

TCP/11/16(424)

Planning Application – 16/00817/FLL – Installation of replacement windows and doors, Carsehall Cottage, Wester Balgedie, Kinross, KY13 9HE

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TCP/11/16(424)

**Planning Application – 16/00817/FLL – Installation of
replacement windows and doors, Carsehall Cottage,
Wester Balgedie, Kinross, KY13 9HE**

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100012002-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation: John Gordon Associates Ltd

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1
(Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text" value="Carsehall Cottage"/>
First Name: *	<input type="text" value="K"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Blacklock"/>	Address 1 (Street): * <input type="text" value="A911"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Wester Balgedie"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="KY13 9HE"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="Carsehall Cottage"/>
Address 2:	<input type="text" value="Wester Balgedie"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="Kinross"/>
Post Code:	<input type="text" value="KY13 9HE"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="704112"/>	Easting	<input type="text" value="316485"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Installation replacement windows & doors

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The application was refused because the planning department wanted timber sliding sash windows to be installed. However, the existing windows are aluminium casement, the existing patio doors are aluminium and only the existing single door is timber. The proposal is to replace these with PVCU windows (casement style, as per existing) & doors. The existing window sizes are not suitable for sliding sash windows because they are too small. The PVCU profiles are not largely different to the existing.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Application drawings Refusal notice

Application Details

Please provide details of the application and decision.

What is the application reference number? *

16/00817/FLL

What date was the application submitted to the planning authority? *

06/05/2016

What date was the decision issued by the planning authority? *

04/07/2016

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☐ Yes ☒ No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr John Gordon

Declaration Date: 21/07/2016

PERTH AND KINROSS COUNCIL

Mr K Blacklock
c/o John Gordon Associates Ltd
John Gordon
3 Dean Acres
Comrie
Dunfermline
Scotland
KY12 9XS

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 04.07.2016

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **16/00817/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 25th May 2016 for permission for **Installation of replacement windows and doors Carsehall Cottage Wester Balgedie Kinross KY13 9HE** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. Reason - The replacement windows are of an inappropriate type as they do not replicate the design, appearance, proportion, opening method or astragal detail of what is expected on a traditional building in a Conservation Area. Approval would have a detrimental impact on the character and appearance of the Wester Balgedie Conservation Area and would therefore be contrary to Policies 2 and 3 of TAYplan, the Perth & Kinross Placemaking Guide, Policies PM1 and HE3 of the Perth & Kinross Local Development Plan 2014, Historic Scotland's "Managing Change in the Historic Environment" 2010 and "Scottish Historic Environment Policy" 2011 and Scottish Planning Policy 2014, all of which seek to safeguard the historic built environment.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

16/00817/1

16/00817/2

16/00817/3

16/00817/4

16/00817/5

16/00817/6

16/00817/7

16/00817/8

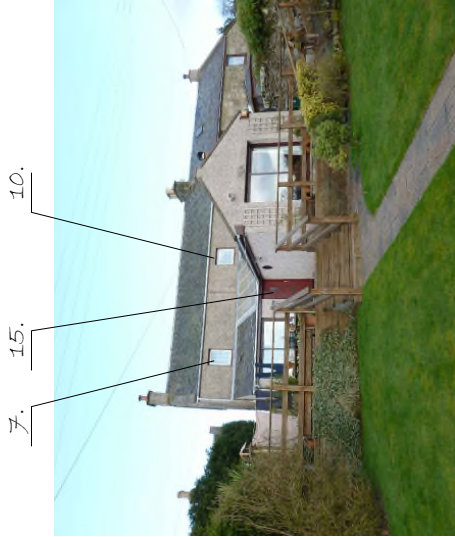
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16/00817/10

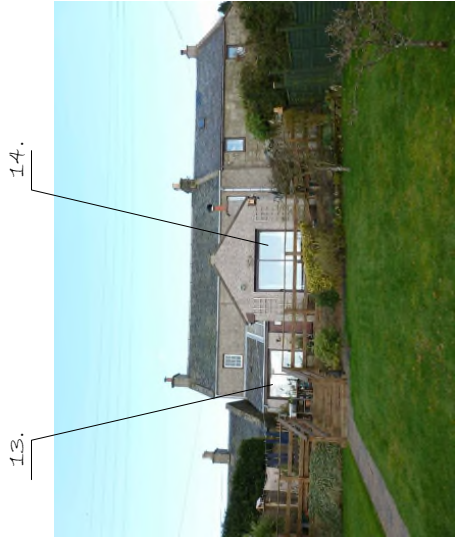
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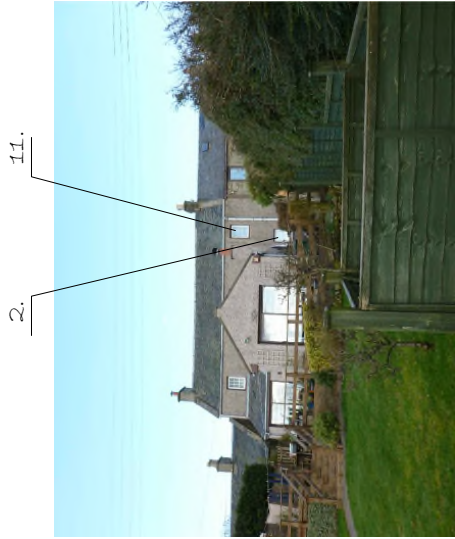
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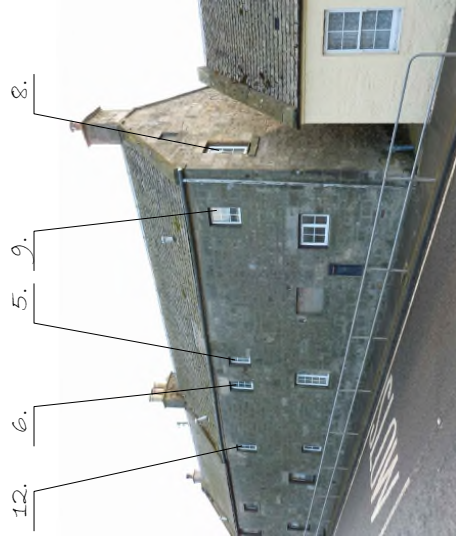
Southwest Elevation



Southwest Elevation



Southwest Elevation

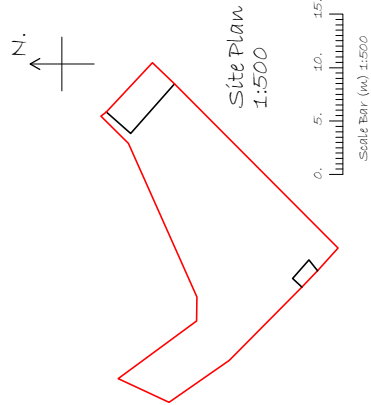


Northeast Elevation



Northeast Elevation

- 12 windows & 3 doors to be replaced in total. Existing windows are white aluminium casement style.
- Existing patio doors are brown aluminium. Existing front door is rosewood stained timber.
- Proposed windows are white PVCu casement style, double glazed, toughened sealed units.
- Proposed patio doors are golden oak PVCu, double glazed, toughened sealed units.
- Proposed front door is golden oak GRP with a golden oak PVCu frame.
- 18mm clear glass insert bars provided as shown.



Mr. K. Blacklock,
Carsehall Cottage,
Wester Baigedie, KY13 9HE.

As Existing

Scale: NTS 9/4/16

Ref: Everest SN2201AW/1



3 DEAN ACRE
COMRIE
FIFE KY12 9XS
TEL/FAX: 01523 850 134
E-mail: jgord@associates
@sky.com

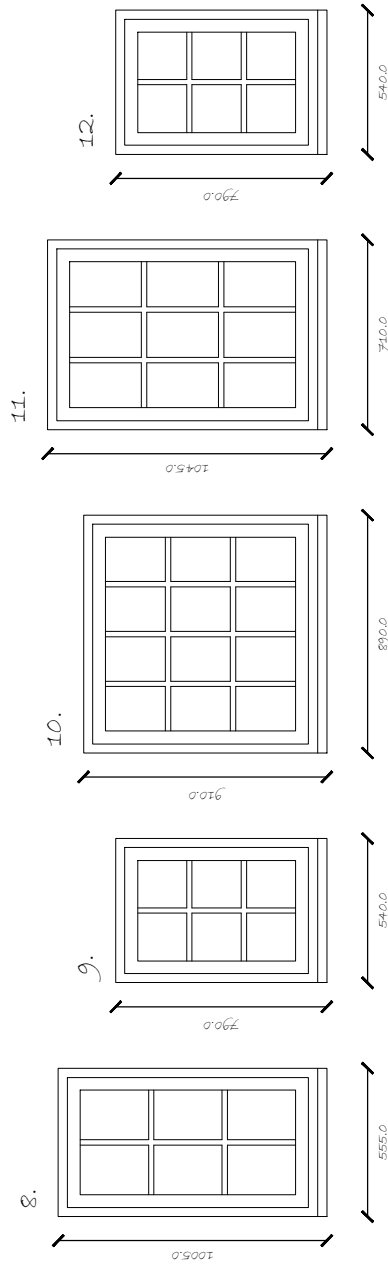
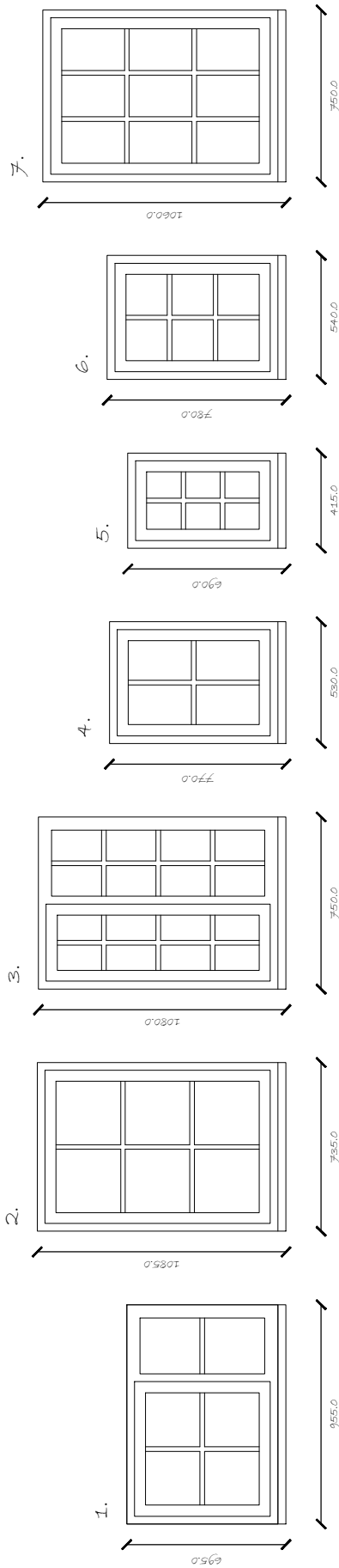
JOHN GORDON ASSOCIATES LTD

This is a true copy of the plan referred to in our application.

