

Planning Services

COMMITTEE REPORT

AGENDA ITEM NUMBER: 3I

APPLICATION DETAILS

APPLICATION NO: 3/2010/0477

FULL APPLICATION DESCRIPTION: REPLACE EXISTING WOODEN SASH WINDOWS WITH UPVC SASH

NAME OF APPLICANT: MR FRED MCDONALD

ADDRESS: CLANNOCH, 12 THE CLOSES, EDMUNDBYERS, CONSETT, DH8 9NH

ELECTORAL DIVISION: WEARDALE

CASE OFFICER: Joy Whittington
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1.0 DESCRIPTION OF THE SITE AND PROPOSALS

- 1.1 This application seeks permission for the replacement of all existing timber sash windows with UPVC alternatives.
- 1.2 The application site is located within the Conservation Area as identified within the Proposals Map of the Wear Valley District Local Plan as amended by Saved and Expired policies September 2007 and within the North Pennines Area of Outstanding Natural Beauty. There are neighbouring dwellings to either side of the application site. The property is stone built and of a traditional style and character. There are neighbouring properties to either side of the properties constructed from similar materials.
- 1.3 This application has been called to committee by County Councillor John Shuttleworth.

2.0 PLANNING HISTORY

- 2.1 3/1996/0473 – Erection of 5 Dwellings – Approved.
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3.0 PLANNING POLICY

3.1 NATIONAL POLICY:

- **Planning Policy Statement 1:** Delivering Sustainable Development sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.
- **Planning Policy Statement 5 – Planning for the Historic Environment** sets out the Government's objectives to ensure the protection and enhancement of the Historic Environment.

3.2. The North East of England Plan Regional Spatial Strategy to 2021.

3.3. Policy 32 – Historic Environment – This policy outlines strategies which seek to conserve and enhance the historic environment of the region.

3.4 LOCAL PLAN POLICY:

3.5 Policy GD1 (General Development Criteria): All new development and redevelopment within the District should be designed and built to a high standard and should contribute to the quality and built environment of the surrounding area.

3.6 Policy ENV2 (The North Pennines Area of Outstanding Natural Beauty): Priority will be given to the protection and enhancement of the landscape qualities of the North Pennines Area of Outstanding Natural Beauty. Development which adversely affects the special scenic quality and the nature conservation interest of the AONB will not be permitted.

3.7 Policy BE5 (Conservation Areas): The character of each Conservation Area will be protected from inappropriate development.

3.8 Policy BE6 (New Development and Alterations in Conservation Areas): The District Council will permit new development and alterations within Conservation Areas provided it satisfies the following criteria:

- i) the proposal preserves or enhances the character of the area in terms of scale, bulk, height, materials, colour, vertical and horizontal emphasis and design; and
- ii) the proposal will use external building materials which are appropriate to the conservation area. This will generally require the use of local materials or equivalent natural materials; and
- iii) the proposal satisfies the General Development criteria set out in Policy GD1.

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.planningportal.gov.uk/england/government/en/1020432881271.html> for national policies; <http://www2.sedgefield.gov.uk/planning/WVCindex.htm> for Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

4.0 CONSULTATION AND PUBLICITY RESPONSES

4.1 STATUTORY RESPONSES:

4.2 None.

4.3 INTERNAL CONSULTEE RESPONSES:

- 4.4. Durham County Council Design and Conservation Officer: Strongly objects to the proposed scheme due to the detrimental impact on the Conservation Area.
- 4.5 Durham County Council Ecology Officer: No objections subject to appropriate informative.

4.6 PUBLIC RESPONSES:

- 4.7 A site notice has been posted and the occupiers of adjacent dwellings have been notified in writing, The application has also been advertised in the local press. No letters of observation have been received.

5.0 APPLICANT'S STATEMENT

- 5.1 The applicant provided the following details:

Painted timber is affected by changes in temperature and moisture.

Paint/timber and glass contract at different rates which causes the paint to loosen and flake.

