

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE : 19 MAY 2000

**00/0101/FL : REMOVAL OF CONDITION NO.4 OF PLANNING APPROVAL
97/0608/FL REGARDING WOODEN WINDOWS/DOORS AND ERECTION
OF UPVC FASCIA, SOFFIT BOARDINGS AND FACINGS AT 14A MAIN
STREET, SORN**

APPLICATION BY MRS E. APPLEYARD

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full permission is sought for the removal of Condition No.4 of consent 97/0608/FL, and for the erection of uPVC fascia, soffit boardings and facings. Consent 97/0608/FL, for the erection of a 1.5 storey dwellinghouse at the above site, was approved by East Ayrshire Council, Southern Local Planning Committee on 20 March 1998. Condition No.4 of the consent required the windows and doors of the dwellinghouse to be of timber construction. This condition was imposed in the interests of the retention of the character and amenity of Sorn Conservation Area. The current application (which is retrospective), is for the removal of this condition, and for the erection of uPVC fascia, soffit boardings and facings.

2. RECOMMENDATION

2.1 It is recommended that the application be refused on the grounds listed on the attached sheet and that Enforcement Action be taken to secure the removal of the UPVC materials.

3. SUMMARY OF ANALYSIS

3.1 In terms of the East Ayrshire Local Plan, Finalised Version, the proposal is contrary to the provisions of Policy ENV 4.

3.2 It is considered that the installation of uPVC windows and doors and the erection of uPVC fascias, soffit boarding and facings would be detrimental to both the character and appearance of the building itself and the visual amenity of Sorn Area No.1.

3.3 The use of uPVC is contrary to the guidance given in the Memorandum of Guidance on Listed Buildings and Conservation Areas, 1998.

Alan Neish
Head of Planning and Building Control

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

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STREET, SORN****APPLICATION BY MRS E. APPLEYARD****Report by Head of Planning and Building Control****1. PURPOSE OF REPORT**

1.1 The purpose of this report is to present for determination a full planning application which is to be considered by the Local Planning Committee under the scheme of delegation as the proposal is contrary to policy, is subject to an objection and is recommended for refusal.

2. APPLICATION DETAILS

2.1 **Site Description** : The site is located on the south side of Main Street in Sorn and lies immediately east of Sorn Primary School (a Category C(S) Listed Building), West of Sorn Village Hall and immediately opposite the Sorn Inn. The site comprises the existing dwellinghouse (recently constructed) and its curtilage at this location. The site lies within Sorn Conservation Area No.1.

2.2 **Proposed Development** : Full permission is sought for the removal of Condition No.4 of consent 97/0608/FL, and for the erection of uPVC fascia, soffit boardings and facings. Consent 97/0608/FL, for the erection of a 1.5 storey dwellinghouse at the above site, was approved by East Ayrshire Council, Southern Local Planning Committee on 20 March 1998. Condition No.4 of the consent required the windows and doors of the dwellinghouse to be of timber construction. This condition was imposed in the interests of the retention of the character and amenity of Sorn Conservation Area. The current application (which is retrospective), is for the removal of this condition, and for the erection of uPVC fascia, soffit boardings and facings.

3. CONSULTATION AND ISSUES RAISED

3.1 Sorn Community Council has not responded to the consultation letter..

Noted.

3.2 The Architectural Heritage Society objects to the application stating that uPVC is an unsuitable material for a conservation area of Sorn's calibre, especially with its close proximity to such a charming building as the primary

school. This may lead to a precedent for the whole area and thought should be given to the effect this may have for the future.

It is considered that the proposed uPVC windows will adversely affect the character of Sorn Conservation Area No.1

3.2.1 In safety terms, uPVC is becoming increasingly suspect as a serious pollutant. UPVC degrades in ultra-violet light and can also warp badly. Being non-sustainable it has a much shorter life than timber.

Noted

4. REPRESENTATIONS

In addition to the objection by the Architectural Heritage Society (See Section3.2), one other letter of representation has been received with regard to the application.

4.1 Sorn Village Hall Committee advise that they have no objections to the use of uPVC for window frames and doors. The Committee however, notes that this application for removal of the pertinent condition is retrospective, in that the doors and windows have been fitted to the property for some time. The committee is concerned about this approach to planning agreements.

