

COMMITTEE	Planning Development Management
DATE	11/02/2016
DIRECTOR	Pete Leonard
TITLE OF REPORT	Technical Advice Note: The Repair and Replacement of Windows and Doors.
REPORT NUMBER	CHI/16/031
CHECKLIST COMPLETED	Yes

1. PURPOSE OF REPORT

The purpose of this report is to obtain Committee approval for a draft Technical Advice Note (TAN) on The Repair and Replacement of Windows and Doors to be issued for a four week period of public consultation. A copy of the draft is available as Appendix 1 to this Report.

2. RECOMMENDATION(S)

It is recommended that the Committee:

- (a) Approve the draft TAN document on the Repair and Replacement of Windows and Doors for a four week public consultation period.
- (b) Agree that, following completion of the public consultation, any comments received and subsequent amendments to the draft advice be presented to a future meeting of the Committee.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from this report with the exception of costs which may be incurred through the consultation and publicity of the proposed advice. Any such expenses can be met through existing budgets.
- 3.2 The implication for the Priority Based Budgeting is positive. Detailed topic-based advice has value in reducing officer time spent on pre-application discussions, and will therefore prove beneficial in reducing cost.

4. OTHER IMPLICATIONS

- 4.1 There are no known legal or equipment implications arising from this report.
- 4.2 As a major landowner in the city, proposals for the development of land and assets owned by Aberdeen City Council will, where this is applicable, be subject to assessment in line with the principles and standards set out in the Technical Advice Note.

5. BACKGROUND/MAIN ISSUES

- 5.1 This TAN has been prepared in support of the Aberdeen Local Development Plan (ALDP) (2012). It is also in general conformity with the Proposed Local Development Plan 2015 which has now been submitted to the Scottish Government for examination. On completion of the examination, and the subsequent adoption of the next LDP, this TAN will be updated as appropriate and reported back to Committee.
- 5.2 This TAN provides a means for Officers to assess applications for the Repair and Replacement of Windows and Doors in Aberdeen. Technical Advice Notes do not carry the same weight as Supplementary Guidance but are still treated as material considerations in the decision making process. The TAN also provides general guidance and best practice advice for members of the public.
- 5.3 This TAN on 'The Repair and Replacement of Windows and Doors' replaces a current TAN updating our guidance and bringing it into line with national policy. The proposed TAN is largely the same as the adopted document with the following alterations:-
- Further to a recent appeal decision by a Reporter at the Planning and Environmental Appeals Division, the TAN now states that on the public elevations of unlisted buildings within conservation areas, if historic windows require to be replaced these must be an exact replica of the existing windows. On non-public elevations of unlisted buildings within conservation areas the TAN now states the context and setting of the building is required to be assessed to ensure proposals will have no detrimental impact on the character and appearance of the Conservation Area. The replacement windows should match the historic proportions, profile and dimension of the original windows and avoid heavy frames, but it may be acceptable to have a different material and/or method of opening.
 - This is a change to the current guidance which states, on public elevations of unlisted buildings within conservation areas a different framing material than the original framing material can be used, if all other elements remain the same. On the non-public elevations of unlisted buildings within conservation areas

the current guidance states, a relaxed approach in assessing the planning application can be used.

- The guidance for listed buildings has remained consistent, exact replicas are required on all elevation of listed buildings.
- The document has been made more concise.

6. IMPACT

6.1 The TAN contributes to “Aberdeen – The Smarter City” Vision by promoting Aberdeen as a great place to live and visit. It contributes to the Smarter Environment priorities by promoting attractive streets and townscapes.

6.2 The proposal also contributes to the following Single Outcome Agreement priorities:

- We live in Scotland that is the most attractive place for doing business in Europe
- We live in well-designed, sustainable places where we are able to access the amenities and services we need;
- We value and enjoy our built and natural environment and protect and enhance it for future generations.
- We reduce the local and global environmental impact of our consumption and production.
- Our public services are high quality, continually improving, efficient and responsive to local people’s needs.

6.3 The proposal is consistent with the Council’s Corporate Plan in particular delivering high levels of design from all development and maintaining an up-to-date planning framework. The TAN also meets the vision of the Community Plan in promoting a strong image of the City and a sense of civic pride.

6.4 The proposal supports the Council’s 5 year Business Plan in terms of protecting and enhancing our high quality natural and built environment.

6.5 The proposal is consistent with the Planning and Sustainable Development Service Plan, in particular promoting a customer focused service by engaging the community in the planning process.

6.6 An equalities and human rights impact assessment (EHRIA) has been carried out in relation to the proposed Technical Advice Note, with the results included as Appendix 2 to this report.

6.7 This document will have to go through the Strategic Environmental Assessment Process. Given the scope of the document, there would be no likely significant effect as a result of the Technical Advice. To ensure that this is properly documented a Screening Report has been

prepared and submitted to the SEA Gateway and the Consultation Authorities. In the case that any unforeseen issues are raised this will be reported back to Committee.

7. MANAGEMENT OF RISK

It is not considered that there are any risks associated with the recommendations made in this report. The TAN provides additional detail on the implementation of existing policies included in the Local Development Plan and the Proposed Plan and comes on foot of a recent appeal decision which gave more clarity to the issue of the Repair and Replacement of Windows and Doors. This will enable applicants to be more informed and will make the evaluation process more efficient for officers.

8. BACKGROUND PAPERS

- Aberdeen Local Development Plan
<http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=42278&slD=9484>
- Appendix 1 – Technical Advice Note: The Repair and Replacement of Windows and Doors.
- Appendix 2 – Equalities and Human Rights Impact Assessment

9. REPORT AUTHOR DETAILS

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