Design
The proposal must be high quality and contribute to the highest quality of architecture in the locality.

Policy EP9: Conservation Areas

The Council will support development proposals within Morebottle Conservation Area provided they are designed and located to preserve and enhance the special architectural or historic character.

The key consideration is whether these replacement windows and door protect the character of the Conservation Area. The principal elevation of this property is within the Core Area/ Prime Frontage of the Conservation Area, as designated in the Local Development Plan 2016, where higher standards of design and materials are required to protect the character of the village.

Supplementary Planning Guidance on Replacement Windows and Doors 2-15 sets out approaches for considering changes to maintain or improve visual appearance.

Section 3.7 sets out General Principles for considering applications. Points to consider are

1. The position of the window/doors (publicly visible or on secondary elevation);
2. The context of the building (has there already been changes);
3. The wider context of the area (what is the predominant character);
4. Whether the proposals maintain or improve character and appearance.

Section 3.27 of the Council's Supplementary Planning Replacement Windows and Doors 2015 deals with Prime Frontage/ Core Areas and requires proposals to maintain or improve visual appearance. Section 3.28 advises that the general principles in Section 3.7 (above) will be used in considering one of two outcomes:

1. Replacement on a like-for-like basis or,
2. Use of new replacement uPVC materials but retaining the design, pattern, dimensions and method of opening.

Section 3.29 advises that the introduction of double glazing may be acceptable and the replacement window should generally be of the same material and have the same glazing pattern and method of opening as the original window. Astragals should be of the same proportion, material and design to match the original window.

Assessment

One of the defining qualities of Morebottle Conservation Area is the consistency and appearance of the window design used in historic buildings. The streetscene is largely characterised by sash and casement window appearance.

My assessment of this application concludes that the proposals are unacceptable. The door insertion appears clumsy as it is narrower in size. A white uPVC frame has been set within the existing timber standards. The door and window unit should have been identical in size to the previous to maintain the proportions of the opening.

The new uPVC bay window unit has been finished in a different design and colour. The changes do not satisfy "General Principles" criterion 4 of the SPG, which requires changes to maintain or improve the current position. The change to uPVC has altered the proportions of the bay window and has affected the character of the building and the Conservation Area in a significantly adverse way. The change in configuration and openings has resulted in the framing appearing overtly heavy and as a result, the white uPVC material dominates the character and appearance of the frontage.

This is a similar issue with the first floor windows. White uPVC framing now dominates the appearance of the building owing to the changes in these windows. The proportions of glass to frame is radically different to the slim profiles of the timber predecessors.

As a result these windows have significant adverse effects to the character of the terrace and the windows are not in accordance with the advice within the Supplementary Planning Guidance on Replacement Windows and Doors.

The replacement windows appear discordant with the surroundings owing to the heavy white plastic framing detail. The bay detail adversely impacts the quality and character of this building and the wider area.

Accepting the windows and door in this instance would set an un-defendable and undesirable precedent for future applications in the Prime Frontage/Core Area of the Conservation Area.

The SPG aims to maintain the integrity of Prime Frontages/Core Areas for the public benefit. Repairing or replacing these windows on a like-for-like basis would have been an acceptable approach in this instance. Introduction of double glazed units would be acceptable provided the framing details were closely replicated.

Double glazing is noted to be an acceptable addition to Prime Frontages/Core Areas and I am satisfied that in this case, the use of 24mm glazing profile in the sliding sash and casement windows is acceptable. The sliding casement windows appear with the higher standard of design being sought in this prominent location. The introduction of trickle vents is, however, unfortunate,

There have been no comments from the community council.

I identify no extenuating circumstances or other material considerations which would change the balance in this decision. This proposal would be a departure from the Scottish Borders Local Development Plan 2016.

AHSS object and these comments are noted. These windows and door proposals do not enhance or retain the present character of the Conservation Area, and are therefore contrary to policy EP9 of the Local Development Plan and the advice within the Supplementary Planning Guidance.

REASON FOR DECISION :

The replacement uPVC windows and uPVC framed door has adversely impacted the Prime Frontage/Core Area of Morebattle Conservation Area, where there is a requirement to maintain or improve the visual appearance in this location. The proposal is therefore contrary to policy EP9 of the Local Development Plan 2016 and the Council's Supplementary Planning Guidance: Replacement Windows and Doors 2015, as the development is harmful to the character and appearance of the Conservation Area.

Recommendation: Refused

- 1 The development is contrary to policy EP9 of the Local Development Plan 2016 and the Council's Supplementary Planning Guidance: Replacement Windows and Doors 2015 in so much as the development does not preserve or enhance character or appearance of Morebattle Conservation Area.

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