

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
21 FEBRUARY 2017**

Agenda Item	7.9
Report No	PLN/020/17

**16/04778/FUL: Mrs Claire Munro
8B Castle Street Dornoch**

Report by Area Planning Manager

SUMMARY

Description: Replacement of 6 no. double glazed window units, replacement of wood/glazed front door with UPVC door and external repainting with change of colour

Recommendation - REFUSE

Ward : 05 - East Sutherland And Edderton

Development category : Local Development

Pre-determination hearing : None

Reason referred to Committee : Referral by Ward Members

1. PROPOSED DEVELOPMENT

- 1.1 The application seeks planning permission for the replacement of of 6 no. double glazed window units, replacement of wood/glazed front door with UPVC door and external repainting with change of colour. The property is located within the Dornoch Conservation Area.
- 1.2 No pre-application advice was sought in relation to the proposed development.
- 1.3 The application is supported by a Supporting Statement.
- 1.4 **Variations:** None

2. SITE DESCRIPTION

- 2.1 The site comprises an existing semi-detached 2 storey house with stone exterior walls and slate roof on the corner of St Gilbert Street and Castle Street.

3. PLANNING HISTORY

- 3.1
 - 00/00304/FULSU: Change of use to print and copy shop with office. Application Permitted 13.12.2000

4. PUBLIC PARTICIPATION

4.1 Advertised: Neighbour Notification – 11.11.2016

Representation deadline: 02.12.2016

Timeous representations : 0

Late representations : 0

5. CONSULTATIONS

5.1 Historic Environment Team – uPVC is not an acceptable material for windows or doors in a Conservation Area as it neither preserves nor enhances the character and appearance of the Conservation Area. Higher quality, sustainable and traditional materials are preferred in all but the most exceptional cases.

Where inappropriate materials (such as uPVC) currently exist, National policy advocates that replacement windows should seek to improve the situation through designs and materials that are in keeping with the character of the building. Whilst it is noted that the building was constructed between 1960 and 1972, 8B Castle Street has a traditional character in keeping with the adjacent buildings and wider Conservation Area. In this case, and in line with policy and guidance, the windows and doors should better reflect that character and as such timber sash and case windows would be more appropriate. There should not, however, be an attempt to replicate the historic glazing pattern present in adjacent historic buildings; 1x1 (double glazed) units will suffice in this case.

Whilst we cannot support uPVC for the door, the proposed design – in timber – is acceptable.

The proposed colour is acceptable and can be supported.

6. DEVELOPMENT PLAN

The following policies are relevant to the assessment of the application

6.1 Highland-Wide Local Development Plan 2012

28 Sustainable Design

57 Natural, Built and Cultural Heritage

6.2 Caithness and Sutherland Local Development Modified Proposed Plan (2016)

The general provisions of the Local Plan have been superseded by the Highland-wide Local Development Plan however the Written Statement contains Design Guidelines of each of the Conservation Areas

7. OTHER MATERIAL CONSIDERATIONS

7.1 Highland Council Supplementary Planning Policy Guidance

Highland Historic Environment Strategy

Sustainable Design Guide (Jan 2013)

7.2 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (The Scottish Government, June 2014)

National Planning Framework 3 (The Scottish Government, June 2014)

Historic Environment Scotland Policy Statement (June 2016)

Historic Environment Circular 1 (rev. May 2016)

Managing Change in the Historic Environment: Windows (October 2010)

PAN 71 Conservation Area Management

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that, "...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Development Plan Policy Assessment

8.4 As the site lies within the Dornoch Conservation Area the application requires to be assessed primarily against Policy 57 of the Highland-wide Local Development Plan and the associated Supplementary Guidance document Historic Environment Strategy.

8.5 The Strategy outlines that where replacement is deemed acceptable in instances when the existing windows are themselves a later inappropriate replacement it is essential that any new windows and doors are appropriate in their materials and detailing for the age and style of building to which they will be fitted. As such the Council will seek to ensure that any replacement approved match the design, style and detail appropriate to the age and architectural style of the building.