Dated:

Signed: *John Gordon*

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Mr. K. Blacklock,
Carsehall Cottage,
Wester Baigedie. KY13 9HE.

Existing Details

Scale: 1:20 9/4/16

Ref: Everest SN2201AW/ED1



3 DEAN ACRE
COMRIE
FIFE KY12 9XS
TEL/FAX: 01328 850 134
E-mail: gordonassociates@sky.com

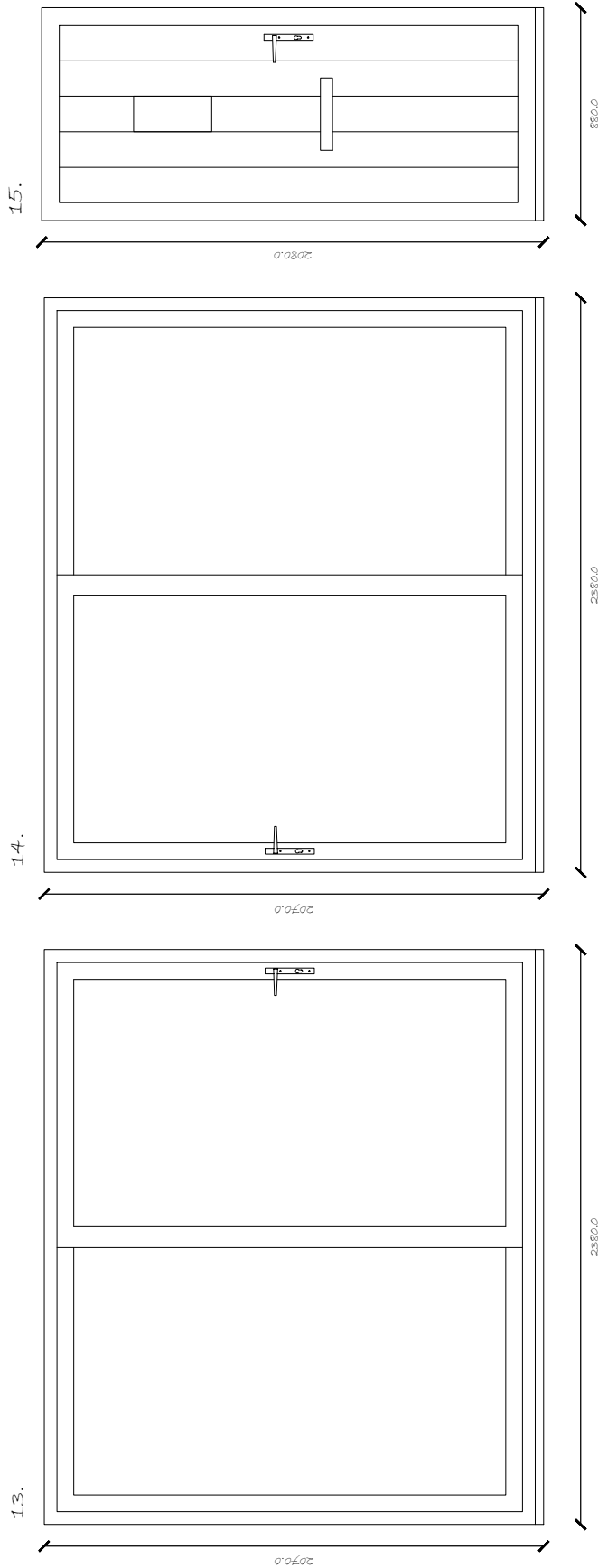
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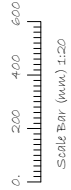
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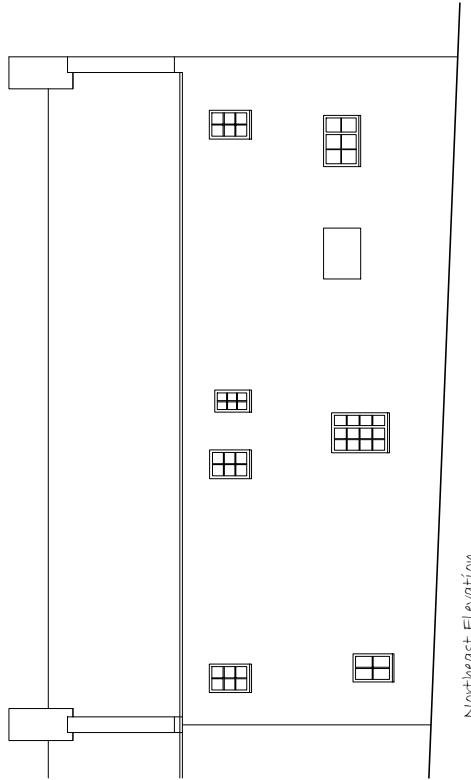
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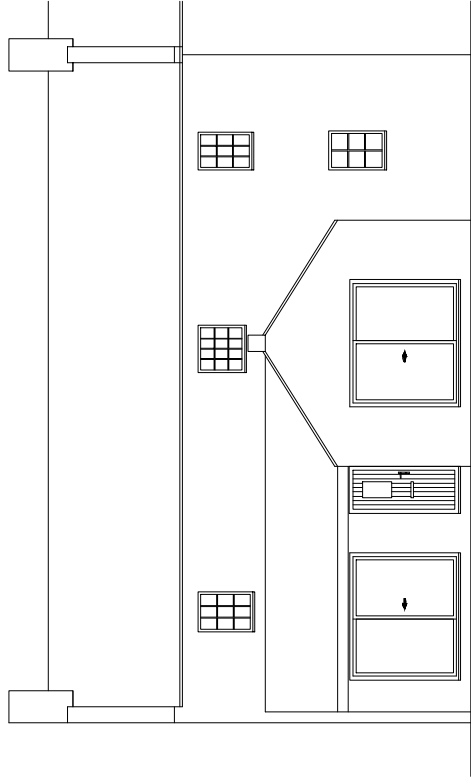


Mr. K. Blacklock, Carsehall Cottage, Wester Balgadie. KY13 9HE.	
Existing Details	
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Dated:	Signed: <i>John Gordon</i>
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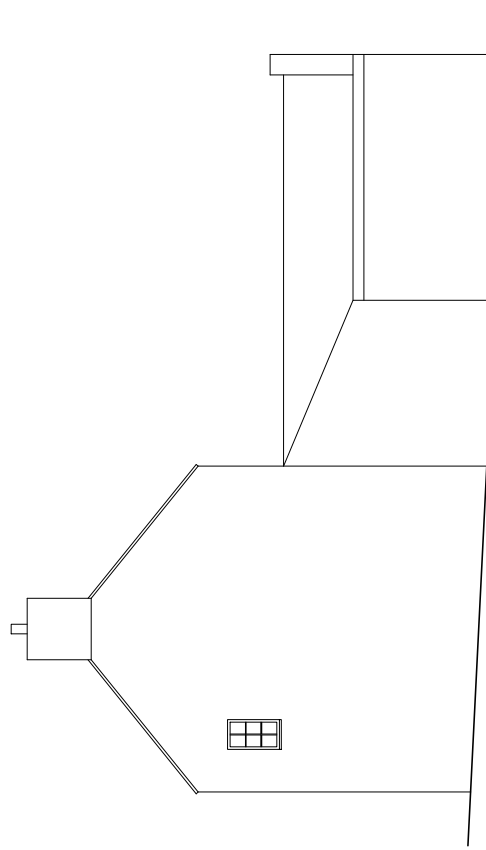




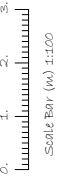
Northeast Elevation



Southwest Elevation



Northwest Elevation



Mr. K. Blacklock,
Carsehall Cottage,
Wester Balgiedie. KY13 9HE.

As Existing

Scale: 1:100 9/4/16

Ref: Everest SN2201AW/4



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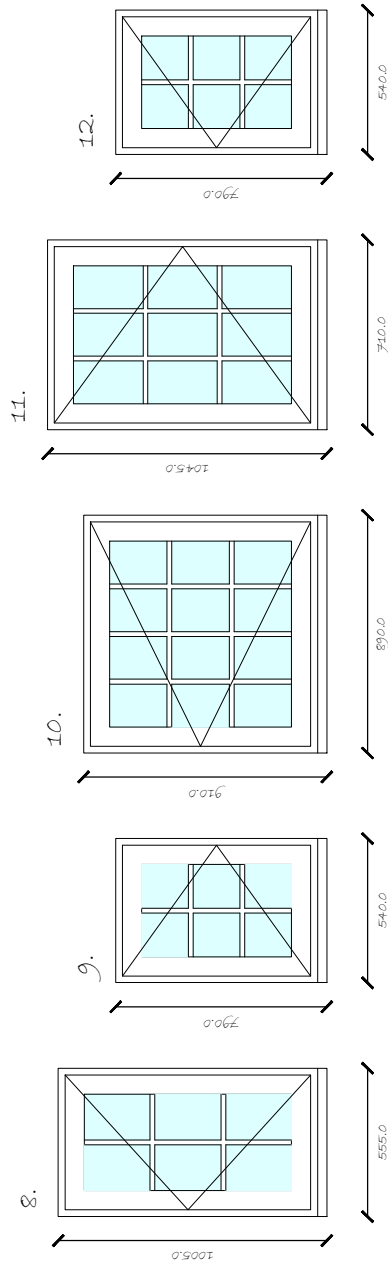
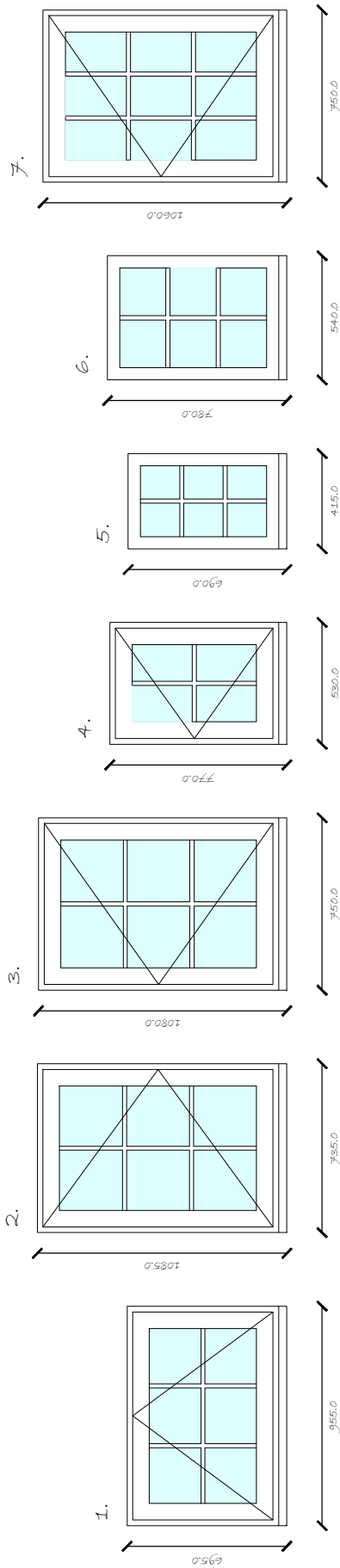
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Dated:

Signed: *John Gordon*

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Mr. K. Blacklock,
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Wester Baigedie. KY13 9HE.

