

**FURTHER WRITTEN INFORMATION**

**FOR**

**ARGYLL AND BUTE COUNCIL  
LOCAL REVIEW BODY**

**18/0001/LRB**

**REFUSAL OF PLANNING PERMISSION FOR  
INSTALLATION OF REPLACEMENT WINDOWS AND  
DOORS AND REPLACEMENT OF TIMBER FACINGS  
ON EXISTING PORCH WITH PVCU**

**DUNJEAIN, 37 ELLENABEICH, ISLE OF SEIL**

**26/03/18**

## WINDOW SURVEY OF SURROUNDING PROPERTIES REQUIRED BY LRB

The LRB has requested that a window survey of the surrounding area be undertaken providing details of materials and method of openings of windows together with a photographic log.

In determining the area to be covered by the window survey, the characteristics of the surrounding area were considered by the Planning Service.

It was considered that the row of development within which the appeal site is situated is unique with its own characteristics within the wider Conservation Area and it was considered that the survey should concentrate on this particular row of development.

All dwellinghouses surveyed are Category B Listed Buildings.

Number 37 Ellenabeich, the appeal site, is shown marked with a red dot on the location plan below.

For the purposes of this survey, the row of properties surveyed were numbers 33, 34, 36 and 38 shown marked with a blue dot on the location plan below.



### 33 ELLENABEICH

33 Ellenabeich comprises a single storey detached dwellinghouse directly to the rear of the appeal site. Windows currently installed in the property comprise brown painted timber top hung casement windows with a brown painted timber half glazed entrance door details of which are documented in the photographs below.



Front elevation showing 3 no. brown painted timber top hung windows and brown painted timber half glazed entrance door



Close up of front elevation showing brown painted timber entrance door and brown painted timber top hung window



Close up of brown painted timber top hung window to front elevation



Side elevation showing 2 no. brown painted timber top hung windows



Rear elevation showing 3 no brown timber painted top hung windows



Close up of windows to rear elevation showing brown timber painted top hung windows

### 34 ELLENABEICH

34 Ellenabeich comprises a single storey semi-detached dwellinghouse representing the most northerly dwellinghouse of those surveyed. Windows currently installed in the property are all white painted timber units the majority of which are sliding sash and case units, the only exceptions being the windows in the entrance porch and the window to the rear elevation. Full details of the windows are documented in the photographs below.



Front elevation showing 4 no. white painted timber sliding sash and case units and timber entrance door with 4 glazed panels together with entrance porch with 1 no. white timber painted bottom opening window, 1 no. white painted timber window with fixed pane and bottom opening unit and 1 no. white painted timber half glazed entrance door



Close up of white timber sliding sash and case unit to front elevation



Rear elevation showing 1 no. white painted timber side opening unit



Close up showing white painted timber side opening unit to rear elevation



Side elevation showing white painted timber sliding sash and case window



### 36 ELLENABEICH

36 Ellenabeich comprises a single storey semi-detached dwellinghouse situated directly to the north of the appeal site. Windows currently installed in the property are all white painted timber sash and case units with a black painted timber entrance door. Full details of the windows and door are documented in the photographs below.



Front elevation showing 2 no. white painted timber sliding sash and case windows and 1 no. black painted timber door with small glazed panels.



Close up of white painted timber sliding sash and case window to front elevation



Close up of black painted timber entrance door to front elevation



Rear elevation showing 2 no. white painted timber sliding sash and case windows, one double unit and one single unit



Close up of double white painted timber sliding sash and case window to rear elevation



Close up of single white painted timber sliding sash and case window to rear elevation

### 38 ELLENABEICH

38 Ellenabeich is a two storey semi-detached dwellinghouse with single storey projection to its rear elevation sharing a boundary wall with 37 Ellenabeich the appeal site. To the front elevation on the ground floor are 2 no. white painted timber sliding sash and case units either side of a hipped roof entrance porch. The porch incorporates white painted timber windows units with the central two panes top opening together with a white painted timber half glazed entrance door. At first floor level are 2 no. white timber painted sliding sash and case units.



Front elevation showing white timber sliding sash and case windows to ground and first floors and entrance porch with timber windows and timber entrance porch



Close up of ground floor white timber sliding sash and case window to left of entrance porch



Close up of first floor white timber sliding sash and case window to left of entrance porch



Rear elevation showing obscure glazed white timber window, method of opening unclear.



Close up of window to obscure glazed white timber window to rear elevation of single storey projection



Side elevation showing 1 no. white painted timber unit at first floor the method of opening of which is not clear with 1 no. white painted timber door with glazing panel and 1 no. four pane white timber window to the side elevation of the single storey rear projection the method of opening of which is not clear.



Close up of white painted timber window and white painted timber door to side elevation of rear projection.

## **SUMMARY**

From the information set out above, it is evident that none of the properties surveyed have been devalued by the introduction of inappropriate upvc windows or doors.

Retrospective planning permission has not been granted for any of the properties.

Accordingly, it remains the view of the Planning Service, as set out in the previous Statement of Case, that the replacement doors, windows, fascias and cladding proposed in the application are not considered to be appropriate replacements for a Listed Building within a Conservation Area and would materially harm the integrity, character and appearance of the Listed Building within the Ellenabeich Conservation Area.

Taking account of the above, it is respectfully requested that the application for review be dismissed.