There is considerable difference between the front of the property and the rear.

The front of the property is affected greater by changes in temperature and moisture.

The rear of the property is shaded from the sun and is not as affected by change and is probably about 3 to 4 years behind the front in terms of deterioration.

Some windows are so bad that there is no timber to fix to and nothing left to paint.

Moisture goes down behind the glazing beads & becomes trapped causing the timber to rot.

This also has an effect on the double glazed units which break down and fill up with condensation between the panes of glass which need replacing (11 current).

This means replacing glazing beads, breaking whatever paint seal there was and the whole process starts again.

Currently only 6mm air space between the panes of glass.

I cannot afford to be changing window every 7 to 10 years.

Our choice of window has already been used within the village and has been approved and used within conservation areas.

The vast majority of window within the village are UPVC (not sash).

Our first choice of colour would be cream which is a soft cream.

The new double glazed units will be 24mm Argon filled.

I am a time served cabinet maker & joiner & have 42 years experience manufacturing in wood.

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at Crook Area Office.

6.0 PLANNING CONSIDERATIONS AND ASSESSMENT

- 6.1 The main issues for consideration are:
- 6.2 Design and Impact on surrounding area.
- 6.3 The proposed development would replace traditional timber windows with modern upvc alternatives. It is considered that the use of non traditional materials would detract from the character of the host property and the immediate area.
- 6.4 The property itself forms part of a late twentieth century development which was designed to create an unified piece of townscape, the key to this development is the use of co-ordinated design and materials. In order to protect the special design features and materials of the development the Permitted Development Rights were removed to prevent incremental alterations which would erode the special character of the area and without exception the immediate properties on the north side of The Closes have an uniform appearance.
- 6.5 The replacement of the timber windows with upvc would have an adverse visual impact on the host dwelling and the properties within the immediate area. The windows proposed would appear different by virtue of their profile, jointing and reflective qualities and in particular the pronounced artificial wood graining. Graining in a standard timber window with a painted finish actually has little if any grain.
- 6.6 The use of uPVC will erode the character of the dwelling, The Closes development and the wider Conservation Area. Timber windows with long and robust guarantees can now be obtained which offer a superior alternative to the current proposal.
- 6.7 The proposed scheme does not conform to the objectives of Planning Policy Statement 5 or Policies GD1, ENV2, BE5 and BE6 of the Wear Valley District Local plan as amended by Saved and Expired Policies September 2007.

7.0 CONCLUSION

- 7.1 The use of the proposed windows would erode the character of the individual property and the wider development and would establish the use of non traditional materials in an important area. The application should be refused on the basis that it would be detrimental to the character and appearance of the Conservation Area and the surrounding Area of Outstanding Natural Beauty.

8.0 RECOMMENDATION

- 8.1 That the application be REFUSED for the following reasons:**

The proposed development would establish the use of non traditional materials which would be detrimental to the character of the dwelling and the wider Conservation Area.

The proposal does not conform to policies GD1, ENV2, BE5 and BE6 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007 or the objectives of PPS5.

9.0 BACKGROUND PAPERS

- Submitted Application Forms and Plans
- Design and Access Statement
- Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007
- Planning Policy Statements/Guidance, PPS1, PPG2, PPS3, PPS5, PPS7, PPS9, PPS13, PPG16
- Consultation Responses
- Public Consultation Responses
- The North East of England Plan Regional Spatial Strategy to 2021

