

## ***Supporting Statement***

***19 Torridon Avenue***

***Glasgow***

***G41 5AX***

**Application for replacement of two existing windows to be replaced with a set of fully glazed patio doors with fixed glazed panels to either side.**

### **1. Introduction**

This Supporting Statement should be read in conjunction with the accompanying drawings and plans included in the application.

This Supporting Statement accompanies an application for planning permission for a detached dwelling on the corner of Torridon Avenue and Fleurs Road. The application consists of a proposal to replace existing windows with glazed patio doors.

The property is not a listed building, however sits within the Dumbreck Conservation Area.

### **2. Relevant Planning History**

- *23/00590/FUL – External alterations and formation of two dormer window extensions to rear of dwellinghouse.*

The Applicant applied for planning permission in March 2023 for the addition of 2 dormer windows to the rear of the property. To the side elevation, two existing windows were proposed to be replaced with a set of fully glazed patio doors with fixed glazed panels to either side. This measures 4077mm wide and 2800mm high. An existing gas meter box required to be moved elsewhere on this elevation.

The proposal was not considered to be in accordance with the Development Plan and was subsequently refused. Following refusal, the Applicant has sought to refine the proposals and has been in correspondence with the Case Officer, Jordan Howard (email dated 18th January 2024).

### 3. The Proposal

The property is of a traditional construction, with dressed sandstone to all external walls and slate roof. The garden area is relatively flat across the plot. There is a loosely defined lawn/ driveway to front, with the driveway extending to the rear of the property. The rear gardens consist of a mix of mature planting/ trees to the boundaries and grassed area, garage.

Following the decision in March 2023, the Applicant has sought to refine the proposals. This has included the removal of the proposed dormer windows and include 2 conservation rooflights in the location of the proposed dormer windows. These will be low profile, conservation style rooflights flush fitted and coloured to match the roof.

The Applicant is also proposing the installation of patio doors as was included in the original application (23/00590/FUL). However, the doors will be changed to timber frames in keeping with the existing and are still proposed to be glazed.

### 4. Planning Context

The addition of rooflight windows do not result in the same level of overlooking as the originally proposed dormers. The rooflight windows would not compromise the residential amenity in the locale and are of a similar style and appearance to surrounding properties.

It is submitted that the rooflight windows satisfy NPF4 Policy 16 and SG1, Part 2.

On the matter of the introduction of the patio doors, SG9: Historic Environment contains the following guidance:

*Conversion of Windows to Doors - All proposals for a new door from a flat to a communal backcourt/garden will firstly have to meet the standards set out in SG 1: The Placemaking Principle - Detailed Design Guidance on Development Affecting Residential Property.*

*Owners sometimes wish to form an exterior access to the rear garden of their property by converting existing windows to doors, often in the style of french doors. Such an alteration may, in some cases, be a prominent feature and is likely only to be acceptable where:*

- a) the proposed alteration does not impact on the architectural integrity of the building or unity of a building group;*
- b) the proposed doors replicate the design of the existing windows, as far as is practicable;*
- c) the topmost point of the lower panels of the doors align with the existing window cill height;*
- d) the lower panels comprise traditionally detailed solid timber fielded panels;*
- e) the proposed doors are no wider than the existing window;*

Due to the nature of this corner plot, the 'rear' elevation is not as simple as a typical plot.

While it is acknowledged that the proposed doors do not meet the criteria set out in SG9 part b, they are largely hidden from view and the property is well screened by existing vegetation. They are formed from wood to a high-quality design.

The impact on the Dumbreck Conservation area is neutral at worst. Furthermore, there is no established pattern of fenestration on this elevation resulting in no impact on the architectural integrity of the building.

## **5. Conclusion**

The Applicant has considered the reasons for refusal from the previous submitted application and has amended the proposals accordingly. They are more in keeping with the residential amenity of the Dumbreck Conservation Area of those previously proposed.

It should also be noted that the Case Officer in their email to the Applicant on 18th January 2024, stated that they were of the informal view that the updated proposals would be acceptable.



**A.J Hutchison MRTPI**