

BOROUGH OF KETTERING

Committee	Full Planning Committee - 13/12/2016	Item No: 5.5
Report Originator	Sean Bennett Senior Development Officer	Application No: KET/2016/0711
Wards Affected	Slade	
Location	7 Scholars Row, Mawsley	
Proposal	Full Application: Replace wooden windows with UPVC to front elevation	
Applicant	Mrs F Harper-Green	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans detailed below.

REASON: In the interest of securing an appropriate form of development in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

3. The windows hereby permitted shall be white or off-white in colour and shall remain that colour in perpetuity.

REASON: In the interests of protecting the character and appearance of the area in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

4. The sills shall be stub and not project beyond the external face of the brickwork.

REASON: In the interests of the visual amenities of the area in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2016/0711

This application is reported for Committee decision because a ward member has asked for it to be considered and in light of the strategic implications of the proposal to the village, in the opinion of the Head of Development Services, is a matter for the decision of the Committee.

3.0 Information

Relevant Planning History

KET/2007/0457 - Single storey rear extension – APPROVED -16/08/2007

KET/2015/0199 – Single storey rear extension – APPROVED – 16/04/2015

KET/2016/0233 – Replace wooden windows with UPVC to the rear and side elevations – APPROVED – 28/06/2016

Site Description

Officer's site inspections were carried out on 04/11/2016 and 18/11/2016.

The application site comprises a two storey detached property constructed of red brick with timber windows to the front elevation. The windows to the rear and side elevations have recently had UPVC windows installed in place of the original timber windows. Properties in the immediate vicinity of the site comprise a mix of detached and semi-detached dwellings with some variation to window designs. The area is subject to Article 4 direction

Proposed Development

The application seeks full planning permission for the replacement of the existing timber windows with UPVC to the front elevation.

Any Constraints Affecting the Site

Article 4

4.0 Consultation and Customer Impact

Parish Council: No comments received at the time of writing this report

Neighbours: No comments received at the time of writing this report

5.0 Planning Policy

National Planning Policy Framework

Chapter 7 – Requiring good design

Development Plan Policies

North Northamptonshire Joint Core Strategy (JCS)

Policy 8 – Place shaping principles

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Impact on the character and appearance of the area
2. Impact on residential amenities

1. Impact on the character and appearance of the area

Chapter 7 of the National Planning Policy Framework (NPPF) requires good design while Policy 8 (d) of the JCS requires development to respond to local form and character.

Mawsley is a purpose built village with a strong emphasis on design which sought to deliver a traditional village character along the principal route through the village. The application site is located off Scholars Row, a cul-de-sac development comprising a mix of detached and semi-detached dwellings. The property and particularly its front elevation are prominently located fronting a well-used pedestrian route which gives access to the village school from The Green.

The area is covered by an Article 4 Direction in order to protect the traditional character of the area. The Article 4 was designed on 18th June 2001 and removes a range of permitted development rights including the development which is normally permitted via Class A, B, C, D and H of Part 1 and Class A of Part 2, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) 2015 Order (as amended).

The purpose of the Article 4 Direction in this regard was not necessarily to prevent the use of materials other than timber but instead to ensure that the design and visual appearance of the replacement non-timber windows are of sufficient quality and respect the area. A 2013 appeal decision at 15 Main Street, Mawsley is relevant and considered the replacement of timber windows and doors to the property which is located along one of the village's principal routes. Critically that application/appeal was not supported by detailed drawings or examples of the replacement windows. Thereby the Inspector was unconvinced *that the UPVC material would not be readily discernible or that there would be no material loss of architectural detail which would lead to an impression of bulk, notwithstanding the similar dimensions* and as such concluded that *the proposed replacements would materially harm the character and appearance of the appeal dwelling*. As such the inspector was concerned by the bulky nature of the UPVC windows by virtue of their lack of architectural detailing rather than solely on the basis of the replacements windows being UPVC. It therefore follows that in the event that the replacement windows have sufficient architectural detailing and light-weight appearance, regardless of the materials, they could be considered to be

acceptable.