Proposed Details

Scale: 1:20 9/4/16

Ref: Everest SN2201AW/2



STEAN ADOES
COMSIE
FIFE KY12 9XS
TEL/FAX: 01328 850 134
E-mail: gordonassociates@sky.com

JOHN GORDON ASSOCIATES LTD

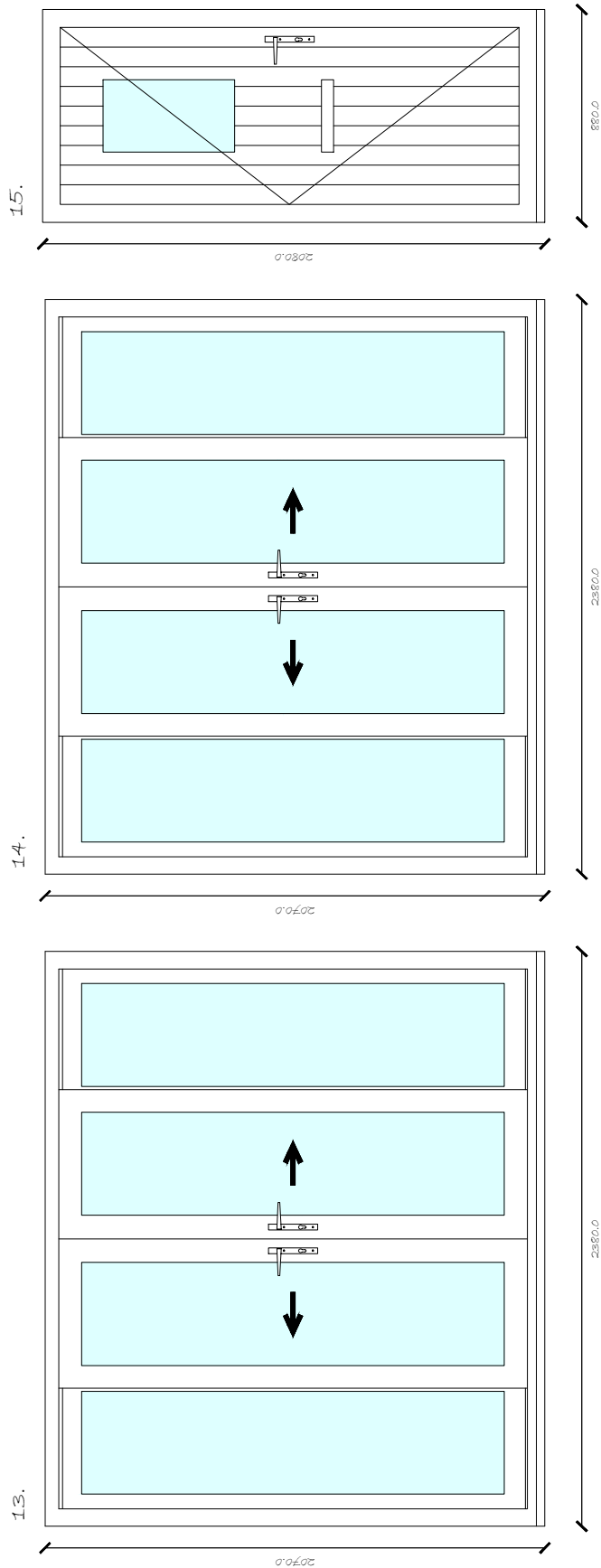
This is a true copy of the plan referred to in our application.


Dated:

Signed: *John Gordon*

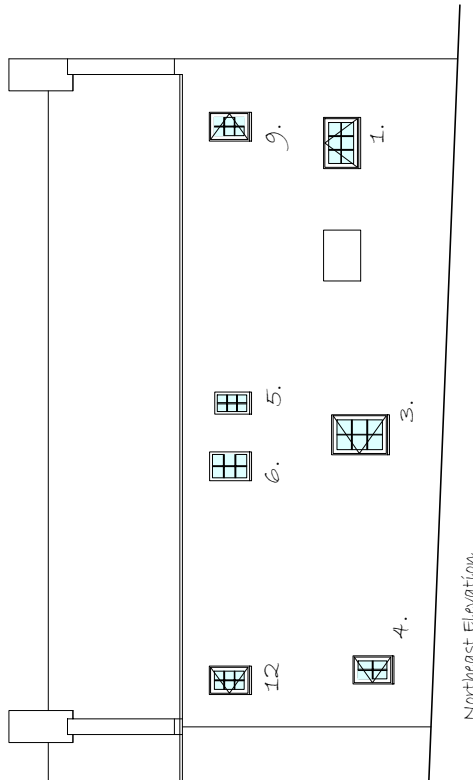
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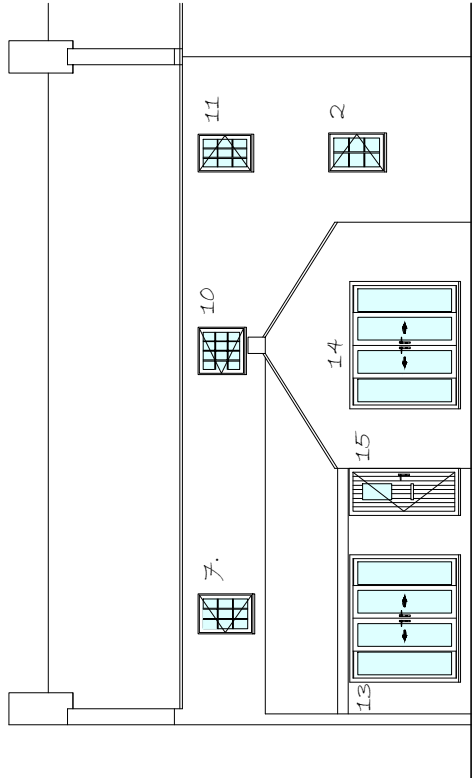


Mr. K. Blacklock, Carsehall Cottage, Wester Balgiedie. KY13 9HE.	
Proposed Details	
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Ref: Everest SN2201AW/3	
 STEAN AGRES COMISE FIFE KY12 9XS TEL/FAX: 01328 850 134 E-mail: gordonassociates@sky.com	
JOHN GORDON ASSOCIATES LTD	
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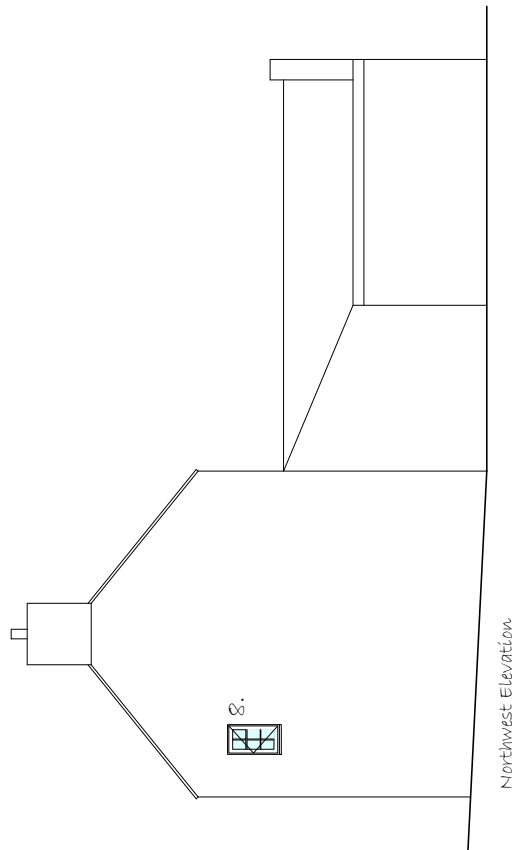
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Northeast Elevation



Southwest Elevation



Northwest Elevation

0 1 2 3
Scale Bar (in) 1:100



Mr. K. Blacklock,
Carsehall Cottage,
Wester Balgedie. KY13 9HE.

As Proposed

Scale: 1:100 9/4/16

Ref: Everest SN2201AW/5



3 DEAN ACRE
COMBE
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E-mail: gordonassociates
@sky.com

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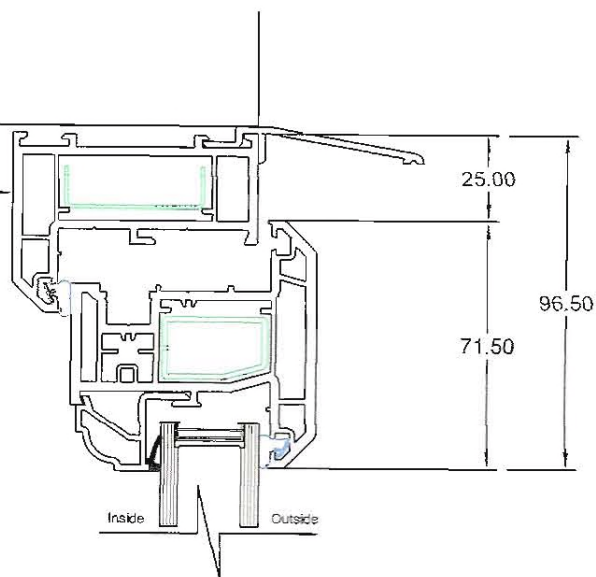
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Section

