



## Strategic Place Planning

### Report of Handling

<b>Site Address:</b>	27 View Terrace, Aberdeen, AB25 2RS,
<b>Application Description:</b>	Installation of replacement window (on rear elevation)
<b>Application Ref:</b>	181429/DPP
<b>Application Type:</b>	Detailed Planning Permission
<b>Application Date:</b>	10 August 2018
<b>Applicant:</b>	Mr Andrew Robertson
<b>Ward:</b>	Mid Stocket/Rosemount
<b>Community Council:</b>	Rosemount And Mile End
<b>Case Officer:</b>	Jacqui Thain

## RECOMMENDATION

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Refuse

## APPLICATION BACKGROUND

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### Site Description

The application property is a traditional, 1.5 storey, granite-finished dwelling with single storey offshoot, conservatory, small dormer and rooflights to the rear. The existing rear dormer window has a UPVc frame and a horizontal transom bar dividing the window roughly in half and is located within the Rosemount Conservation Area.

### Relevant Planning History

Planning permission (Ref: A8/0983) was approved in August 2008 for the erection of a conservatory and utility room. This permission was implemented.

## APPLICATION DESCRIPTION

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### Description of Proposal

It is proposed to replace the window within the rear dormer (which is currently one-over-one PVCu) with a white PVCu frame and single pane of glass.

### Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at: <https://publicaccess.aberdeencity.gov.uk/online-applications>

## CONSULTATIONS/ REPRESENTATIONS

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None

## **MATERIAL CONSIDERATIONS**

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### **Legislative Requirements**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 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.

### **National Planning Policy**

Scottish Planning Policy (SPP) and Historic Environment Scotland Policy Statement (HESPS)

### **Aberdeen Local Development Plan (ALDP)**

Policies D1 – Quality Placemaking by Design and D4 – Historic Environment

### **Supplementary Guidance (SG)**

Repair and Replacement of Windows and Doors

### **Other Material Considerations**

Managing Change in the Historic Environment: Windows

## **EVALUATION**

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The Council's SG: 'The Repair and Replacement of Windows and Doors' states '*modern windows which are unsympathetic should be restored to a traditional style which is more appropriate to the age and character of the building*'. The proposed new window is a standard tilt turn unit which is not in keeping with the special character of the historic building. The replacement window should ideally be timber sash and case as it appears this is what would have been there originally. At the very least the new window must replicate the form of a sash and case window with a true meeting rail but could have a top hung top sash instead of the traditional vertically sliding opening method. The proposed new window could also be uPVC instead of timber as the existing windows in the property are uPVC as are most of the rear windows on the street. It is appreciated that several other properties on the street have rear dormer windows of an inappropriate design. These were likely carried out prior to the conservation area being designated in 2004 or prior to the householder permitted development rights being removed by the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order in 2011. In line with Policy D4 the Planning Authority are looking to preserve or enhance the special character of the historic environment.

Whilst the modern framing material and opening method would not conflict with this Supplementary Guidance given it would be on the rear elevation and would be of the same material (PVCu) and it would not be readily publicly visible, in no way would the proposed window replicate the original two-over-two timber framed sash and case window, in contravention to both the national and local policies and guidance. The proposed replacement window would not match the historic proportions, astragal pattern and dimensions, and would not have the profile whereby the lower part of the window is stepped in from the upper part to replicate a sash and case window. The proposed development has therefore not been designed with due consideration for its context and would have an adverse impact on the surrounding conservation area and therefore fails to comply with Scottish Planning Policy, Historic Environment Scotland's Policy Statement and Policies D1 (Quality Placemaking by Design) and D4 (Historic Environment) of the Aberdeen Local Development Plan.

There are no examples of similar proposals in the surrounding area being granted under current planning policies and guidance and thus this proposal could set a precedent for similar development, which would be to the detriment of the conservation area.

## **RECOMMENDATION**

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Refuse

## **REASON FOR RECOMMENDATION**

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The proposed modern replacement window would not match the profile, historic proportions, astragal pattern and dimensions of the existing frame which it would replace, nor the original window frame. It would therefore result in the almost complete loss of the historic design, which would be incongruous to the architectural integrity of the original dwelling and the character and appearance of the Rosemount Conservation Area. The proposed development has therefore not been designed with due consideration for its context and would have an adverse impact on the surrounding conservation area and therefore fails to comply with Scottish Planning Policy, Historic Environment Scotland's Policy Statement and Policies D1 (Quality Placemaking by Design) and D4 (Historic Environment of the Aberdeen Local Development Plan, as well as with Supplementary Guidance: The Repair and Replacement of Windows and Doors and Managing Change in the Historic Environment: Windows. There are no material planning considerations that would warrant approval of consent in this instance.