

Municipal Buildings Albany Street Oban PA34 4AW

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

REFUSAL OF PLANNING PERMISSION

REFERENCE NUMBER: 17/02281/PP

**Mr D Campbell
John Gordon Associates Ltd
3 Dean Acres
Comrie
Dunfermline
Scotland
KY12 9XS**

I refer to your application dated 25th August 2017 for planning permission in respect of the following development:

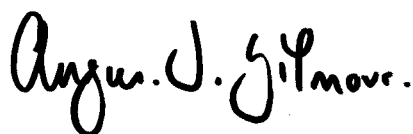
**Installation of replacement windows and doors and replacement of timber facings on
existing porch with PVCU**

AT:

Dunjeain 37 Ellenabeich Isle Of Seil Oban Argyll And Bute

Argyll and Bute Council in exercise of their powers under the above mentioned Act and Regulations hereby refuse planning permission for the above development for the **reasons(s) contained in the attached appendix.**

Dated: 13 November 2017



Angus J. Gilmour
Head of Planning, Housing and Regulatory Services

REASONS FOR REFUSAL RELATIVE TO APPLICATION NUMBER: 17/02281/PP

1. The proposed top and side hung casement upvc windows by virtue of their inappropriate material, design and method of opening are not considered to be appropriate for a Listed Building or in keeping with the style of those traditional to the Conservation Area and would materially harm the integrity, character and appearance of the fenestration of the building as a whole and would give rise to a materially detrimental impact on the character and appearance of this Category B Listed Building within the Ellenabeich Conservation Area.

The proposed replacement of the existing traditional vertically boarded timber door to the rear of the property (annotated '8' on the submitted drawings) with a half-glazed door of uPVC construction, by virtue of its inappropriate materials and glazing pattern, is not considered to be appropriate for a Listed Building or in keeping with the style of doors traditional to the Conservation Area and would materially harm the integrity, character and appearance of the building as a whole and would give rise to a materially detrimental impact on the character and appearance of this Category B Listed Building within the Ellenabeich Conservation Area.

The proposed cladding and replacement fascia to the porch, by virtue of the inappropriate material, is not considered appropriate for a Listed Building within a Conservation Area and would also materially harm the integrity, character and appearance of the Listed Building within the Ellenabeich Conservation Area.

Therefore the proposal is considered contrary to Policies LDP 3, LDP 9, SG 2, SG LDP ENV 16(a) and SG LDP ENV 17 of the adopted 'Argyll and Bute Local Development Plan' 2015 and the approved 'Argyll and Bute Sustainable Design Guidance 3' and 'Historic Environment Scotland Policy' 2016, all of which seek to resist inappropriate replacement windows and doors which give rise to adverse consequences for the character and appearance of Listed Buildings and Conservation Areas.

APPENDIX TO DECISION REFUSAL NOTICE

Appendix relative to application **17/02281/PP**

- A) Has the application been the subject of any “non-material” amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing.

No

- B) The reason why planning permission has been refused.

See reason for refusal above.

NOTES TO APPLICANT (1) RELATIVE TO APPLICATION NUMBER 17/02281/PP

1. 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 (as amended) within three months from the date of this notice. A Notice of Review request must be submitted on an official form which can be obtained by contacting The Local Review Body, Committee Services, Argyll and Bute Council, Kilmory, Lochgilphead, PA31 8RT or by email to localreviewprocess@argyll-bute.gov.uk
2. 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 it 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 landowner's interest in the land, in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).