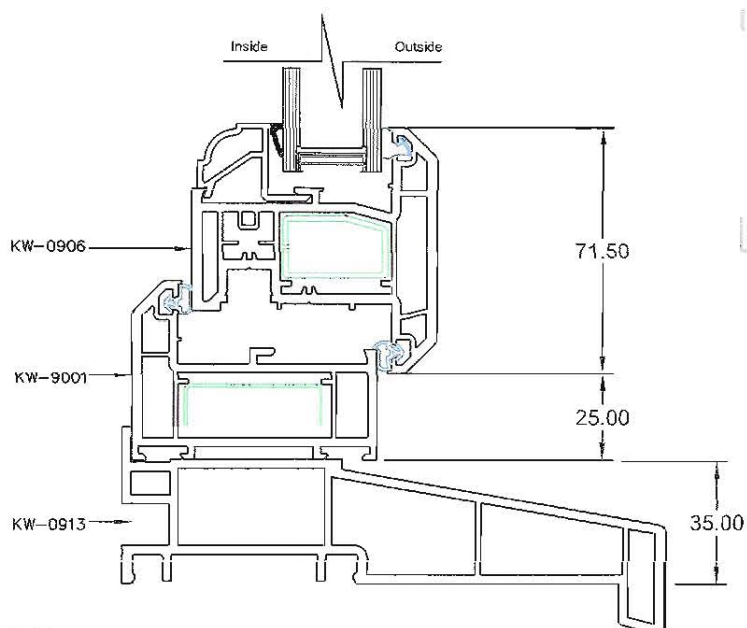
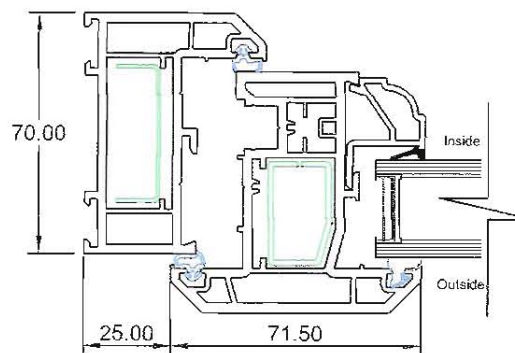
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KW-9001



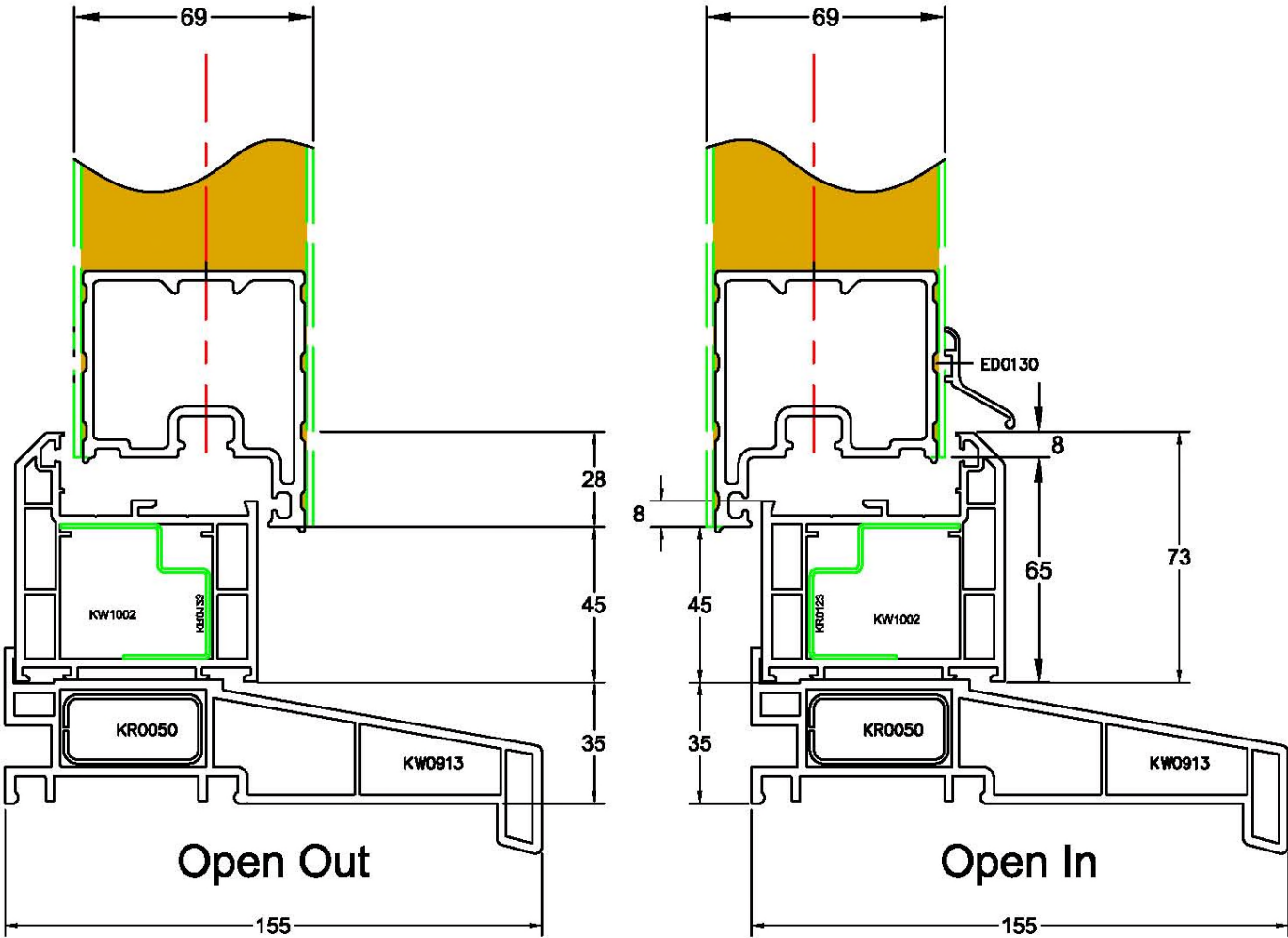
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SECTIONAL DETAIL

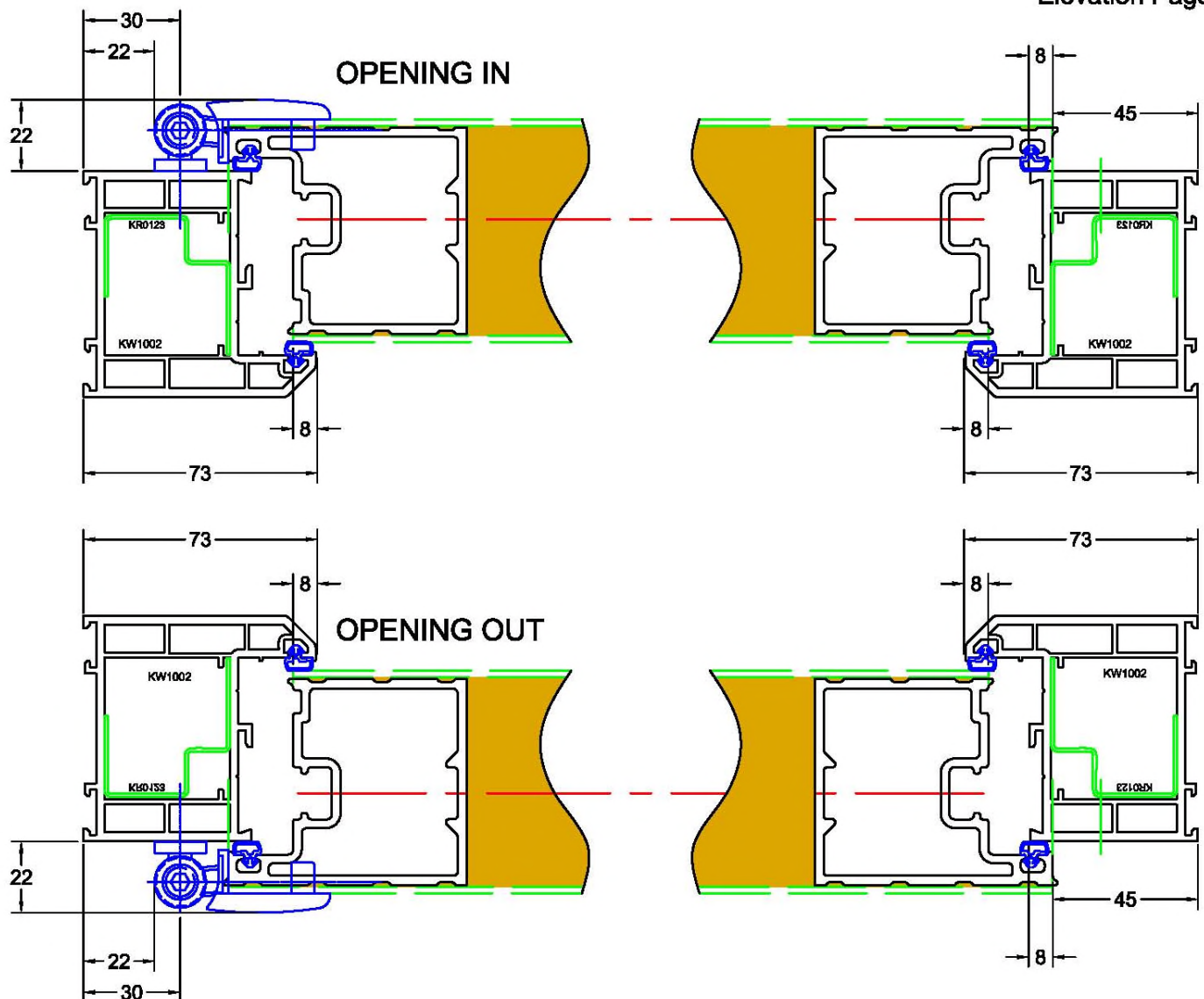
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SECTIONAL DETAIL



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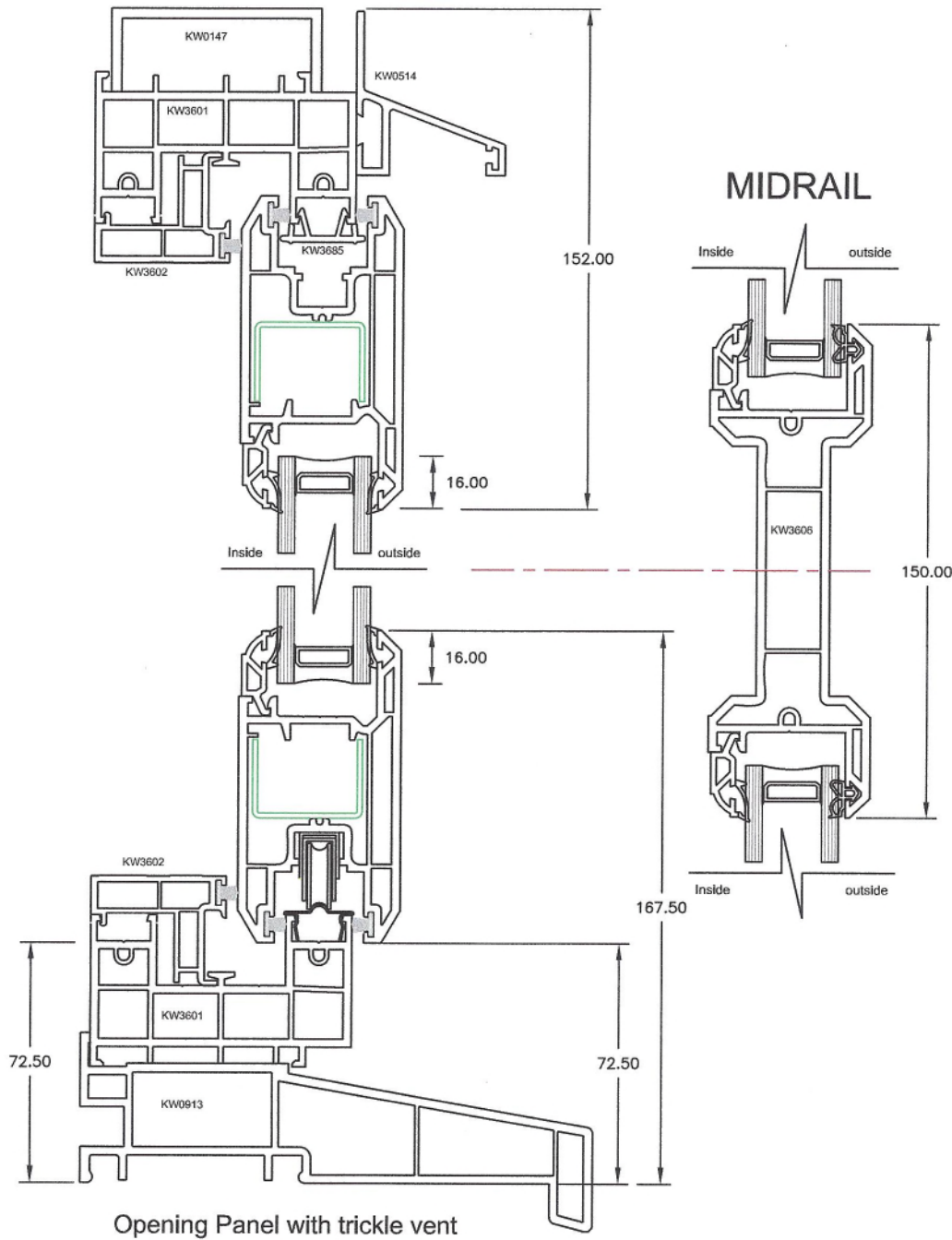


