



**REPORT TO PLANNING &
DEVELOPMENT COMMITTEE**

**TO BE HELD ON THURSDAY,
18 APRIL 2013**

APPLICATION REFERENCE NO:

13/00485/HS

TARGET DATE:

23 APRIL 2013

GRID REF:

501004-484074

REPORT OF THE PLANNING MANAGER - 13/150

**SUBJECT: RETENTION OF SIX REPLACEMENT WINDOWS AND
INSTALLATION OF ONE DOOR WITH TWO SIDE FRAMES TO
FRONT AND SIDE ELEVATIONS AT 5 GRANGE COURT, IRTON
FOR MR M DOHERTY.**

1.0 THE PROPOSAL

- 1.1 The application is for replacement of existing timber side hung casement windows and a 6 panelled door with 6 white UPVC windows and a 6 panelled coloured UPVC door to the front and side of a detached house. Since submission works have commenced and the six windows have already been installed.
- 1.2 The original windows to the dwelling were constructed in timber in 1985 and were required to remain timber by planning condition. The proposed windows are intended to match existing in all respects.
- 1.3 The application site is within the Irtton Conservation Area but not within the setting of any listed building. A public footpath passes by the side elevation to the property.
- 1.4 The application is required to be submitted for a Planning Committee decision as the agent is the husband of a Council employee.

2.0 PRE-APPLICATION COMMUNITY ENGAGEMENT

- 2.1 None.

3.0 CONSULTATIONS AND COMMENTS

- 3.1 Irtton Parish Council – No objections.

3.2 Publicity - Consultation period expired on 28 March 2013.

4.0 RELEVANT SITE HISTORY

4.1 1983 - Demolition of existing farm outbuildings and erection of ten residential dwellings and garages with new road and courtyard access - Granted

5.0 PLANNING POLICY

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70A of The Town and Country Planning Act 1990 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. Attention is drawn to the following Planning Policy Guidance which is considered to be particularly relevant to the consideration of this application:-

Scarborough Borough Local Plan

Policy E14 - Extensions and Alterations to Existing Buildings.

Policy E23 - Detailing in Conservation Areas.

National Planning Policy Framework Principles

NPPF7 - Requiring Good Design.

NPPF11 - Conserving Natural Environment.

6.0 ASSESSMENT

6.1 Visual impact and impact on the Irton Conservation Area are the main planning issues in this case. The 1983 planning condition also needs to be considered but in the light of current policies.

6.2 Local Plan Policy E14 allows extensions and alterations to existing buildings where the scale, design and materials will not adversely alter the appearance of a building, its relationship to existing development or the character of an area. Policy E23 does not allow the replacement of windows and doors which would harm the character of a Conservation Area. Concern is expressed particularly at the use of UPVC on historic buildings of heritage value.

6.3 The NPPF at Paragraph 132 states that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification”.

Visual impact

- 6.4 The Grange Court development of ten houses included a variety of basic window designs all in white painted timber and of casement form. Some windows are of 6 small panes per casement and others, such as 5 Grange Court with two panes per casement. Four properties still remain in timber but five are now UPVC. One property to the Main Street frontage has timber to the front and UPVC to the rear. All replacements are double glazed casements with external glazing beads and are close visual matches.
- 6.5 A sample window for another development has been inspected by the planning officer prior to installation. This and the windows now fitted show a very close match to that of the timber windows with glazing bars being applied externally and internally rather than between each pane. The proposals are not considered to detract from the appearance of the building or the streetscene therefore accord with the requirements of Policy E.14 of the Scarborough Borough Local Plan.

Conservation impact

- 6.6 The development is modern with each property having no direct heritage value but its general design, particularly the stone frontage properties with central archway make a positive contribution to the Conservation Area. 5 Grange Court itself is, however, not prominently situated within the Conservation Area, being at the bottom end of the courtyard. The existing windows and door in the property are now appearing dated, in need of maintenance and in poor visual condition. The proposal in this instance adopts a sensitive approach to the upgrading of the windows in the property in replicating the existing form and details. Whilst the frame and glazing bars are not the best available, with only two panes per casement they are a very close match. With minimal visual impact the proposals have a neutral impact upon the Conservation Area. They therefore accord with the requirements of Policy E23 of the Scarborough Borough Local Plan and relevant guidance within the National Planning Policy Framework.

Conditions

- 6.7 The planning condition on the 1983 permission stated that the windows had to be timber as the use of UPVC in Conservation Areas was not acceptable to the Local Planning Authority at that time. This reflected the quality of UPVC windows then available and this policy was supported on appeal on a nearby property in 1992. The quality of UPVC windows now produced have improved considerably and a number of approvals have been granted to other properties in the courtyard.
- 6.8 Although a sample has been inspected to assess the principle no detail drawings confirming frame sections had been submitted. There was also confusion as to the number of panels proposed for the replacement door. The existing has six solid panels but one drawing shows four panels and the submitted manufacturers details also show the top two panels being glazed.

Solid six panel designs are used on other properties in the courtyard and whilst such a version is stated to be available this was not clear. The agent subsequently confirmed that a solid 6 panelled door in dark green colour is proposed.

7.0 CONCLUSION

- 7.1 The replacement windows and proposed door and side frame closely match existing windows and doors, will not detract from the appearance of the building, adversely affect the streetscene nor harm the character or appearance of the Irton Conservation Area in which it is situated. Subject to conditions confirming door details the proposal accord with Policies E14 and E23 of the adopted Scarborough Borough Local Plan and guidance within the National Planning Policy Framework.
- 7.2 The proposed development as submitted is acceptable in principle but there are certain aspects where additional details need to be agreed and implemented and/or specific safeguards need to be put into place. The Local Planning Authority acted proactively by seeking clarification and attaching planning conditions which can adequately address such matters.

8.0 RECOMMENDATION

- 8.1 That **PERMISSION BE GRANTED**, subject to the following condition(s) :-

- 1 The development hereby approved shall be carried out in strict accordance with the application plans and documents unless otherwise amended by the following conditions or otherwise agreed in writing by the Local Planning Authority,

Reason

In order to ensure the development is carried out in the form hereby approved.

- 2 Notwithstanding the submitted details the new door shall be of six panel solid form with no infill glazing panels in a dark green colour, The side frames shall be of a white colour to match existing and both door, side frames and white windows shall be so maintained otherwise agreed in writing by the Local Planning Authority.

Reason

As indicated in the Phil Gibbons, Building Contractor email of 3 April and in the interest of visual amenity, for the preservation of the character and appearance of the Irton Conservation Area and to accord with Policies E14 and E23 of the adopted Scarborough Borough Local Plan.



Planning Manager

Background Papers:

Those documents referred to in this report.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT DEREK GREEN ON 01723 232468 e-mail derek.green@scarborough.gov.uk