

**IH DESIGNS (MORAY)**

12 COUNCILLORS WALK,

FORRES IV36 1HA

01309 674368 or 07989499006

**Planning Application**

**Replacement windows at Sunny Bank, Victoria Road, Forbes  
for Mrs Elma Noble.**

Sunny Bank House has the original timber sash and case, single glazed windows, approx 100 years old. Repairs have been carried out in the past with some success, however, the timber frames and associated sash boxes are now worsenening.

Joiners were invited to submit their quotes and timescales to remove the units, repair and then refit. Due to the timescale, the security issues and importantly the cost, it has proved that doing this is getting on for 2 to 3 times the cost of replacement pvc units. A recent extension to the rear has pvc windows and doors.

Great care was taken in the design of the replacement windows to try and replicate the original sash and case design, as can be seen from the existing and proposed elevations. The choice of pvc frames in the opinion of the applicant is not out of character with the surrounding properties.

Here we list some of the immediate buildings within the conservation area and the type of window choice installed.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

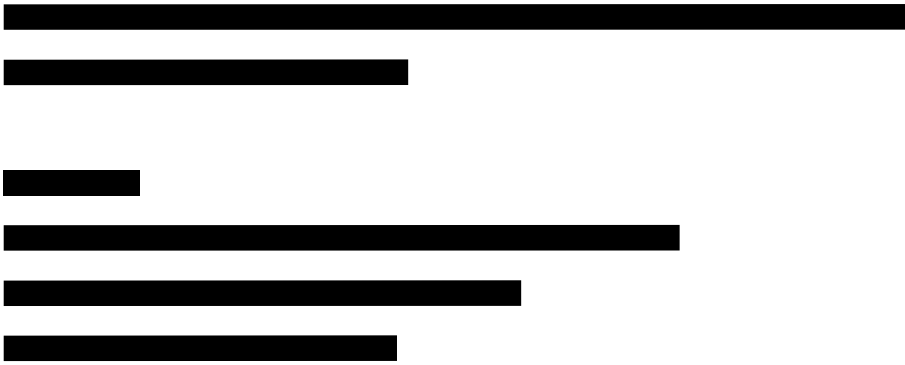
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



As you can see, there a great many properties in this small stretch of Victoria Road that have not retained the original timber framed windows or tried to replicate the original design.

We contend that by trying to match the original sash and case style of the original windows, it will go a long way to keeping the character of Sunny Bank House.

**9th August 2021**

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1. Most of window sash bottom rails are rotten and in need of replacing
2. All external cills are rotten some worse than others which is causing a problem on either side of the boxes (needing windows replaced)
3. No longer able to open windows on first floor safely (not ideal in an emergency situation)
4. Cost to replace windows with new wooden sash and case would cost 3 times more than in similar UPVC that will look exactly the same and also won't affect any of the internal finish unlike wooden windows
5. Single glazing in certain windows are not safety glass or thermally efficient





No works to commence on site until Planning and/or Building Warrant Approvals are received.  
Contractors must visit the site and check site dimensions, roof pitches and familiarise themselves prior to ordering and manufacturing components and materials.  
Do not scale the drawings.



Existing West Elevation 1 : 100



Existing South Elevation 1 : 100



Existing North Elevation 1 : 100



North Elevation Bathroom window, rotten cill, window frame, sash boxes



North Elevation bay window, rotten cill, window frame, sash boxes



South Elevation bay window, window frames bolted together, joints springing.



Proposed West Elevation 1 : 100



Proposed South Elevation 1 : 100

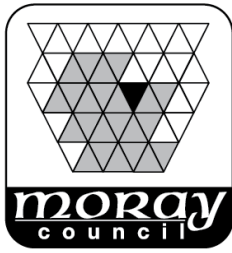


Proposed North Elevation 1 : 100

Proposed replacement windows at Sunny Bank House  
Victoria Road, Forres  
May 2020

Drwg. EN1 / 1 scale. 1:100  
Rev :

**IH Designs ( Moray )**  
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**MORAY COUNCIL  
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997,  
as amended**

**REFUSAL OF PLANNING PERMISSION**

**[Forres]  
Application for Planning Permission**

TO Mrs Elma Noble  
c/o IH Design  
Eilean Dubh  
12 Councillors Walk  
Forres  
Moray  
IV36 1HA

With reference to your application for planning permission under the above mentioned Act, the Council in exercise of their powers under the said Act, have decided to **REFUSE** your application for the following development:-

**Replace single glazed windows with upvc double glazed units style to match existing at Sunny Bank Victoria Road Forres Moray**

and for the reason(s) set out in the attached schedule.

Date of Notice: **2 August 2021**



**HEAD OF ECONOMIC GROWTH AND DEVELOPMENT**

Economy, Environment and Finance  
Moray Council  
Council Office  
High Street  
ELGIN  
Moray  
IV30 1BX



**IMPORTANT  
YOUR ATTENTION IS DRAWN TO THE REASONS and NOTES BELOW**

**SCHEDULE OF REASON(S) FOR REFUSAL**

By this Notice, Moray Council has REFUSED this proposal. The Council's reason(s) for this decision are as follows: -

The proposed development is contrary to Policy DP1: Development Principles and Policy EP9: Conservation Areas of the adopted Moray Local Development Plan 2020 and, as a material consideration, associated Replacement Windows and Doors Guidance for the following reasons:

- the removal of original timber sash and case windows and replacement with non-traditional UPVC units located on principal elevations and elevations on a public view would fail to preserve or enhance the established traditional character and appearance of Forres Outstanding Conservation Area.
- the proposed finishes are considered to adversely affect the character and appearance of Forres Outstanding Conservation Area, are not appropriate to the surrounding area, and do not respect the architectural authenticity of the building and the character of Forres Outstanding Conservation Area.

**LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT**

The following plans and drawings form part of the decision:-

<b>Reference</b>	<b>Version</b>	<b>Title</b>
		Profile sections
EN/1		Elevations and location plan

**NOTICE OF APPEAL**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to The Clerk, Moray Council Local Review Body, Legal and Committee Services, Council Offices, High Street, Elgin IV30 1BX. This form is also available and can be submitted online or downloaded from [www.eplanning.scotland.gov.uk](http://www.eplanning.scotland.gov.uk)

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be

permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.