The existing timber windows have a recess of approximately 6.5cm from the face of the wall, with a timber sill that also fits within the windows recess; the window frames have a width of 6.7cm and horizontal bars of 2.3cm in width. The openings to the trickle vents are set behind a timber strip with a recessed arch above. The existing windows therefore respect the broad principles of rural domestic vernacular architecture and contribute to the quality of the area.

With closer inspection, however, it is apparent that there are certain features of the existing windows that do not faithfully adhere to this high quality traditional design approach. This includes the provision of trickle vents, albeit hidden, a lack of flush closure and also notably the window bars are not structural but instead have a stuck on element to the external and internal face of the window pane. There is evidence of this in the locality where some of these external elements have fallen away. These features together with some evidence of poor fittings, with a gap between the window casement and the frame and also the degrading state of some of the sills mean that the windows are not of such high design or construction quality when subject to close inspection.

By way of comparison the proposed replacement windows have an external wood-grain effect, comparable casement frame widths (7cm) and design with an ovolo beading shape to the windows, rather than the more angular bevelled design, the trickle vents are similarly hidden, have the same type of bars and are in fact thinner than the existing (1.6cm) and also have a 3cm stub sill option that would sit inside the window recess with an external putty finish to the joints. Whilst the recess would not be as much as the existing (6.5cm) it would still be approximately 3-4cm, which is considered to retain sufficient traditional articulation and ensure that the sill does not project beyond the brick-face.

In this case, it is possible to have a clear understanding of the visual appearance of the product and its final finish as the same windows types proposed here have already been installed to the rear and side elevations of the property having been recently approved. These windows are considered to be a high quality example of modern windows that have a traditional slender design with sufficient architectural detailing that reduces the impression of bulk and would not be readily discernible from the existing timber windows. Given that the proposed windows would be from the same manufacturer as those already installed there is no reason to believe that the windows to the front, subject to the imposition of a condition requiring stub sills, would not be to the same quality as those recently installed to the rear and side.

Going forward therefore the windows proposed here could establish a benchmark by virtue of their texture and design that other replacement windows that may be proposed in Mawsley, where planning restrictions exist, would be required to replicate. It is worth highlighting here, however that whilst these particular windows types by this particular manufacturer may be

considered to be acceptable to this house type in replacement of the similarly designed existing windows the village has a range of house types with a variety of window designs. As such it would not be envisaged that this window type would be acceptable in all circumstances as this would dilute variance in traditional architecture that the wider Mawsley development and in particular the Article 4 direction sought to in still.

As such it is concluded that owing to the high design quality of the windows, most notably their architectural detailing contributing to lack of bulk, the proposed replacement windows and the traditional style and location of the host property would have a sympathetic effect on its character and appearance and that of the surrounding properties and the locality. Hence the windows would not appear noticeably different from the existing, with some window design variation in the area in any event, and therefore would not look out of place.

The proposal is thereby in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and with the NPPF which, taken together expect development to be of a high standard of design and architecture such that it responds to and enhances the character and appearance of its surroundings and creates a strong sense of place by strengthening, promoting or reinforcing the distinctive qualities of the local area. Furthermore the proposal effectively represents a viable acceptable alternative to the existing timber windows in the village which accord with the wider strategic aims of the Council put in place by the Article 4 direction to safeguard the traditional architectural quality of the area.

2. Impact on residential amenities

Policy 8 (e) of the JCS requires development not to have an adverse impact on neighbouring amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking. The location and extent of the openings are unchanged and therefore the proposal would not result in overlooking impacts towards neighbouring properties that are different from the existing situation. As such the proposal is considered to be acceptable in this respect.

Conclusion

In light of the above the proposal is consistent with the identified development plan policies and the requirements of the NPPF and thereby recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Sean Bennett, Senior Development Officer on 01536 534316

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