ELEVATION TO SECTIONAL DRAWINGS

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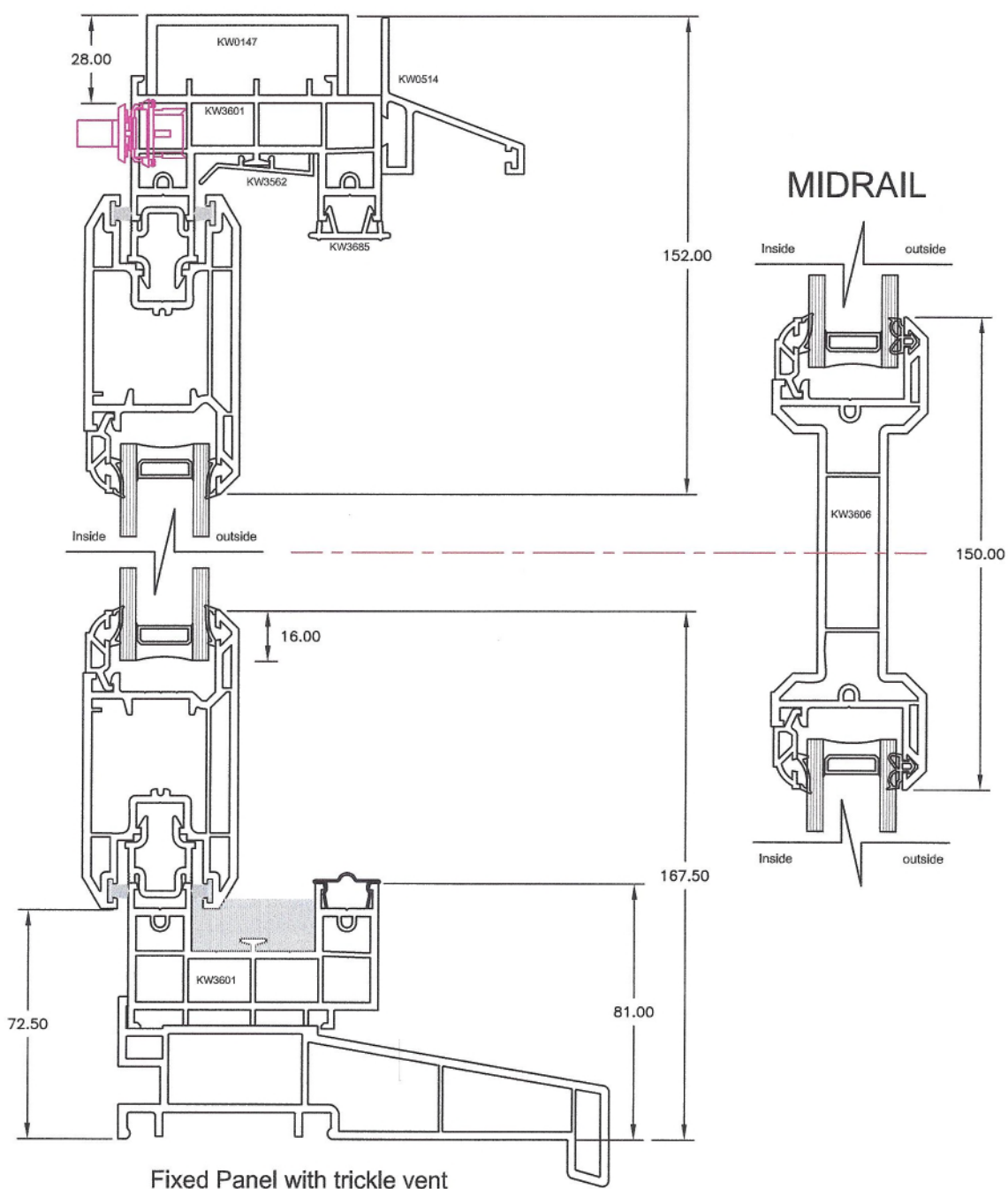


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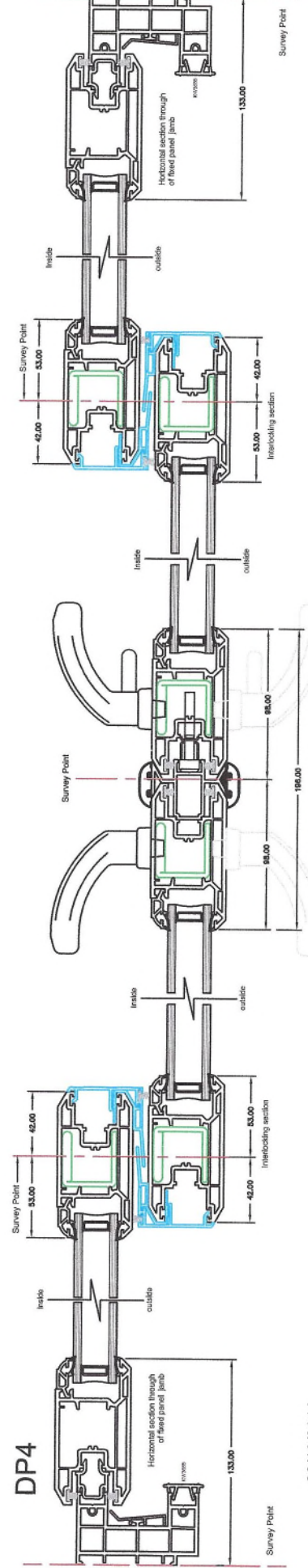
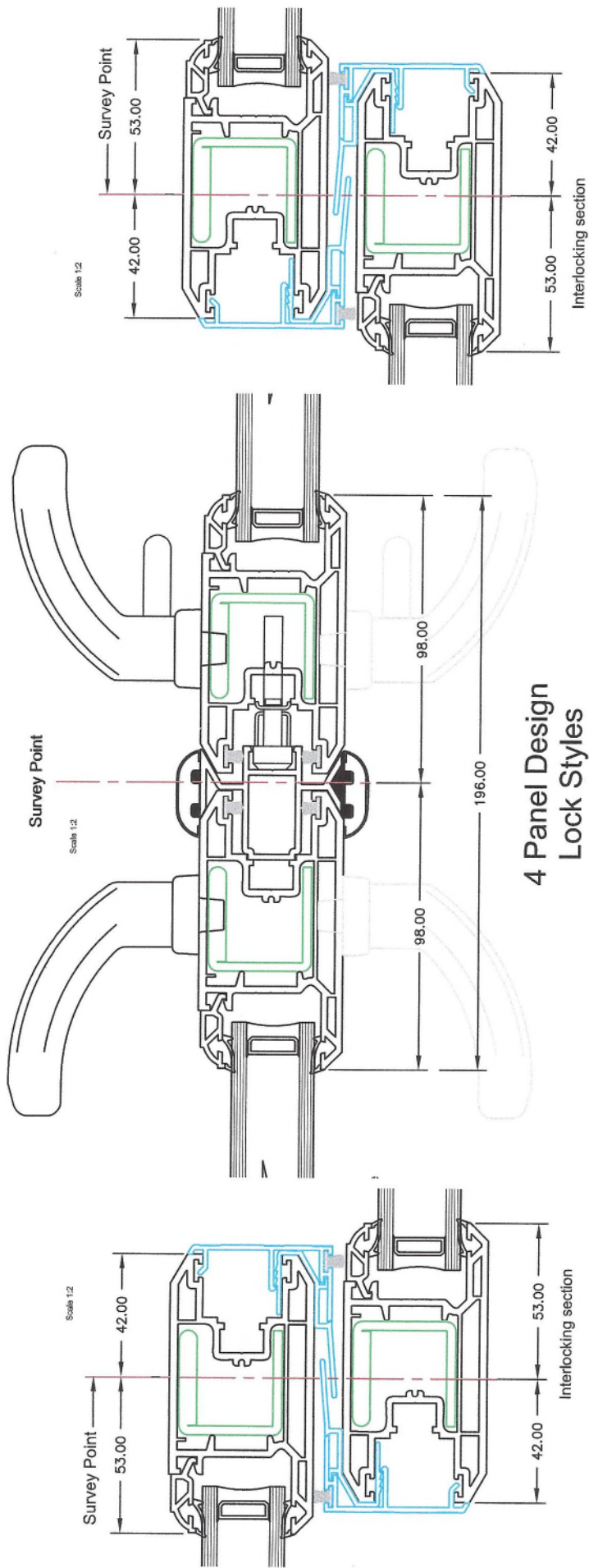


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elevation page





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elevation page



TCP/11/16(424)

Planning Application – 16/00817/FLL – Installation of replacement windows and doors, Carsehall Cottage, Wester Balgedie, Kinross, KY13 9HE

PLANNING DECISION NOTICE *(included in applicant's submission, see pages 1575-1576)*

REPORT OF HANDLING

REFERENCE DOCUMENT *(part included in applicant's submission, see pages 1577-1589)*

REPORT OF HANDLING

DELEGATED REPORT

Ref No	16/00817/FLL	
Ward No	N8- Kinross-shire	
Due Determination Date	24.07.2016	
Case Officer	Sean Panton	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Installation of replacement windows and doors.

