

COMMITTEE	Planning Development Management
DATE	21 April 2016
DIRECTOR	Pete Leonard
TITLE OF REPORT	Technical Advice Note: The Repair and Replacement of Windows and Doors.
REPORT NUMBER	CHI/16/097
CHECKLIST COMPLETED	Yes

1. PURPOSE OF REPORT

The purpose of this report is to obtain Committee approval for the adoption of Technical Advice Note (TAN) on The Repair and Replacement of Windows and Doors as non-statutory planning guidance. A copy of the Technical Advice Note is available as Appendix 3 to this Report.

2. RECOMMENDATION(S)

It is recommended that the Committee:

- (a) Note the results of the four week public consultation period, the officers response and the amendments made to the draft document as a result;
- (b) Adopt the Technical Advice Note: The Repair and Replacement of Windows and Doors document as non-statutory planning guidance.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from this report. 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 Between 22 February and 21 March 2016, the TAN was subject to a four week public consultation period. Three (3 no.) responses were received and copies of these representations are provided in Appendix 2 of this report. A copy of Officers responses and proposed amendments to the TAN further to the public consultation exercise are provided in Appendix 1.

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 Technical Advice Note, with the results included as Appendix 4 to this report.
- 6.7 This document has completed the Strategic Environmental Assessment Process. A Screening Report was prepared and submitted to the SEA Gateway and the Consultation Authorities. The results concluded the TAN will have no likelihood of significant environmental effects, therefore no further strategic environmental impact is required.

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 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 – Consultation Results Summary
- Appendix 2 – Consultation Responses
- Appendix 3 - Technical Advice Note: The Repair and Replacement of Windows and Doors.
- Appendix 4 – Equalities and Human Rights Impact Assessment

9. REPORT AUTHOR DETAILS

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