It is noted that the uPVC doors, windows and fascia etc, have already been fitted, and indeed, this application has been submitted as a result of correspondence with the Enforcement Officer.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan, Finalised Version.

5.2 Environment Policy ENV 4 states that : The Council will seek to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or setting of a Listed Building, is sympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. Wherever possible, all proposals should seek to preserve, enhance or incorporate features, which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.

In determining the original application for the dwellinghouse it was considered appropriate to impose a Condition requiring windows and doors to be of timber construction to ensure the character of the Conservation Area was retained. It is considered that uPVC windows and doors do not enhance or contribute positively to the character of the area. Furthermore, it is considered that the further use of white uPVC for fascias, soffit

boarding and facings is unsympathetic to the building and the Conservation Area. Approval of this application would be contrary to the provision of Policy ENV 4.

5.4 Design Guidance for the East Ayrshire Local Plan has yet to be agreed. The relevant design guidance is therefore contained within the Finalised Cumnock and Doon Valley District Plan.

5.5 The Development Control Document relating to Listed Buildings and Buildings within Conservation Areas, states that all development, redevelopment and extensions of listed buildings or buildings within Conservation Areas should reflect the overall design and appearance of the building concerned within its setting, the terms of size, scale, fenestration, finish and materials used.

It is considered that the dwellinghouse compliments the character of the conservation area in terms of its design and natural slate roof. The use of uPVC however, is detrimental to the character of the building itself and of the Conservation Area.

6. OTHER PLANNING CONSIDERATIONS

6.1 Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas 1998 gives detailed advice on consideration of applications within Conservation Areas.

6.2 Paragraph 1.2.4 states that modern substitutes for timber windows should be firmly discouraged. Specific advice is provided for new development in Conservation Areas. Paragraph 4.40 states that special regard should be paid to such matters as scale, bulk, height, materials, colour, vertical or horizontal emphasis and detailed design.

It is considered that the use of uPVC for windows, doors, fascias, soffits and bargeboards does not respect the character of the Conservation Area, and would be contrary to Historic Scotland's advice.

6.4 If the Committee are minded to approve this application it would not require to be submitted for determination by the Development Services Committee under the scheme of delegation as it does not constitute a significant departure from the development plan.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application.

8. CONCLUSIONS

8.1 In terms of the East Ayrshire Local Plan, Finalised Version, the proposal is contrary to the provisions of Policy ENV 4.

8.2 It is considered that the installation of uPVC windows and doors and the erection of uPVC fascias, soffit boarding and facings would be detrimental to both the character and appearance of the building itself and the visual amenity of Sorn Area No.1.

8.3 The use of uPVC is contrary to the guidance given in the Memorandum of Guidance on Listed Buildings and Conservation Areas, 1998.

9. RECOMMENDATION

9.1 It is recommended that the application be refused on the grounds listed on the attached sheet and that Enforcement Action be taken to secure the removal of the UPVC materials.

Alan Neish
Head of Planning and Building Control
02 May 2000
VE/IH
FV/AN

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory Notices and Certificates.
3. Consultation responses.
4. Representation
5. East Ayrshire Council Local Plan, Finalised Version.
6. Cumnock & Doon Valley District Wide Local Plan
7. Memorandum of Guidance on Listed Building and Conservation Areas 1998

Any person wishing to inspect the background papers listed above should contact Miss Vivien Emery on 01563 555485.

Implementation Officer : Alan Neish

Application no: 00/0101/FL

Location	14A Main Street, SORN
Nature of Proposal:	Proposed removal of Condition 4 of planning approval no. 97/0608/FL regarding wooden windows/doors and erection of UPVC fascia, soffit boarding and facings
Name and Address of Applicant:	Miss E Appleyard, 17 High Street, NEWMILNS KA16 9EE
Name and Address of Agent	Thomas McCrea 9 Old Bridge Street, AYR KA7 1QA

DPO's Ref: [VIVIEN EMERY]
PPO's Ref; []

The above **FULL** application should be refused on the following grounds.

1. The proposed installation of UPVC windows and the erection of UPVC fascia, soffit boarding and facings will be detrimental to the character and amenity of the Conservation Area. The proposal is therefore contrary to Policy ENV4 of the East Ayrshire Local Plan, Finalised Version which states that development in Conservation Areas should be sympathetic to the area or building concerned.

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AGENDA