8.6 The Supporting Statement notes that the house lies within the Conservation Area and the surrounding properties "...have been studied to ensure the replacement windows, front entrance door and proposed external colour scheme are in keeping". In addition, "...the new colour scheme is proposed to fall in line with the Eagle Hotel and garage building opposite."

The "...replacement windows are proposed to be as similar as possible and in keeping with surrounding properties. Rather than 4 panes of glass in each window as at present, 12 are proposed (save for the w/c window where only 6 can fit) to align more closely with many of the surrounding period properties."

The **proposed replacement windows** are:

- 5 No. windows 900 x 1200 with Georgian bars (12 small panes of clear glass), fully reversible (which is a requirement for first floor windows) in white uPVC with white handles, white spacer bars and sash vents.
- 1No. 600 x 900 with Georgian bars (6 small panes of obscure glass), in white uPVC with white handles, white spacer bars and sash vents, top hung in the downstairs toilet
- Front door – for safety, heat loss and security, the current timber and glazed doorframe is proposed to be replaced with a 892 x 2060 black uPVC 6 panel Georgian panel style with low level threshold and letterbox, chrome handles

External paint scheme – mild light grey exterior paint (Sandtex Masonry paint in Plymouth Grey) for the main wall colour.

8.7 In this instance, no report or detail has been submitted indicating that the existing windows are beyond repair.

The proposed replacement windows, which also comprise entirely of uPVC windows, are considered to be contrary to the aforementioned policies and guidance by virtue of their profile, bulk, materials and opening mechanisms which is not comparable to historically accurate and appropriate windows.

8.8 In addition, national planning policy, through the SPP and SHEP, states that planning permission should normally be refused for development within a Conservation Area that fails to preserve or enhance the character or appearance of the Conservation Area.

Whilst it is noted that the building is of comparatively recent construction between 1960 and 1972, great effort was made to ensure that 8B Castle Street was of traditional form and proportion to allow it to integrate comparatively well within the conservation area. In this case, and in line with policy and guidance, the windows and doors should better reflect that character and as such timber sash and case windows would be more appropriate.

The applicant was advised that the proposal could not be supported as uPVC is not an acceptable material for windows or doors in a Conservation Area as it neither preserves nor enhances the character and appearance of the Conservation Area.

The applicant was advised that the door design – but not the uPVC material – and the proposed paint colouring would be acceptable.

As the proposal involves various elements (windows, doors and wall painting), we are not able to approve, or refuse, only part of the proposal. The application has to be considered in its entirety.

These matters were raised with the applicant whom was advised that the development as currently proposed could not be supported by the Planning Authority.

8.9 This application is not supported by national policy and guidance in relation to design and the historic environment. This current application should be seen as an opportunity to reinstate details more appropriate to the Conservation Area.

It is considered that the proposed windows would have an adverse affect on the historic character and appearance of the building, the surrounding planned streetscape, would impact on the amenity of adjacent buildings and would not preserve nor enhance the character and appearance of the Conservation Area. As such this development proposal cannot be supported.

9. CONCLUSION

9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

It is recommended that permission be refused.

10. RECOMMENDATION

Action required before decision issued N

Subject to the above, it is recommended the application be **REFUSED** for the following reasons:

1. The proposal is contrary to Policy 57 of the Highland-wide Local Development Plan and the associated Highland Historic Environment Strategy Appendix 1 in that it fails to conserve or enhance the historic character of the area. The profile, bulk and materials proposed are not comparable to historically accurate and appropriate windows to the wider setting of the conservation area.
2. The proposal is contrary to Scottish Historic Environment Policy (SHEP) December 2011, in that it fails to conserve the buildings historic character. The profile, bulk, frame and materials proposed do not conserve or enhance the historic character of the conservation area. The design as proposed fails to demonstrate a sensitive and appropriate approach to material alteration of a building within a Conservation Area as required by Scottish Historic Environment Policy.

Signature: Dafydd Jones

Designation: Area Planning Manager - North

Author: Bob Robertson

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 – Map