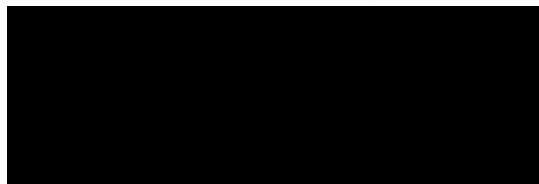




Grounds of Appeal

On behalf of

Miss S McLean



Proposed replacement PVCu windows and doors

Planning ref – 14/00142/APP

Date of refusal – 24th March 2014

Property History & Introduction

The following statement is to be read in conjunction with our appeal against the ***refusal of replacement windows and doors at 9 North Blantyre Street, Findochty***. The proposals are to replace existing aluminium windows and doors with new Light Oak coloured PVCu double glazed window and door units.

The Planning Department has rejected our application to replace the existing aluminium windows and doors on the grounds that the proposed material will impact detrimentally upon the character of the Listed Building and Conservation Area.

The client's property is a semi detached 18th century building which currently has aluminium windows and doors to both front and rear elevations. To the rear of the property, there is also a more modern flat roof extension. These details are also replicated on a number of properties along North Blantyre Street.

Our client has come to us to upgrade their current windows and doors to more suitable units, both aesthetically and for energy efficiency. The windows to the front and side are being replaced by units of the same style and opening method, and the windows to the rear are going to have a slightly different opening in order to meet current building regulations. Only one window to the rear of the property is on the original building and all others are on the more modern extension.

Our proposed doors are to be a similar style to what is currently in place. All windows and doors are proposed to be a light oak coloured PVCu frame.

Grounds of Appeal

The refusal states that the proposals would have a detrimental effect on the Conservation Area and property, in terms of the use of PVCu as a window frame material.

Having read Moray Council's report of handling, there already seems to be a vast amount of windows and doors that do not follow the guidelines mentioned. It seems unfair to refuse this application on the basis that other properties within the Findochty area have fitted PVCu units to their respective properties.

We are aware that our proposals differ from the guidelines, however we see them as a vast improvement to what is currently installed. At the moment the current windows are in desperate need of replacement, our windows will only serve to enhance the look of the property, due to the more natural looking product than the current aluminium units which are in place.

I would like to mention our Lorimer range of windows incorporates the profile of traditional timber windows, and unlike many other PVCu products, it is designed to replicate timber windows as much as possible. Our proposals will also bring a change of colour to what currently exists, and as you may notice the surrounding properties all have a painted brown-coloured windows. Our choice of light oak will enhance the look of the property back towards its original design.

Further to this, the windows and doors we are proposing are a sustainable solution to the existing units, which currently have extremely poor thermal efficiency. The

proposed window units will meet current building standards in terms of u-values, which will benefit the property immensely all year round, as there will be a noticeable improvement in heat retention within the property. The proposed windows are a positive replacement in terms of the following points;

- Sustainability
- Current & future energy costs
- Desire to improve the appearance of the property
- Actual window performance - U Value
- Cost of ongoing maintenance (this increased by the coastal location)

Aside from the main concern of energy efficiency, our customer's current windows and doors are neither original nor traditional style to the property. We strongly believe our replacements will only enhance the look of the property. For this reason alone we feel that the planning department has blocked an opportunity to enhance the Listed building and conservation area. At the moment the current windows will remain therefore still not meeting the current planning policy guidelines and in addition will have continued effect on the properties energy loss heat. This, we believe would be contrary to our customer needs and the council obligation to protect the building.

The proposed replacements are designed to be superior to the existing aluminium in terms of their safety, security maintenance energy consumption and also fully compliant with current building regulations.

I would also like to bring to your attention other types of windows that do not follow Moray Council's guidelines for windows in the Findochty Conservation Area. I have attached photos of these windows that are currently installed in North Blantyre Street and its surrounding areas. These include a recent application that had been deemed permitted development.

Application 14/00191/APP - this application at 4 Station Road, Findochty was permitted development due to the proposals being 'like for like' albeit replacing PVCu windows.

We found this surprising, as Mrs McLean's application should surely be seen as an improvement. Yet 4 Station road didn't merit an application?

Examples of existing windows within the conservation area which do not follow the guidelines can be found on the following pages

Conclusion

The Planning Department has refused our application on the basis that our PVCu windows and doors would be detrimental to the character and appearance of the Listed Building and conservation area. However there are numerous examples of lower quality PVCu replacements within the area, which we feel have already compromised the character of the conservation area. Further to this we are looking to remove non-traditional replacement windows and doors. Our windows provide a sympathetic replacement to the current windows which are in place, we intend to replicate these windows in all aspects apart from upgrading them with the use of PVCu frames with a double glazed window unit.

We believe our proposed replacements not only complement the general aesthetics of the building, but that they will not compromise the character of the building in any way. They also provide a more sustainable and environmentally friendly option, taking account of the condition and performance of the existing window units.

We therefore seek to appeal the decision of Moray Council's planning department.