LOCATION: Carsehall Cottage, Wester Balgedie, Kinross, KY13 9HE.

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

DATE OF SITE VISIT: 14th June 2016

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

Carsehall Cottage, Balgedie is a traditional semi-detached dwellinghouse which falls within the Wester Balgedie Conservation Area. The southeast elevation of the property accommodates a 1 storey extension that was approved in 1999. This application seeks detailed planning permission for replacement windows and doors on the property.

The proposal is to replace the 12 existing white aluminium casement style windows with white PVCU windows. In addition to the replacement windows, 3 doors are also to be replaced. Of these 3 existing doors, 2 of them are brown aluminium patio doors and the remainder is a rosewood stained timber door. These doors are to be replaced with golden oak PVCU double glazed units for the patio doors and a golden oak GRP with a golden oak PVCU frame for the front door.

In relation to the location of the windows, 7 are located on the northeast elevation (principal), 1 is on the northwest gable end and the remaining 4 are on the southwest elevation. All 3 of the doors are located on the southwest elevation.

It should be noted that there has been no justification submitted as part of the application for the requirement to replace the windows.

SITE HISTORY

99/00032/FUL Alterations and extension to house at 18 February 1999
Application Permitted

PRE-APPLICATION CONSULTATION

No pre application enquiry has been received in relation to this proposal.

NATIONAL POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Managing Change in the Historic Environment – Windows

The windows of a historic building form an important element in defining its character... The contribution of the windows in a historic building to its character must be understood before considering alteration. The size, shape and proportion of a window, the reflective sparkle and irregularities of old glass, the pattern of design, the materials and details of construction, the method of opening, the finish, and associated fixtures typically contribute to the character of a historic window.

Maintenance and appropriate repair is the best means of safeguarding the historic character of a window. In almost all cases, repair of components on a like-for-like basis is preferable to replacement of a whole unit, as this will best maintain the character and historic fabric of the window. Where a window is beyond repair, replacements must match the original window design as closely as possible. Significant improvements in energy efficiency can be achieved by discreet draught-stripping, internal secondary glazing and use of

shutters/curtains at night. Double-glazing may be acceptable either where the existing windows are beyond repair and the new windows will match the original joinery, or where it can be incorporated within the original joinery.

Where there is no alternative to the replacement of historic windows or elements of their joinery or glazing, the new elements should match the original. This should include replication of the proportion, opening method, astragal dimensions and profiles, and fixing of the glass (e.g. putty). Historic glass should be reused where this contributes to a building's character. Changes in framing materials or types of glazing (e.g. from clear glass to wired glass), the adoption of different opening methods, the insertion of extractor fans and other similar features, or the use of planted-on or sandwiched astragals should be avoided.

Scottish Planning Policy (2014)

Proposals for development within conservation areas should preserve or enhance the character and appearance of the conservation area (paragraph 143).

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

Within the approved Strategic Development Plan, TAYplan 2012, the primary policies of specific relevance to this application are Policies 2 and 3.

Policy 2: Shaping Better Quality Places

Part F of Policy 2 seeks to 'ensure that the arrangement, layout, design, density and mix of development and its connections are the result of understanding, incorporating and enhancing present natural and historic assets... and local design context, and meet the requirements of Scottish Government's Designing Places and Designing Streets'.

Policy 3: Managing TAYplan's Assets

Policy 3 seeks to safeguard townscapes, archaeology, historic buildings and monuments and allow development where it does not adversely impact upon or preferably enhances these assets.

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

The Local Development Plan is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy RD1 - Residential Areas

In identified areas, residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes of use away from ancillary uses such as local shops will be resisted unless supported by market evidence that the existing use is non-viable. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

Policy PM1A - Placemaking

Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All development should be planned and designed with reference to climate change mitigation and adaptation.

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

Policy HE3A - Conservation Areas

Development within a Conservation Area must preserve or enhance its character or appearance. The design, materials, scale and siting of a new development within a Conservation Area, and development outwith an area that will impact upon its special qualities should be appropriate to its appearance, character and setting. Where a Conservation Area Appraisal has been undertaken the details should be used to guide the form and design of new development proposals.

OTHER POLICIES

Perth & Kinross Council's Placemaking Guide

Conservation areas are places of special character where tighter controls apply over developments in order to protect the recognised importance of the existing buildings within or immediately adjacent to the conservation area. These areas may include a space or a street of a settlement, a group of buildings around a space or street of particular townscape merit. Extensions and alterations which might be permitted elsewhere can be unacceptable in conservation areas.

Successful development within conservation areas and within the curtilage of listed buildings depends on the quality of the detailing and materials used. In all cases, full details will be required before an alteration or extension proposal can be considered. A great deal of the development that has taken place recently has been disappointing and architecturally unconvincing due to poor quality, incorrect usage or lack of attention to detail. Standardised components tend to devalue the merits of genuine historic buildings and blur the local identity of an area or building, and should be avoided.

Unlisted buildings in conservation areas.

Existing historic windows and doors should be retained and repaired where possible. Replacement historic windows and doors in conservation areas should match the originals as closely as possible in design, detail, materials and opening mechanism.

CONSULTATION RESPONSES

No consultations were undertaken as part of this application.

REPRESENTATIONS

No representations were received regarding the proposal.

ADDITIONAL STATEMENTS RECEIVED:

Environment Statement	Not Required
Screening Opinion	Not Required
Environmental Impact Assessment	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2012 and the adopted Perth and Kinross Local Development Plan 2014.

In accordance with Section 65 of the Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) (Scotland) Act 1997 the application has been advertised in the Local Press as potentially affecting the character or appearance of a conservation area and a site notice has been erected at the site on 17 March 2016.

The determining issues in this case are:- the statutory requirement under Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 which requires the Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area; whether the proposal complies with the development plan policy; whether the proposal complies with supplementary planning guidance; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

The site is located within the settlement boundary of Wester Balgedie where Policies RD1: Residential Areas, Policy PM1A and B: Placemaking and HE3: Conservation Areas are directly applicable. Policy RD1 states that residential amenity will be protected and, where possible, improved. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area. Policy PM1A of the Local Development Plan seeks to ensure that all developments contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place, whilst Policy HE3 seeks to ensure that proposals protect and enhance the Conservation Area. The proposed development is not considered to comply with the above policies for the reasons stated elsewhere in this report.

Design and Layout

As previously mentioned, in Conservation Areas, it is favoured to retain original historic windows on traditional buildings as they contribute to the character and integrity of the attributes that give rise to the designation of the Conservation Area. Unfortunately, in this case, the historic windows of this building have already been replaced by white aluminium casement style windows which are considered to be unsympathetic replacements, which significantly detract from the character and appearance of this historic building and the Wester Balgedie Conservation Area. None of these windows appear to have planning approval, although they may pre-date the designation of the Conservation area, and they are not considered to be a justification for overriding planning policies at both a national and local level in order to replace the windows. It has been accepted by the Planning Authority that in this case, due to the existing windows being white aluminium casement style units and some neighbouring properties already having PVCU units, PVCU units can be supported in this particular instance. The materials for the replacement windows are therefore considered acceptable.

In relation to the patio doors, the proposed materials are not considered to be acceptable however as golden oak PVCU units are not common in the Conservation Area and would in turn look out of place. This closely links with the materials for the front door as it is currently rosewood stained timber and seeks to be replaced by a golden oak PVCU unit. This would compromise the character of the existing building and it is of the view of the Planning Authority that the existing timber door should be retained where possible and if this is unable to happen then any replacement unit should respect the design and materials of the existing door. In this case, the proposed door unit does not respect the existing timber door and due to no justification being submitted for the existing doors removal, the Planning Authority are unable to support the replacement in this instance.

Although the materials of the proposed replacement window units are considered acceptable, the design of them however is not considered to be suitable. This is due to the design being uncomplimentary to the Wester

Balgedie Conservation Area. This conclusion is arrived at due to the proposed windows not reflecting the historic character of the area in terms of their detailing. The proposed windows are of an inappropriate type as they do not replicate the design, appearance, proportion, opening method or astragal detail of the traditional units. There are PVCU framed double glazed windows with structural astragals which would be of a fine enough detail that would be supported in this instance. In particular, the frames of the proposed units are far too excessive for the size of the windows and look out of proportion. This would draw attention towards the PVCU units themselves which is unacceptable due to the properties prominent location on the A911 in Wester Balgedie Conservation Area.

The agent for this application was contacted at an early stage in the process to inform them that PVCU units can be supported in this instance however for the application to be supported a revised design would be required. The agent was given 24 days to submit a revised design however after this time stated that the applicant did not want to do this and wanted the application to proceed on its current merits.

It is unfortunate that the applicant did not want to submit a revised design and in turn the application is unable to be supported by the Planning Department. This is due to the design being uncomplimentary to Wester Balgedie Conservation Area and contrary to Policies HE3A - Conservation Areas, PM1 – Placemaking and guidance set by Historic Environment Scotland. Accordingly, with insufficient justification for the removal of the existing windows and doors and inappropriate proposed windows and doors, I am unable to offer my support of the application.

Landscape

The scale and nature of the proposals do not raise any significant landscape impact issues and the impact would be limited to a streetscape impact.

Residential Amenity

As this proposal is for replacement windows and does not involve the addition of any new windows, it is therefore considered that no residential amenity issues will arise from the proposal. This is due to all issues of residential amenity relating to this proposal already existing.

Visual Amenity

The proposal is considered to have a detrimental impact on the existing dwellinghouse and surrounding Conservation area due to not being traditional in design, as previously mentioned.

The property under question is on a prominent location on the A911 passing through Wester Balgedie and therefore replacement windows and doors should be designed to the highest standard to ensure that the Wester Balgedie Conservation Area is not compromised by the proposals in terms of

visual impact. It is considered that the replacement windows and doors do not respect the attributes that give rise to the designation as a Conservation Area for reasons mentioned above and due to its prominent location on the A911 the proposals in their current state cannot be supported by the Planning Authority.

Roads and Access

There are no road or access implications associated with this proposed development.

Drainage and Flooding

There are no drainage and flooding implications associated with this proposed development.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is not considered to comply with the approved TAYplan 2012 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal.

APPLICATION PROCESSING TIME

The recommendation for this application has been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Conditions and Reasons for Recommendation

- 1 The replacement windows are of an inappropriate type as they do not replicate the design, appearance, proportion, opening method or astragal detail of what is expected on a traditional building in a Conservation Area. Approval would have a detrimental impact on the character and appearance of the Wester Balgedie Conservation Area and would therefore be contrary to Policies 2 and 3 of TAYplan, the Perth & Kinross Placemaking Guide, Policies PM1 and HE3 of the Perth & Kinross Local Development Plan 2014, Historic Scotland's "Managing Change in the Historic Environment" 2010 and "Scottish Historic Environment Policy" 2011 and Scottish Planning Policy 2014, all of which seek to safeguard the historic built environment.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

Informatives

Not Applicable.