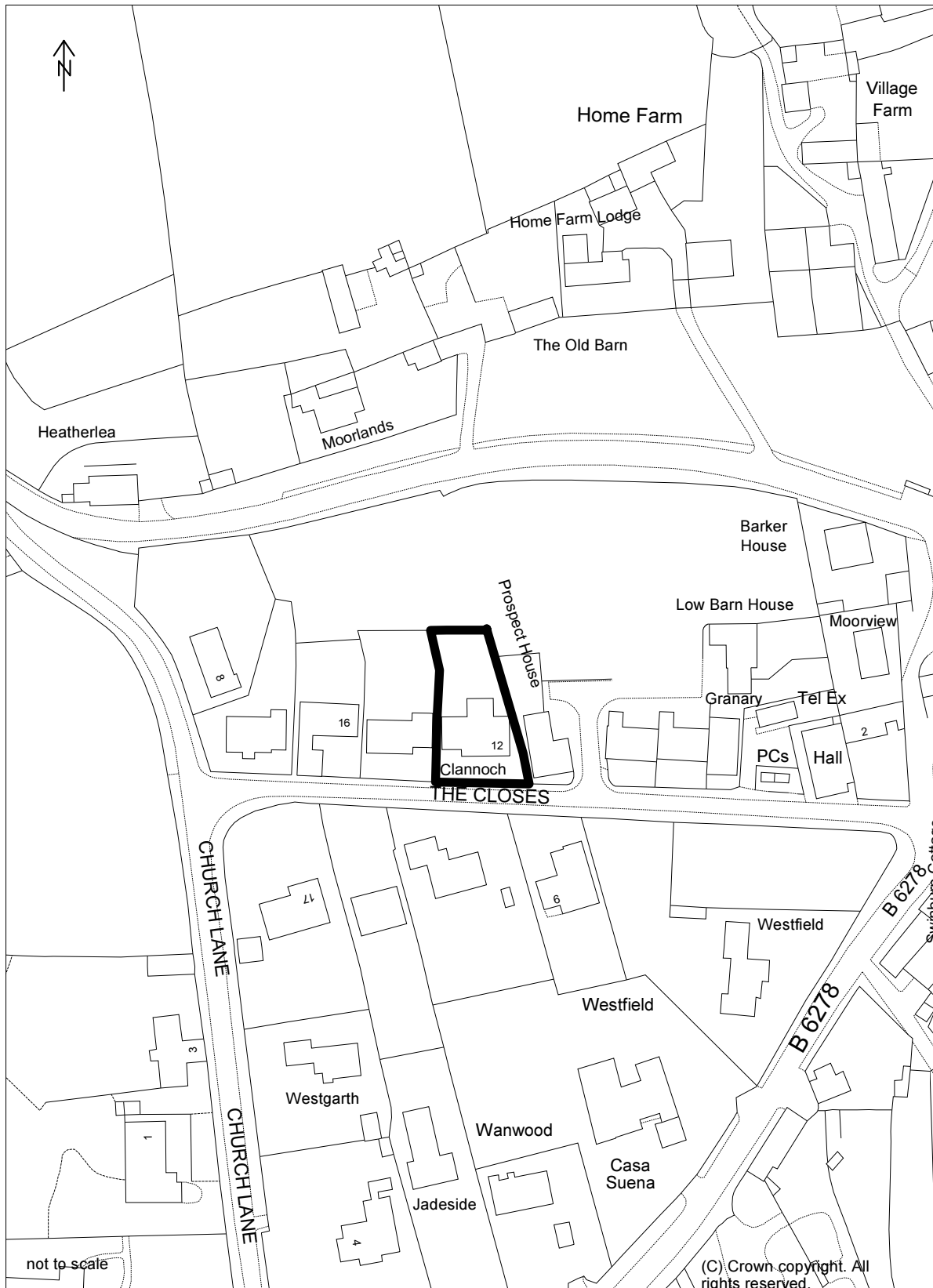
Informative

Ecology

All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection. Should bats or evidence of bats be discovered at any stage during the development and its associated activities, work **MUST** stop immediately and urgent advice be sought from the Ecology Team, County Hall. Failure to do so may result in an offence being committed. This is regardless of whether planning permission has been acquired.



3/2010/0477 - REPLACE EXISTING WOODEN SASH WINDOWS WITH UPVC SASH AT CLANNOCH, 12 THE CLOSES, EDMUNDBYERS FOR MR. FRED MCDONALD



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