

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 13/00201/PP
Planning Hierarchy: Local
Applicant: Argyll and Bute Council
Proposal: Installation of replacement windows and door.
Site Address: Unit 1 Argyll House, Harbour Street, Tarbert

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Installation of replacement windows and door

(ii) Other specified operations

- n/a
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(B) RECOMMENDATION:

That permission be granted subject to the conditions and reasons contained in this report.

(C) CONSULTATIONS:

Tarbert & Skipness Community Council – responded: 27.03.13 – No objections

(D) HISTORY:

No relevant planning history.

(E) PUBLICITY:

Listed Building/Conservation Area Advert – expired: 15.03.13

(F) REPRESENTATIONS:

- (i) **Representations received:** None
-

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- | | | |
|-------|---|----|
| (i) | Environmental Statement: | No |
| (ii) | An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: | No |
| (iii) | A design or design/access statement: | No |
| (iv) | A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc: | No |
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(H) PLANNING OBLIGATIONS

Is a Section 75 agreement required: No

- (I) **Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32:** No
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(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

- (i) **List of all Development Plan Policy considerations taken into account in assessment of the application.**

'Argyll and Bute Structure Plan' 2002

STRAT DC 1 – Development within the Settlements

STRAT DC 9 – Historic Environment and Development Control

'Argyll and Bute Local Plan' 2009

LP ENV 1 – Impact on the General Environment

LP ENV 14 – Conservation Areas and Special Built Environment Areas

LP ENV 19 – Development Setting, Layout and Design

Appendix A – Sustainable Siting and Design Principles

Appendix B – Shop Front/Advertising Design Principles

- (ii) **List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.**

- N/A

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

(L) Has the application been the subject of statutory pre-application consultation (PAC): No

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: Yes - Owner

(O) Requirement for a hearing (PAN41 or other): No

(P) Assessment and summary of determining issues and material considerations

This application relates to a ground floor, former shop unit, located within Tarbert Conservation Area, which has for some time operated as an office for Argyll and Bute Council. It is proposed to replace an existing timber door and screen and two existing windows, one of which has been damaged and is currently boarded up, with double glazed, aluminium framed curtain walling.

The proposal will provide an almost identical window layout and arrangement with a very slight difference in the width of the frames and the proposed door will have a larger proportion of glazing than existing. The aluminium frames of both windows and door will be powder coated white and a new window cill, also aluminium powder coated white, will be provided.

Although located within Tarbert Conservation Area, the building in question is not attractive and does not make any positive contribution to the character of the Conservation Area, where ordinarily, in making alterations to premises more traditional materials would be preferred. This, along with the similar fenestration of the adjacent café shop front, means that the visual impact of this proposal will be extremely limited and it will serve to preserve the character and appearance of the Conservation Area. As such, policy STRAT DC 9 of the Structure Plan and policies LP ENV 1, LP ENV 14 and LP ENV 19 are satisfied. Additionally, the proposed windows will improve the energy efficiency of the existing building and this is in accordance with the aims and principles set out in Appendix A of the Argyll and Bute Local Plan.

Overall, this proposal is considered to be appropriate in terms of scale, siting and design and comply with all the relevant Development Plan policies. With no other material considerations to be taken into account, it is considered to be acceptable.

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why Planning Permission or Planning Permission in Principle Should be Granted:

Overall, this proposal is considered to be appropriate in terms of scale, siting and design and comply with all the relevant Development Plan policies. With no other material considerations to be taken into account, it is considered to be acceptable.

(S) Reasoned justification for a departure to the provisions of the Development Plan

N/A

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: Rory MacDonald

Date: 27th March 2013

Reviewing Officer: Peter Bain

Date: 27th March 2013

Angus Gilmour
Head of Planning & Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 13/00201/PP

1. The proposed development shall be carried out in accordance with the details specified in the application form dated 31st January 2013 and the approved drawings numbered 1 to 2 of 2 and stamped approved by Argyll and Bute Council.

Reason: In order to ensure that the proposed development is carried out in accordance with the details submitted and the approved drawings.

Standard Note: In terms of condition 2 above, the council can approve minor variations to the approved plans in terms of Section 64 of the Town and Country Planning (Scotland) Act 1997 although no variations should be undertaken without obtaining the prior written approval of the Planning Authority. If you wish to seek any minor variation of the application, an application for a non material amendment (NMA) should be made in writing to Planning Services, Dalriada House, Lochgilphead, PA31 8ST which should list all the proposed changes, enclosing a copy of a plan(s) detailing these changes together with a copy of the original approved plans. Any amendments deemed by the Council to be material, would require the submission of a further application for planning permission.

NOTE TO APPLICANT

- **The length of the permission**: This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).
- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.