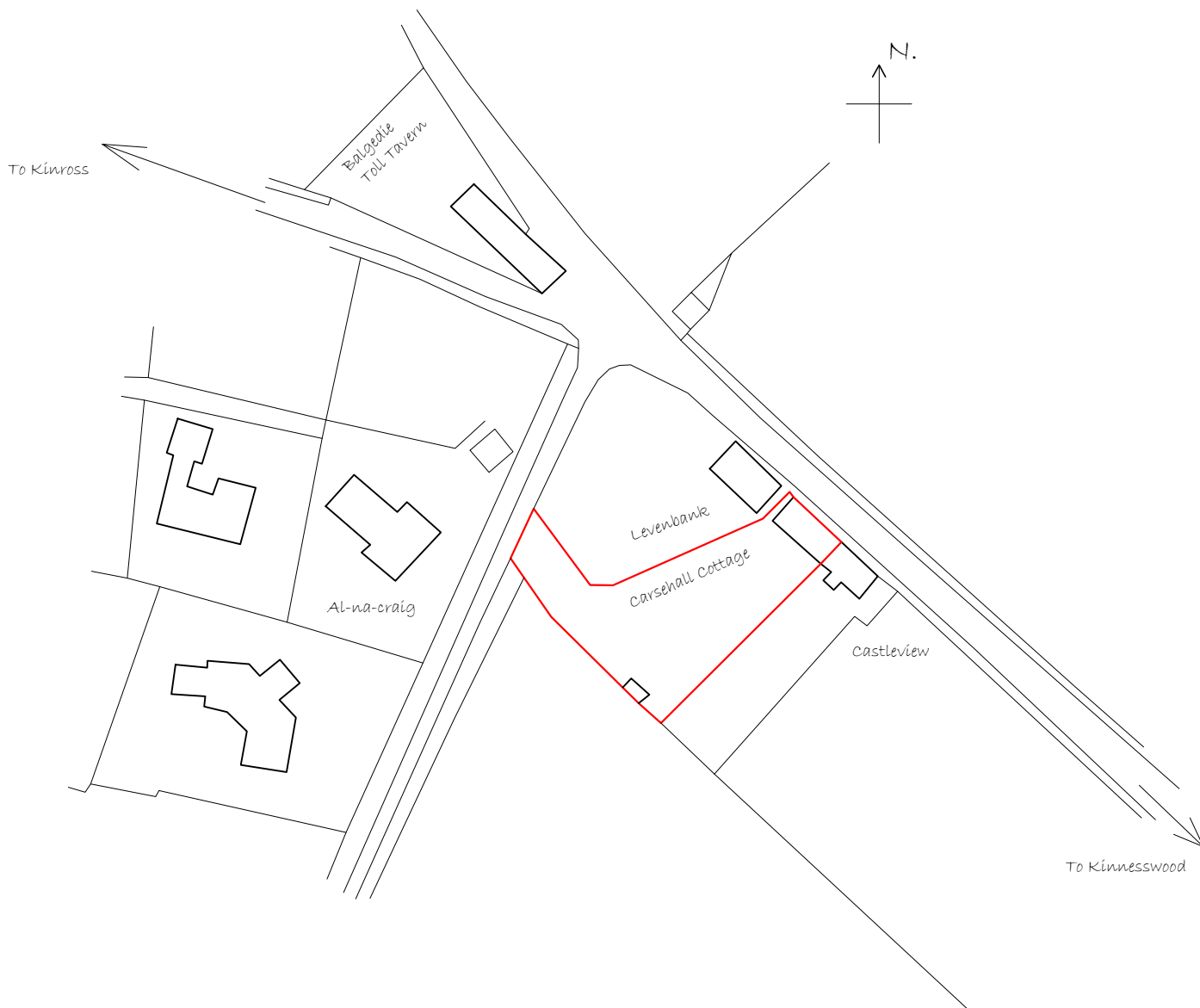
Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

16/00817/1
16/00817/2
16/00817/3
16/00817/4
16/00817/5
16/00817/6
16/00817/7
16/00817/8
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16/00817/10
16/00817/11
16/00817/12
16/00817/13

Date of Report 4th July 2016



Scale Bar (m) 1:1250

Mr. K. Blacklock,
Carsehall Cottage,
Wester Balgedie. KY13 9HE.

Location Plan

Scale: 1:1250

9/4/16

Ref: Everest SN2201AW/LP



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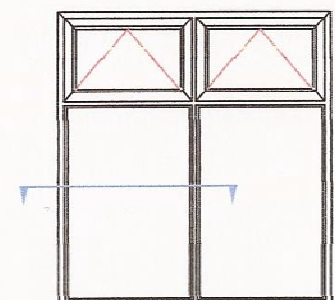
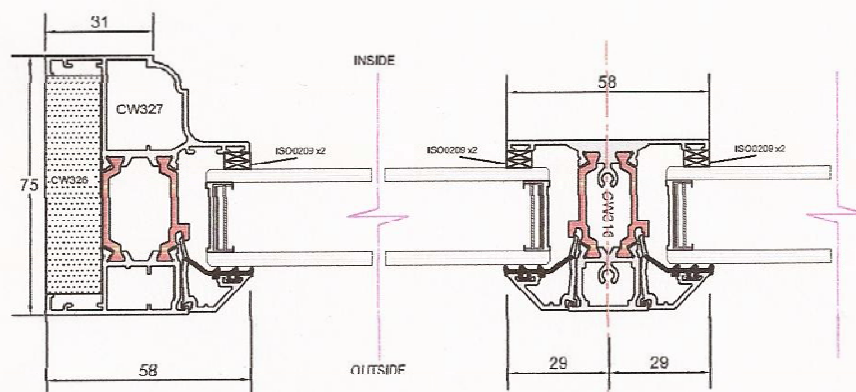
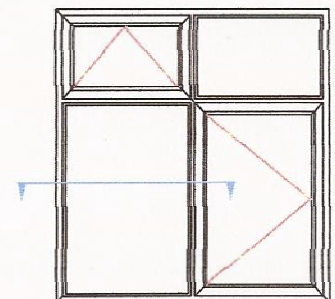
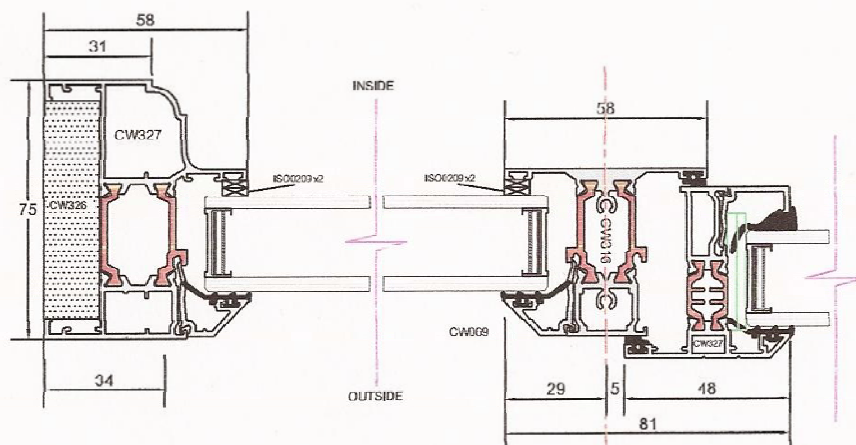
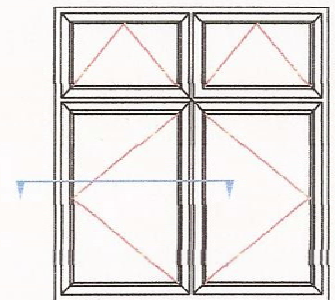
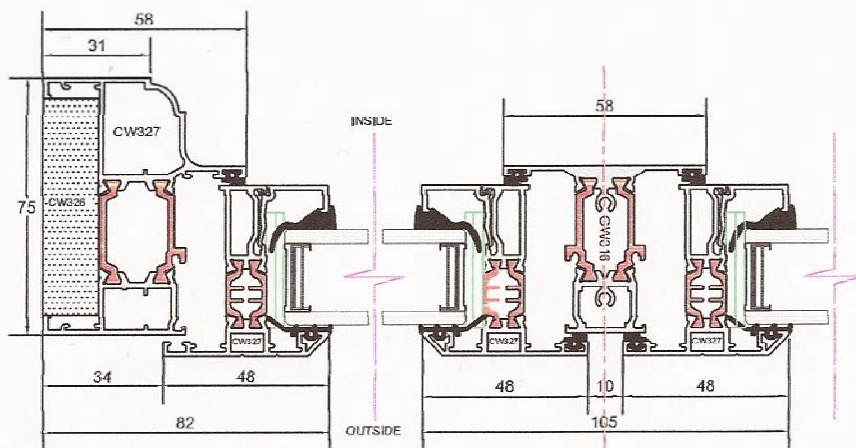
JOHN GORDON ASSOCIATES LTD

This is a true copy of the plan referred to in our application.

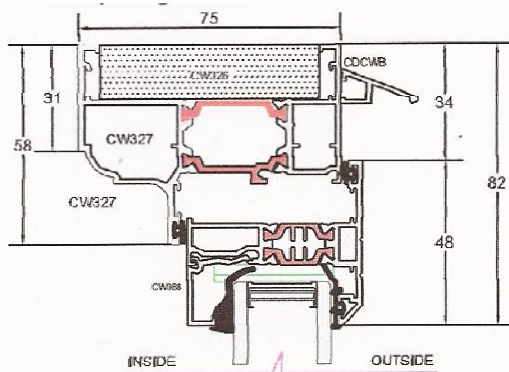
Dated:

Signed: John Gordon

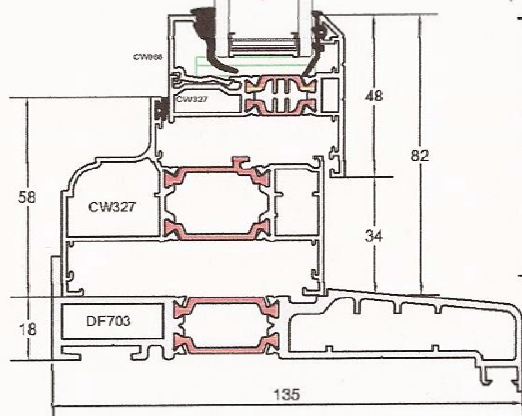
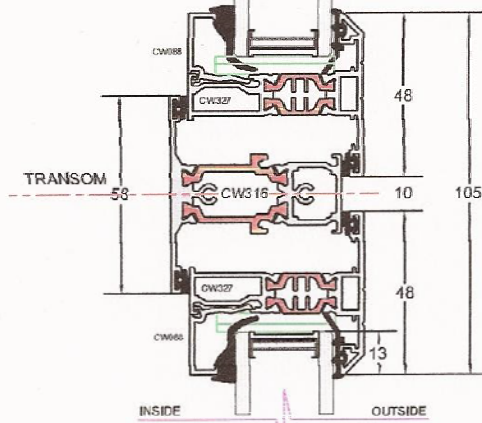
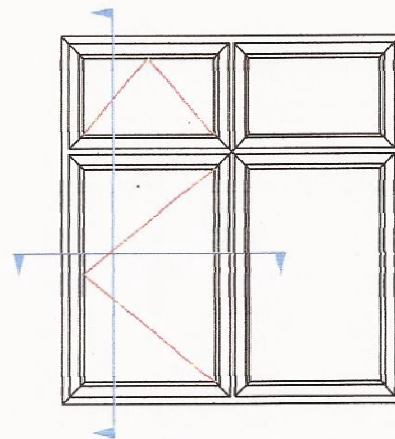
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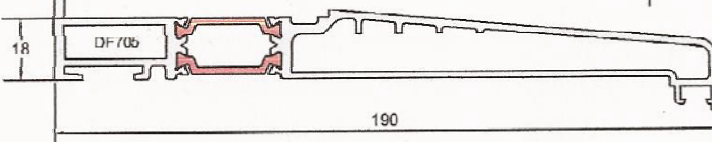
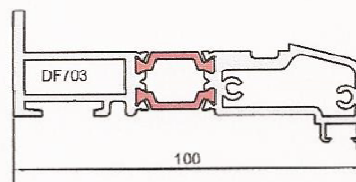
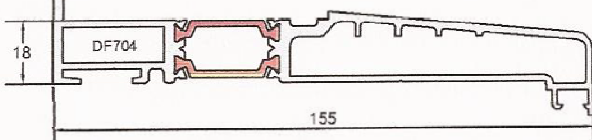
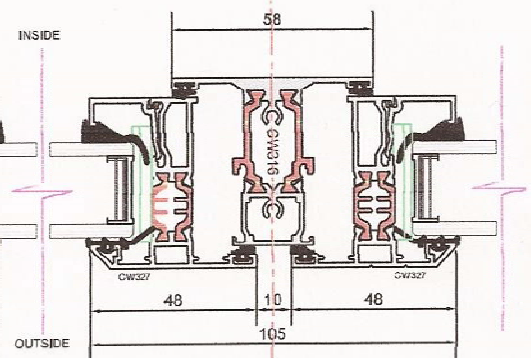
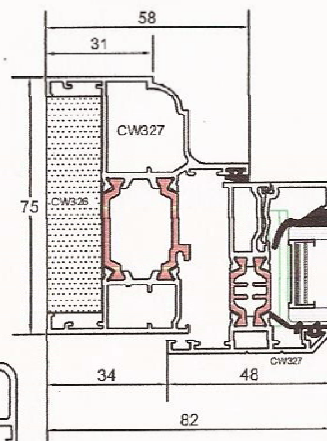
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TCP/11/16(424)

**Planning Application – 16/00817/FLL – Installation of
replacement windows and doors, Carsehall Cottage,
Wester Balgedie, Kinross, KY13 9HE**

FURTHER INFORMATION

JOHN GORDON ASSOCIATES LTD



ARCHITECTURAL DESIGN &
CONSTRUCTION MANAGEMENT

26 October 2016

Perth & Kinross Council
Local Review Body
The Atrium
137 Glover Street
Perth
PH2 0LQ

Dear Mrs. Taylor,

Re: Local Review for Carsehall Cottage, Wester Balgedie, Kinross, KY13 9HE

Ref: TCP 11/16 (424)

In response to your letter dated October 14th, firstly please accept our apologies for the short fall in information to allow a determination to be reached at the initial hearing. The information you seek is provided below, we have used your sub headings for clarity.

The applicant is requested to provide further information on whether the existing timber surrounds to the windows will be retained;

The existing windows have been fitted using timber packing pieces to fill the gaps between the existing window frames and the stone walls. The timber packers are rotten and are no longer providing a suitable weather tight seal.

The applicant is requested to provide further information on how the windows will be installed relative to the fabric of the building;

The proposed new windows will be fitted correctly, i.e. behind the existing stone reveals, and will be made to fit the existing openings properly without the requirement for timber packers. This will also allow part of the window frame to be hidden behind the reveals which will help to alleviate some of the concerns regarding the frame thickness.

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E-MAIL: GORDONASSOCIATES@SKY.COM

The applicant is requested to provide further information on possible alternative designs for the windows which would suit the building;

The applicant does not want sash and case as the stonework openings are not configured to accept sash and case windows. Also sash and case do not have a profile as flat as casement windows and would be susceptible collecting dirt and grit from the road, especially the lower windows which are close to road height as the road is higher than the base of the building. Winter road treatment regularly hits these windows and is part of the cause of damage to the existing windows.

Windows with external astragals are a possibility but the profile of such windows would allow the collection of debris from the road as described at 1 above.

Windows with no astragals are a possibility but the applicant (the house holders) would prefer to avoid this if possible as it gives a perception of less privacy especially where the windows are low and easily accessed from the footpath which is also below road height.

The house holder made the choice of windows for which planning permission was requested in the belief that these were as close to being the same as has been in place for the last 36 years and existed when the Wester Balgedie Conservation Area was created. There is some difference in the material and fitting techniques but this gives improved thermal efficiency and security whilst still maintaining the same visual appearance and finished coating.

The applicant is requested to provide further information on the age and history of the buildings, and of the types of windows originally installed in the building;

1. The building is believed to be over 300 years old and was originally three attached properties with weaving sheds on the ground floor and living accommodation on the upper floor accessed by external stairways. At some point in time the property was converted into two semi-detached properties with the subject residence, Carsehall Cottage being created from two of the original and our neighbouring property created from the remaining of the original three with an extension added to the south gable. It is believed that this change was made about 100 years ago from discussions the present owners had with a local resident not long after purchasing Carsehall Cottage and moving to the area. Unfortunately that resident passed away some time ago and obviously not available to corroborate the information. It is not known what types of windows were installed at the time of being a weaving shed or after conversion. It is also unknown what types of windows were in the property before the existing windows were installed 36 years ago. Attempts have been made to contact the previous owners with no success. The present owner was in touch with the previous owner for business reasons until around 2005 when the previous owner retired and moved to the South of England but there has been no contact since and recent attempts to trace them have been unsuccessful. Attempts have also been made to obtain historic

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photographs of the property through the Kinross Heritage Society with no success.

The type of window proposed replicates what is already fitted in the property and which was been fitted around 1980. These windows are what was fitted when the area was designated a conservation in 1995.

The property, Carsehall Cottage is situated on a 150 metre stretch of the A911 which is part of the Wester Balgedie conservation area. Carsehall Cottage and the other four houses are not in the hamlet of Wester Balgedie itself.

- A. The detached house to the east has four white sash and case look-a-like windows and one casement window to the front (road side).



- B. The property adjacent to Carsehall Cottage has Brown casement windows to the front.



- C. The house about 100 metres east of Carsehall Cottage and on the other side of the A911 has white casement windows.



- D. The fifth property, Broadwell is also about 100 metres east of Carsehall Cottage and on the same side of the A911 has off-white casement windows with astragals.



The refusal of planning permission stated that;

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“The replacement windows are of an inappropriate type as they do not replicate the design, appearance, proportion, opening method or astragal detail of what is expected on a traditional building in a Conservation Area. Approval would have a detrimental impact on the character and appearance of the Wester Balgedie Conservation Area and would therefore be contrary to Policies 2 and 3 of TAYplan, the Perth & Kinross Placemaking Guide, Policies PM1 and HE3 of the Perth & Kinross Local Development Plan 2014, Historic Scotland's "Managing Change in the Historic Environment" 2010 and "Scottish Historic Environment Policy" 2011 and Scottish Planning Policy 2014, all of which seek to safeguard the historic built environment.”

Contrary to the above it is offered that in this case the relevant part of the conservation area comprises of an eclectic mix of property types and that there is no detrimental impact to the character and appearance of the Wester Balgedie Conservation Area by maintaining the visual impact as it is. It must also be pointed out that the houses at C and D above have had planning permission granted for their existing casement windows with and without astragals since the Wester Balgedie conservation area was created in 1995.

Also raised at the previous review was the question as to why the windows require to be replaced;

Reasons for renewal of the windows and doors;

The windows were installed around 1980 and are now at the end of their life. At the front of the property, which is on to the A911, the lower windows have suffered from the acidic effects of the salt/grit spreading on the road in winter. The house sits on a lower elevation than the road making some of the lower windows level with the road.

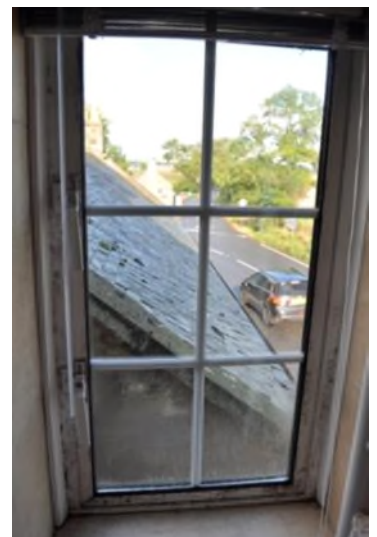
The rear of the property has an open aspect to the South and West with views over Loch Leven towards the Ochil and Benarty hills. This open aspect regularly exposes the windows and doors to strong winds and heavy rain.

There are now drafts around all windows where the sealing properties are breaking down giving condensation and damp in places.

There is a definite rise in the level of road noise heard in the property.

The windows have a very basic locking system and it is desirable to have windows fitted which will provide greater security and peace of mind.

The type of window offered replicates what is already fitted in the property and which has been fitted since around 1980. These windows are what was fitted when the area was designated a conservation in 1995.



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Patio doors and entrance door.

The existing doors were fitted as part of an extension to the property which was approved and completed in the year 2000. This extension and the doors in it are to the rear of the property and not visible from the road. The planning permission did not specify the material to be used for the doors and the owners decided on a wooden type, this is recognised as having been a mistake as despite regular maintenance in the way of preservative coatings the wood is now rotten in a number of places and beyond repair.

The rear of the property has an open aspect to the South and West. This open aspect regularly exposes the windows and doors to strong winds and heavy rain.

The deterioration of the doors now causes drafts and poor insulation.

The doors all only have single latch locking arrangements and it is desirable to install new doors which have multi latch type locking arrangements which will give added security.

The colour of the doors proposed is the same colour as the existing doors.

Finally, we did not state that we felt a site visit was necessary on the original submission. We would now like to extend an invitation for the site to be visited, should the Review Body see fit to do so, because we believe there may be some merit in seeing the windows currently fitted and the poor condition they are in.

Should you require any further information, please do not hesitate to call.

Yours Sincerely,



John A. Gordon

