

**DEVELOPMENT SERVICES
PLANNING APPLICATION REPORT
BUTE & COWAL AREA COMMITTEE**

Ward Number - 8 Isle of Bute
Date of Validity - 17 April 2009
Committee Date - 30 July 2009

Reference Number: 09/00528/DET
Applicants Name: Fyne Homes
Application Type: Detailed Planning Application
Application Description: Installation of replacement windows
Location: 32 Columshill Street and 2 Columshill Place, Rothesay, Isle of Bute

SUPPLEMENTARY REPORT No 2

(A) FURTHER INFORMATION

Since preparation of my report to the meeting of the Area Committee on 23 June 2009, the Argyll and Bute Local Plan has made further progress and is now published as the Argyll and Bute Local Plan Proposals for Adoption (June 2009). Although the assessment of this application is unchanged, the recommended reasons for refusal have been revised accordingly

(B) RECOMMENDATION

It is recommended that planning permission be **Refused** for the reason set out below.

Angus J Gilmour
Head of Planning

22 July 2009

Author: Steven Gove, Tel: 01369 708603
Reviewing Officer: David Eaglesham, Tel: 01369 708608

Date: 17 July 2009
Date: 22 July 2009

REASON FOR REFUSAL RELATIVE TO APPLICATION: 09/00528/DET

1. The proposed replacement windows on the subject property, by virtue of their inappropriate double swing method of opening, would have an unacceptable impact upon the architectural and historic interest of this Category B Listed Building located in a visually prominent position within the Rothesay Conservation Area. As a consequence, the development is contrary to STRAT DC 9 of the Argyll and Bute Structure Plan 2002; Policy POL BE 6 of the adopted Bute Local Plan 1990; Policy LP ENV 14 of the Argyll and Bute Local Plan Proposals For Adoption 2009; the Council's non-statutory *Rothesay Window Policy Statement* and *Design Guide E 'Replacement of Windows'*; and the advice contained within Historic Scotland's '*Scottish Historic Environmental Policy 2008*'.