

Signed (authorised Officer(s)):

10 STONEYHILL TERRACE, COVE BAY
PROPOSED REPLACEMENT WINDOWS

For: Miss Stalker

Application Type : Detailed Planning
Permission

Application Ref. : P140452

Application Date : 28/03/2014

Advert : Section 60/65 - Dev aff
LB/CA

Advertised on : 16/04/2014

Officer : Linda Speers

Creation Date : 3 July 2014

Ward: Kincorth/Nigg/Cove (N Cooney/C
Mccaig/A Finlayson)

Community Council: Comments

RECOMMENDATION:

Refuse

DESCRIPTION

The application site is located on the south side of Stoneyhill Terrace. The terrace is situated on a hill sloping down in an easterly direction. The property is a detached 1.5 storey granite / harled dwelling with slate pitched roof. The front of the property has a garage attached and a driveway. There are 2 single flat roof dormer windows with original single glazed timber sash and case windows split into 16.no panes and a further timber sash and case window at ground floor level. The rear elevation has a glazed porch giving access to the rear garden which is circa 700mm lower than the property. At first floor level is a box dormer with 3no. large windows, all brown PVC. The rear of the property over looks Cove Bay to the south and east and the adjacent land is green belt. The rear garden is enclosed a low boundary wall circa 1000mm high.

The property lies within the Cove Bay Conservation Area. The area is characterised by a wide variety of house styles

RELEVANT HISTORY

There is no planning history attached to the site.

PROPOSAL

Planning Permission is sought to replace all the windows to the property on the front and rear elevation. The white painted timber sash and case windows to the front elevation to be replaced with double glazed rosewood PVC tilt and turn windows with sandwiched astrals between the glazing dividing the upper section into 8 small panes. The rear elevation windows to be replaced with double glazed rosewood PVC casement windows with sandwiched astrals to the upper section of the first floor windows.

Supporting Documents

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at -

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=140452>

On accepting the disclaimer enter the application reference quoted on the first page of this report.

CONSULTATIONS

Roads Projects Team – No observations

Environmental Health – No observations

Enterprise, Planning & Infrastructure (Flooding) – No observations

Community Council – Comments Received as follows:

- Any alterations should be in keeping with the Conservation Area.

REPRESENTATIONS

No letters of representation/objection/support have been received.

PLANNING POLICY

National Policy and Guidance

- **Scottish Planning Policy**
Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Current SHEP policy provides further detail.
- **Historic Scotland - Scottish Historic Environment Policy (SHEP)**
Conservation Areas are defined as 'areas of special architectural or historic interest, the character or appearance of which, it is desirable to preserve or enhance'.

Aberdeen Local Development Plan 2012

- **Policy H1 - Residential Areas**

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new residential development and householder development will be approved in principle if it:

1. Does not constitute over development;
2. Does not have an unacceptable impact on the character or amenity of the surrounding area; and
3. Complies with the Supplementary Guidance relating to the Householder Development Guide.

- **Policy D5 – Built Heritage**

Proposals affecting Conservation Areas or Listed Buildings will only be permitted if they comply with Scottish Planning Policy.

Supplementary Guidance

- **TAN: The Repair and Replacement of Windows and Doors**

The replacement of windows and doors in Conservation Areas which are not identical to the originals requires planning permission.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities to preserve and enhance the character or appearance of conservation areas.

The supplementary guidance states where there is no alternative to replacement; new windows should be sensitively replaced in an environmentally sensitive way which is in keeping with the character of the original building and the quality of its design. The property may be described as a modern build but encompasses many traditional features and details such as white painted timber sash and case windows, granite façade and slate roof with tabling. This property has a distinctive façade which is not repeated in the adjoining neighbouring properties. It is one of the very few remaining properties with a timber sash and case window on this terrace.

The proposed complete replacement of the sash and case window design with rosewood PVC tilt and turn window with sandwiched astragals is insensitive and unfitting to this property. The unnecessary loss of the sash and case design on a

public elevation in a Conservation Area is contrary to supplementary guidelines. The guidelines promote refusing applications which reproduce the astragal pattern but open in a different manner and those where the astragals are merely applied to the surface of, or are sandwiched between, the panes of double glazing. An uPVC sash and case lookalike, replicating the significant features would be considered acceptable for this location but this option was rejected by the applicant in favour for tilt and turn design. The rear window style is acceptable as they are a non public elevation and not visible from the road and in keeping with the current style of window.

It has been acknowledged that the Cove Conservation Area has been subjected to a great deal of modernisation in particular window and door replacements and the area lacks continuity. Notwithstanding this extra care should be taken to protect the remaining properties that present traditional features in accordance with guidelines. Adjacent to Stoneyhill Terrace is a row of traditional cottages on Seaview Terrace which bestow the original character of the area. The applicants property reflects a little of this character through the original white painted timber sash and case window and therefore worthy of retaining. The proposed windows to the front elevation are considered inappropriate in terms of design, opening mechanism and colour; they are not in keeping with the character of the building. The approval of this application would create an undesirable precedent for similar proposals resulting in further erosion of the traditional character of other properties and the wider conservation area. The proposal does not accord the supplementary guidance: TAN – The Repair and Replacement of Windows and Doors or with Policy D5 and H1 of the Aberdeen Local Development Plan 2012.

The property lies within the Cove Bay Conservation Area and Historic Scotland 'Scottish Historic Environment Policy' (SHEP) must be referred to in determination of the application. SHEP states that the planning authority must pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area when determining applications. It is therefore considered that the proposal would have an adverse effect on the character of the Conservation area and ultimately the loss of special architectural interest. Approval of this application would create an undesirable precedent for similar proposals resulting in further erosion of the traditional character, therefore the application is recommended for refusal.

RECOMMENDATION

Refuse

REASONS FOR RECOMMENDATION

(1) The proposal is contrary to both Scottish Historic Environment Policy and Policy D5 of the Aberdeen Local Development Plan 2012 as the replacement windows do not preserve the character of the Cove Bay Conservation Area. The design, opening mechanism and colour are inappropriate and contrary to the

guidance contained in supplementary guidance: TAN – The Repair and Replacement of Windows and Doors

(2) Approval of this application would create an undesirable precedent for similar proposals resulting in further erosion of the traditional character of the conservation area.